

Planning Application Response of Planning Policy

Application No:	APP/13/00804
Site Address:	Woodcroft Farm, Woodcroft Lane, Waterloooville
Development:	Development of 293 residential units comprising 6 x one bedroom, 115 x two bedroom, 132 x three bedroom and 40 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated parking, open space and landscaping and including works to trees under TPO 1931.
Case Officer:	Daphney Haywood
Comments by:	Robyn Lyons
Date of Comments:	1 October 2013

Plan Status

Please be aware that the Publication (Regulation 19) version of the emerging Local Plan (Allocations) is going to Cabinet and Council on the 2nd October 2013. If approved the policies from the emerging plan will carry weight in decision making. Where appropriate I have referred to those policies from the emerging plan that are likely to be of greater significance to the application.

Comments:

The application site is allocated for residential development in the adopted Local Plan (Core Strategy). Policy CS18(5) allocates Woodcroft Farm for approximately 340 homes and the policy also identifies Development Requirements as part of the policy which should be addressed as part of the application detail.

Number of dwellings

Having reviewed the application it is clear that the number of units (293 dwellings) is below the indicative number referred to in Policy CS18(5). However, it is clear from the detailed proposal (and a greater understanding of the site constraints following detailed surveying by the applicants) that this is explained through a number of factors. Principally I understand this to be the Geotech findings (chalk sinks/holes) which have necessitated 'solution features' within the site which ultimately restrict the developable area. Surface water must also be addressed through holding tanks due to the underlying geology and this too has restricted the developable area.

On this basis I am satisfied with the reasons for a reduced number of dwellings which allow for these unforeseen constraints whilst achieving an appropriate density and level of landscaping/open space for a development of this scale. The proposal will make an important and valuable contribution toward Policy CS9 and housing supply.

School Pitch

It would appear that appropriate space has been set aside to allow for pitch facilities for the adjacent Woodcroft Primary School. However, to clarify this I think it would be beneficial to have confirmation from HCC Property Services/Education that they are satisfied with the extent and location of land set aside from the housing development to allow for pitch facilities. This will ensure all elements are deliverable and that the scheme is compliant with point 5 of the Development Requirements identified in Policy CS18(5).

Regeneration

The opportunity for regeneration opportunities should be explored and where possible delivered in association with this site to improve community provision to support the scale of development proposed (possibly through support to the nearby Acorn Centre) and contribute toward Policy CS6.

Other Specific Policy Matters

From the adopted Local Plan (Core Strategy)

Policy CS6 (Regeneration of the Borough) – Point 5 relates specifically to regeneration at Wecock Farm.

Policy CS9 (Housing) – Affordable housing etc.

Policy CS18(5) (Strategic Site Delivery)

Policy CS21 (Developer Requirements)

From the Emerging Local Plan (Allocations)

Policy AL1 (Presumption in Favour of Sustainable Development)

Policy DM24 (Recreational Disturbance to Special Protected Areas from Residential Development)

Further policies will also be relevant. Please seek further advice from the Planning Policy team if clarification is required.

Conclusion

Support the principle and scale of development proposed.