

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/14/00352
Site Address:	Land North of A27
Development:	Outline application for provision of Flood Alleviation Storage Ponds and Wetland Habitat to provide flood alleviation to the Nore Farm Stream and reduce the risk of flooding to Bridge Road in Emsworth
Case Officer:	Stephen Cantwell
Comments by:	Richard Nash
Date of Comments:	8 May 2014

EMERGING POLICY STATUS:

The Local Plan (Allocations) was submitted to the Secretary of State for Examination in December 2013 and the Examination Hearings have been held. Although the Plan has not yet been adopted it is at an advanced stage in preparation and therefore carries weight in decision making. Paragraph 216 of the National Planning Policy Framework outlines the weight to be given to emerging plans:

From the day of publication, decision-takers may also give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In addition to this the Council have also published an Interim Planning Policy Statement (October 2013). This explains the ability of the Council to choose to allow allocated sites in the emerging plan to come forward in advance of adoption of the Plan.

Notwithstanding this, it is likely that a decision would be made on this application after the Inspector's Report on the Examination of the emerging Plan has been published. I would therefore suggest that it might be appropriate for Planning Policy to provide additional comments at a later date.

CARING FOR OUR BOROUGH:

Policy DM25 of the emerging Plan (Managing Flood Risk in Emsworth) requires development to contribute to flood risk alleviation in and around the settlement. The supporting text explains how this would positively contribute to the Emsworth Flood Risk Strategy (EFRS). The EFRS, published in October 2013, forms a part of the evidence base for the emerging Plan and the works comprised in the application proposal are a critical element of the overall strategy.

The application site is located within the undeveloped gap between Havant and Emsworth. Core Strategy Policy CS17 and Policy AL2 of the emerging Plan therefore need to be considered. The site is also within an area identified as being uncertain with regard to use by Brent Geese and Waders. The requirements of Policy DM23 of the emerging Plan also therefore need to be addressed.

Principle of development:

Support.