

Planning Application Response of Planning Policy

Application No:	APP/14/00232
Site Address:	Development site at Portsdown Hill, west of Glebe Park Avenue and north of Bedhampton Hill, Havant
Development:	Construction of 47 dwellings, including 30% affordable, comprising 10No. 5 bed, 21No. 4 bed, 10No 3 bed and 6No. 2 bed houses, with associated access from Bedhampton Hill, landscaping and ancillary works.
Case Officer:	Sally Smith
Comments by:	Robyn Lyons
Date of Comments:	21 st March 2014

Comments:

The Local Plan (Allocations) has now been submitted to the Secretary of State for Examination (submitted in December 2013). An Inspector has been appointed and hearing dates set from the 29th April. The Matters & Issues for discussion at the hearings has now been published and it includes no issues directly pursuant to this application site.

The status of this site within the emerging plan is that it is allocated for residential development under Policy HB1 (site reference UE5). Page 42 of the submitted plan includes site specific development requirements relating to this site, which the case officer should consider. The indicative number of dwellings for this site in the Local Plan is for 55 dwellings.

Although the Local Plan (Allocations) has not yet been adopted it is at an advanced stage in preparation and therefore carries weight in decision making. Paragraph 216 of the NPPF outlines the weight to be given to emerging plans....

216. 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); and
- 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).

With regard to the above I have **no objection to the principle** of residential development at this site. The number of dwellings proposed is, in my opinion, sufficiently close to the indicative amount indicated within the emerging Local Plan whereby I do not object. Low density was always envisaged on this site due to highway matters, the surrounding built form and the fact that the site (due to slope and prominence) will be visible from a wider area. However, in order to balance this against making best of use of available development land I would not wish to see the overall yield decrease further.

I have noted that the proposal includes 30% affordable housing in line with Policy CS9. Various other policies will be relevant such as though concerning

environmental, ecology and design matters. Should you require further guidance on which policies to apply then please seek further advice from the Planning Policy department.