

PLANNING STATEMENT

Full Planning Application - Land south of
Ranelagh Road, Havant

On behalf of Orchard Homes



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Glossary/ Abbreviation of Terms

CIL – Community Infrastructure Levy

CS – Core Strategy

DPD – Development Plan Document

HBC – Havant Borough Council

HBDWLP – Havant Borough District Wide Local Plan saved policies

HCC – Hampshire County Council

NPPF – National Planning Policy Framework

SPD – Supplementary Planning Document

SPG – Supplementary Planning Guidance

1 Introduction

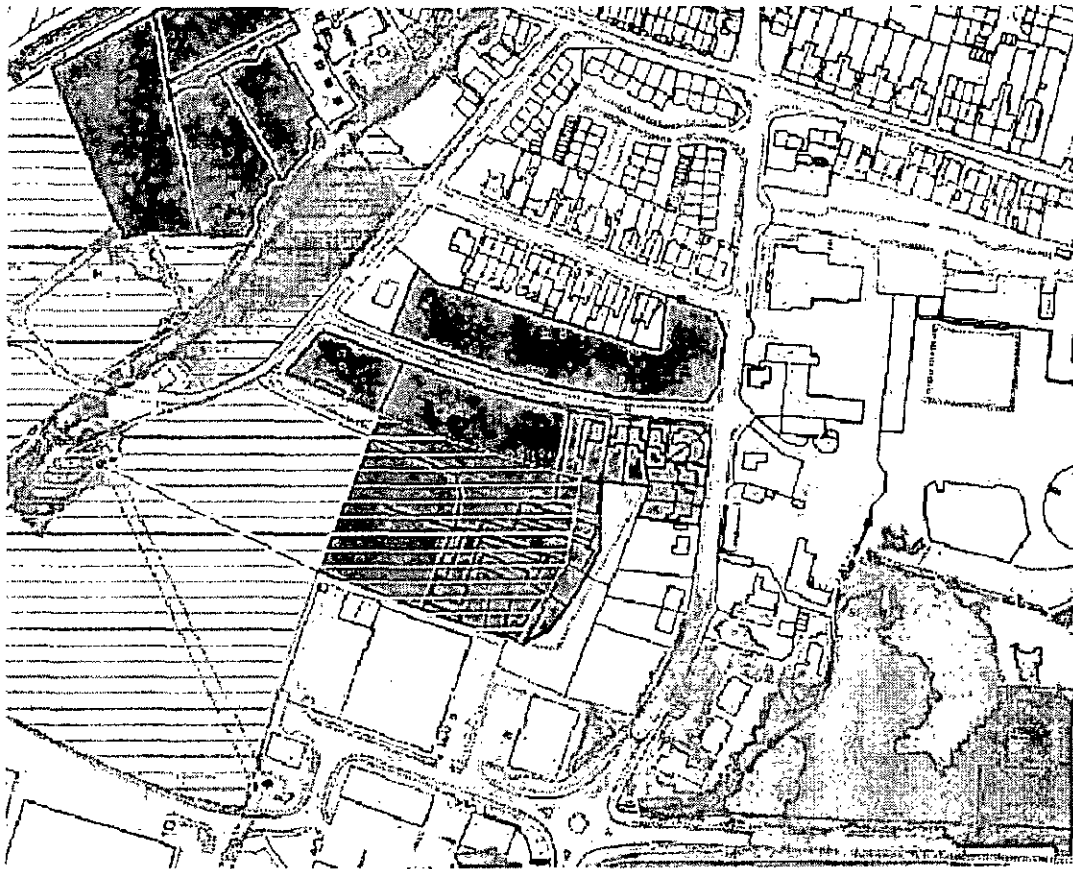
- 1.1 The application is made on behalf of Orchard Homes and Developments Limited (hereafter referred to as Orchard Homes).
- 1.2 A detailed full planning application is made for the erection of 81 dwellings, comprising 59 houses and 22 flats, of which 30% (24 dwellings) will be affordable housing. A mix of one, two and three-bedroom dwellings are proposed. Vehicular access will be provided from Ranelagh Road. Building heights will be a maximum of two-storey houses and two-and-a-half storey apartment buildings.
- 1.3 The application site is within the administrative boundary of Havant Borough Council (HBC).
- 1.4 The application site covers a site area of approximately two hectares and its current/ previous use includes allotments (now reprovided elsewhere in Bedhampton), agricultural buildings and agricultural land. The site is within the built-up area boundary of Havant and is identified by the Council as a suitable site for residential development. Part of the application site (allotment site) is already allocated in the saved policies of the Local Plan for residential development as part of a wider residential allocation including the now built out north side of Ranelagh Road. The entire site is proposed to be allocated for residential development in the emerging Allocations Plan Development Plan Document.
- 1.5 **Chapter 2** provides details of this application and relevant planning history. **Chapter 3** provides a summary of the community involvement undertaken prior to the submission of the application. **Chapter 4** and **Chapter 5** of this Statement provide an assessment of the application proposals against the development plan and national planning policy. **Chapter 6** assesses those Material Considerations that are relevant to the proposals including the emerging Allocations Plan Development Plan Document and SPDs and SPGs. **Chapter 7** provides conclusions to this Planning Statement.
- 1.6 This Statement must be read in conjunction with all other supporting application documentation.

2 The Application & Planning History

2.1 This application is for residential development within the built-up area boundary of Havant. The site has three existing components:

- (i) Former allotments – this area of land occupies the northern part of the application site abutting Ranelagh Road (allotments since reprovided elsewhere in Bedhampton). This area of land is allocated for housing in the saved policies of the Havant Borough District Wide Local Plan (HBDWLP) – H3.9 as part of a wider residential development that includes the north side of Ranelagh Road and adjacent land to the east along Ranelagh Road/ Brockhampton Road and is shaded red on Figure 1 overleaf. Those adjacent sites have now been developed with 22 houses on the north side of Ranelagh Road (planning permission reference: 06/67936/003), and 8 houses on the south side of Ranelagh Road (planning permission reference: 04/69632/000). The residential allocation allows for 55 dwellings. The former allotment site has the potential to accommodate approximately 25 dwellings.
- (ii) Former potential Water Supply land – this area of land occupies the south/ south-eastern part of the application site. Saved policy EMP1.6 of the HBDWLP safeguards this land as potential land to meet the needs of the water supply industry, or if no longer required for such use, it is suitable for employment use. This land is shaded purple on Figure 1 overleaf.
- (iii) Western/ south-western land – this limited part of the site (shaded green on Figure 1) is outside of any designation but is within the built-up area boundary.

Figure 1. Extract from Proposals Map – Local Plan



- 2.2 The application site will be accessed from Ranelagh Road, which abuts the site's northern boundary. Ranelagh Road connects to Brockhampton Road to the east and Meyrick Road to the west. The site bounds relatively recently completed residential properties to the north and east along Ranelagh Road; to the east are residential properties and Portsmouth Water operational land comprising a spring and open storage along Brockhampton Road; industrial B-class units to the south along Marples Way; and to the west and south-west is agricultural land.
- 2.3 The application comprises the erection of 81 residential properties (59 houses and 22 apartments) and 30% of these properties will be affordable. The development comprises a mix of dwellings ranging from one, two and three-bed properties. Parking will be provided on-plot or within parking courts to current parking standards. Houses will be a maximum of two-storey height, and the apartments a maximum of two-and-a-half storey height.
- 2.4 A Screening Opinion has been received from HBC, which confirms the application is not Environmental Impact Assessment (EIA) development. A copy of the Screening Opinion accompanies this application. As appropriate, supporting technical documents accompany this application.

3 Summary of Community Involvement

3.1 Planning shapes the places where people live and work. The planning system also helps protect and enhance the character of places that are locally valued. Orchard Homes recognises that it is crucial that people should be given the opportunity to take an active part in the planning process and therefore a range of consultation activity has been undertaken in preparation of this application as identified in the approved masterplan.

3.2 The objectives of all consultation activity undertaken in conjunction with the proposed scheme were to:

- Identify key stakeholders/ audience
- Ensure identified stakeholders are fully engaged
- Raise awareness of potential development plans for the site, ensuring open and honest communication and understanding
- Communicate in an effective and transparent two-way manner

3.3 The following consultations were undertaken with key stakeholders to inform the planning application, including:

- Attendance at the Havant and Bedhampton Community Network meeting (March 2012)
- Attendance at the Havant Development Consultation Forum (March 2012)
- Meetings with the local planning authority and other key stakeholders (on-going)
- Meeting with Wartsila, operating from adjacent business unit on Marples Way (May & July 2012)

3.4 The following table summarises the key issues raised during the consultation period along with the applicant's response/ actions.

Issue	Response/ Actions
Justify loss of employment land and land safeguarded for utility services	Justification for the loss of employment land is provided in this Planning Statement. Portsmouth Water letter confirming land surplus to their requirements accompanies this application
Proposals should not undermine the development potential of adjacent sites (CS Policy DM6)	The site layout plan includes a potential access to the land to the south-west to satisfy Policy DM6
Traffic and highway impacts to be assessed (suitability of existing road network, access from Ranelagh Road, public transport, on-site road layout, parking, and pedestrian/ cycles)	See accompanying Transport Assessment and Travel Plan
Assess proposed layout and its effect on character and appearance of area	See accompanying Design and Access Statement
Impact of development upon trees and hedgerows	See accompanying Tree Survey and Arboricultural Implications Assessment

Impact upon protected species	See supporting Ecology Report – includes mitigation measures
Impact on water environment, foul and surface water drainage	See supporting Drainage Report
Assess any potential noise/ light impact on development due to proximity to Marples Way industrial units	See supporting Noise Assessment – includes appropriate mitigation measures
Open Space provision and links to Meyrick Road Open Space (MROS), allotment relocation, impact on adjacent green space and footpath links	Site is in close proximity to Meyrick Road open space. MROS must be provided prior to first occupation of any dwellings on the former allotment site. MROS capable of multi-use open space including recreation and informal sports. Cllr Guest requested residents write to HBC stating what they would like on MROS Allotments have been reprovided elsewhere in Bedhampton The DAS shows links to open space and linkages to the surrounding area
Impact of development on archaeology adjacent Brockhampton Conservation Area	See supporting Heritage Statement and supporting Constraints Plan
Developer Contributions (Section 106)	See draft Heads of Terms in this Planning Statement
Application made in advance of the Allocations DPD will be advertised as a departure from the development plan	Noted. However, this Planning Statement and the supporting documentation provide robust justification for the development to be approved.
Density of development (40dph) greater than 30dph in the SHLAA	Initial capacity testing estimates development potential for land to the south-west could be capable of accommodating approx 68 dwellings, assuming 40dph, characteristic of the surrounding area.
152 parking spaces on the application site plus potential Phase 2 on land to south-west (further 123 cars) plus delivery vehicles etc will add to congestion onto local roads	Transport Assessment responds to this
Balancing Pond reserve site not identified for anything – referred to as 'potential Phase 3'	The balancing pond area is required for drainage purposes. It will serve as informal open space for the development. Please refer to Reuby + Stagg Drainage Strategy
There is already a high proportion of affordable in this neighbourhood than elsewhere in Borough	Affordable housing to be provided at a maximum of 30% on-site. Affordable will be pepper potted around development. Will be subject to negotiation with HBC and a Housing Association
Construction impact – already put up with 3/4 years of construction and resultant noise, dirt, etc. Ranelagh Road is not suitable for construction traffic	A Construction Method Statement will be a condition of the planning permission (haul route, deliveries, timings of deliveries, phasing, operatives parking, mud on road, etc). Access via Marples Way is not achievable due to third party land ownership
Junction onto Brockhampton Road is dangerous	This is addressed in the Transport Assessment, which identifies the proposals will not cause a danger to highway safety
Use of local labour	Orchard Homes supports the use of local labour.

	Orchard Homes sub-contracts its workforce and has no direct control of sub-contractors' employees, but are aware locals do get employed. HBC to consider whether this can be a Section 106 requirement
Will Ranelagh Road be adopted?	Ranelagh Road has been built to adoptable standards although it is understood HBC/HCC has no short-term aspiration to adopt
Will parking spaces for flats be allocated?	Parking provision accords with Council's Parking Standards. Allocating spaces would increase parking requirements
Is there a turning area on the road linking to the land to the south-west?	The nearby parking court is designed to be used as a turning area
Has the impact of development on schools been taken into account?	This could form a <i>negotiated contribution</i> through s106

4 Conformity with the Development Plan

- 4.1 **Chapter 4** outlines the relevant policies of the development plan and assesses whether the proposed development is in conformity with the development plan policies.
- 4.2 The **Development Plan** comprises:
- the 'saved policies' of the Havant Borough District Wide Local Plan (HBDWLP), adopted September 2005. Those saved policies were confirmed by Direction of the Secretary of State in September 2008; and
 - the Core Strategy, adopted March 2011.
- 4.3 The Council has commenced its Informal Consultation on its Allocations Plan Development Plan Document (DPD) – May to June 2012 and has also consulted on its Community Infrastructure Levy (CIL) Draft Charging Schedule, March 2012. At present the DPD is not part of the development plan but is a material consideration of increasing weight as it indicates the Council's direction of travel in its plan-making as set out at Paragraph 216 of the National Planning Policy Framework.

Havant Borough District Wide Local Plan (HBDWLP) saved policies, September 2005

- 4.4 Many of the 'saved policies' of the HBDWLP have been superseded following the adoption of the Core Strategy in March 2011. Those remaining saved policies of relevance to the proposed development are set out below.
- 4.5 **Policy H3.9 (Baseline Housing Sites)** is the site allocation for land north and south of Ranelagh Road, Bedhampton and Kingscroft Farm, Brockhampton Road. The net site area is identified as 1.2ha with indicative dwellings totalling 55. Paragraph 2.1 of this Statement has already shown how this allocation has already been implemented with development completed north of Ranelagh Road and at Kingscroft Farm. The former allotment site – forming part of this application site is the remaining area of land left from this allocation. H3.9 has long established the principle for residential development on the former allotment site, and could accommodate approximately 25 dwellings on the basis that 30 dwellings have already been provided on those parts of the site allocation now built out, which would satisfy the number of dwellings specified in the allocation.
- 4.6 **Policy EMP1 (Employment Land Allocations)** identifies sites allocated for employment purposes, which includes **EMP1.6 (Land to the north of Deep Sea Seals, Marples Way, Havant (1.08ha))**. Supporting paragraph to EMP1.6 states *'if this land is no longer required to meet the needs of the water supply industry (see Policy US2) it is a suitable site for employment use'*. Policy US2 has been superseded by Policy CS19 of the Core Strategy. Secondly, Portsmouth Water has confirmed this land is not required for the water supply industry (see accompanying letter with this application). Finally, the Council has identified that

the site has no reasonable prospect of being delivered for employment use, hence the Council identifying the site within the SHLAA as a potential residential development and in the emerging Allocations Plan development plan document. The applicant contends that saved policy EMP1.6 is now of limited weight due to the publication of the NPPF, and paragraph 5.3 of this Planning Statement addresses this further. On this basis, it is unnecessary to produce an employment report to justify the loss of the land as an allocated employment use due to the NPPF and emerging development plan policies that present a clear 'direction of travel' by the Authority in seeking the development of the site for residential purposes only.

- 4.7 **Policy R17 (Playing Space related to new housing development)** relates to the provision of children's play space for housing developments for more than 5 dwellings, which can either form part of the development or to be provided at an alternative location considered acceptable by the Council. Supporting paragraph 382 states that on-site provision will be expected in larger schemes (minimum of 70 dwellings), but the policy provides for contributions towards off-site provision, where on-site provision would be either inappropriate or unsatisfactory. It is important to note that the allocation (Policy H3.9) includes for the transfer of an area of adjacent land – Meyrick Road Open Space (MROS) through the Section 106 agreement pursuant to the allowed appeal (PINs reference APP/X1735/A/07/2052716/NWF and LPA reference 06/67936/002).
- 4.8 MROS totals approximately 5,575 sq.m and is oversized in relation to solely meeting the open space requirements for the Policy H3.9 site. MROS would satisfactorily meet the open space needs for the proposed development and the recently completed developments at Ranelagh Road. It is unnecessary to require a further area of open space on the application site given the close proximity to MROS and its potential to provide multi-use functions as open space and recreation purposes for local residents. MROS was provided to serve approximately 55 dwellings, of which 30 dwellings have currently been provided from other permissions. Potentially, a further 25 dwellings could be provided (on the allotment site) to meet the amount of development anticipated from the site allocation. As such, deducting the 25 dwellings from the 81 proposed, this leaves a residual number of 56 dwellings on the application site, being below the minimum 70 dwelling threshold at supporting paragraph 382 to Policy R17.
- 4.9 The development of the former allotment site will fulfil the residential allocation in compliance with Policy H3.9. The provision of Meyrick Road Open Space, re-provided allotments and on-site open space will satisfy Policy R17 and represents a significant benefit of open space provision for existing and future residents. The employment allocation in Policy EMP1.6 is now of limited weight, with any departure from the development plan being short-term at best, and is outweighed by the NPPF and emerging development plan policy – Allocations Plan DPD, which will allocate the site for residential use (in conjunction with other adjoining land).

Core Strategy, March 2011

- 4.10 **Policy CS1(3) (Health and Wellbeing)** states permission should be granted where new open space is created that is located within or close to housing developments, that is safe and accessible for children to play and contributes to the borough's green infrastructure. The adjacent area of open space to the west of the site will be delivered upon the first occupation of this development; this will provide a useful area of open space for local residents (existing and proposed). In addition, informal open space provision will be provided on the application site, and finally, the former allotments have been reprovided elsewhere in Bedhampton.
- 4.11 **Policy CS9 (Housing)** states planning permission will be granted for housing proposals subject to eight criterion. The proposals will be in compliance with CS9, notably, the proposals will make an important contribution towards: (1) achieving a net total of 6,300 new dwellings between 2006-2026; (2) delivering 30% affordable on-site; (3) ensures mixed communities with private and affordable housing, the latter to be appropriately distributed across the site; (4) achieves a suitable density of approximately 40% (low density – Core Strategy paragraph 6.21) adjacent an existing built-up area and near to the town centre and local employment opportunities; and (5) provides a mix of dwelling types, sizes and tenures with a range of houses and flats comprising 1, 2 and 3 bedrooms.
- 4.12 **Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)** is relevant to the proposals. The application is accompanied by an ecology report, habitat regulations assessment, heritage statement and landscape and visual impact assessment to respond to specific criterion of CS11, including 1, 2, 3, 4 and 8.
- 4.13 **Policy CS14(3) (Efficient Use of Resources)** is relevant to the proposals with the submission of a sustainability statement with this application to demonstrate the application's proposals for Code for Sustainable Homes.
- 4.14 **Policy CS16 (High Quality Design)** permits development designed to a high standard. The application is accompanied by a design and access statement which explains the design rationale. The proposals positively respond and integrate with existing natural features (trees, hedgerows, etc) that are acknowledged to contribute towards biodiversity. The development draws reference from surrounding development in terms of heights, massing, building lines, etc and is well connected to the immediate local area and wider area. The proposals have no unacceptable harm upon neighbouring amenity, with the development having paid regard to the relevant SPD. The layout is devised upon a Homezone concept to avoid the streets being over dominated by vehicular traffic, will respond to any comments from the Police architectural liaison officer, and provides a legible layout. The development integrates all tenures of housing and the affordable housing will incorporate Lifetime Homes standards where appropriate.

- 4.15 **Policy CS17 (Concentration and Distribution of Development within the Urban Areas)** will be complied with as the development is located within the urban area of Havant that is identified as suitable for housing in the Council's development plan, emerging development plan and evidence base studies.
- 4.16 **Policy CS19(8) (Effective Provision of Infrastructure)** is no longer applicable, as Portsmouth Water has advised the Council that the site is no longer required for additional water treatment infrastructure, hence the site has now been brought forward for alternative development. A letter confirming Portsmouth Water's position accompanies this application.
- 4.17 **Policy CS20 (Transport and Access Strategy), DM11 (Planning for More Sustainable Travel), DM12 (Mitigating the Impacts of Travel) and DM13 (Car and Cycle Parking on Residential Development)** will be satisfied by the proposed development having regard to the Transport Assessment and Travel Plan which accompany this planning application. This includes an assessment of the surrounding road network, proposes transport management measures as required, and is accessible for a range of transport modes including walking, cycling and public transport.
- 4.18 **Policy CS21 (Developer Requirements)** permits development if on-site and/or off-site infrastructure requirements are met. At present this relates to financial contributions through a Section 106 agreement. The applicant has discussed potential Heads of Terms with the Council at the pre-application stage and which will be on-going during the planning application consideration. Potential Heads of Terms could include affordable housing, transport, education and open/ play space and will be subject to negotiation.
- 4.19 **Policy DM1 (Recreation and Open Space).** The area of land adjacent Ranelagh Road was previously used as allotments, which has now ceased and has been reprovided elsewhere in Bedhampton. The land was surplus to requirements for allotments, and its re provision elsewhere satisfies Policy DM1. In any event, the land has been long allocated for housing development, which has established the principle for redevelopment of this site.
- 4.20 **Policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features)** is applicable to this application. The application seeks to protect existing trees and hedgerows on or adjacent the site. The proposals have no adverse impact upon the nearby Hermitage stream or nearby springs as identified in the supporting documentation. Those retained natural features on site are sympathetically incorporated into the overall scheme design to provide suitable boundary treatment, which will be further enhanced through new landscape works indicated on the application drawings, the detail of which can be secured by planning condition. Whilst the development of the site will result in the loss of existing fields and former allotments, the site is within the settlement boundary and is identified as suitable for residential development by the Council with good links – visual and physical to the adjacent greenspace to the west. The development will be in compliance with Policy DM8.

- 4.21 **Policy DM10 (Pollution)** is in part applicable to this application, notably criterion 3 and 4, as the application is accompanied by a flood risk assessment and drainage report that positively responds to the water environment and ground water.

Allocations Plan Development Plan Document Informal Consultation, May 2012

- 4.22 The draft Allocations Plan DPD is expected to be published for formal consultation in late 2012. The Council is currently undertaking an informal consultation to determine which of the available sites should be allocated for housing, employment and other development. The Council has identified three options for available sites in Havant and Bedhampton. In all three of those options, the application site is identified as a potential housing allocation site with the Housing Options Matrix table identifying site capacity for between 100 to 161 dwellings, which includes the adjacent land to the south-west.
- 4.23 The Allocations Plan DPD is at an early stage in the development plan process at present, but will be of increasing weight as it passes through the consultation stages, submission and examination. It is intended to be adopted by December 2013. The informal consultation indicates the Council's direction of travel for potential housing sites which supports the 'in principle' acceptance for development of the application site.

Summary

- 4.24 This chapter has demonstrated that this full planning application will be in conformity with the development plan policies set out in the saved policies of the Local Plan and the Core Strategy, and the emerging development plan policies set out in the Allocations Plan DPD.

5 Conformity with National Planning Policy

- 5.1 National planning policy is a material planning consideration, this chiefly includes the recently published National Planning Policy Framework (NPPF), as set out at paragraphs 2, 12 and 13 of the NPPF. The NPPF largely replaces Planning Policy Statements and Planning Policy Guidance.
- 5.2 Paragraph 214 of the NPPF states, that for 12 months from the day of publication of the NPPF, decision takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. The footnote (no 39) to Paragraph 214 is explicit that this refers to development plan documents adopted in accordance with the *Planning and Compulsory Purchase Act 2004*. This is applicable in the case of the Core Strategy, which was adopted in 2011, however, the HBDWLP although adopted in 2005 was produced under the old regulations.
- 5.3 Accordingly, Paragraph 215 applies with respect to the HBDWLP whereby 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework'. Arguably, the employment allocation in the HBDWLP is now of limited weight, having regard to Paragraph 22 of the NPPF which states '*planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose*'. The Council has identified through its Employment Land Review that the site is no longer suitable for employment uses and alternative use entirely for residential is acceptable in principle, as identified in the Strategic Housing Land Availability Assessment (SHLAA), 2011, and draft Allocations Plan DPD, 2012. The clear direction of travel from HBC is that the site is no longer suitable for employment uses, and HBDWLP policies EMP1 and EMP1.6 are now of limited weight and are outweighed by the NPPF and the emerging Allocations Plan development plan document and its supporting evidence base.
- 5.4 The proposed development would contribute towards sustainable development, providing 81 much needed dwellings with a varying housing mix within a high quality built environment situated in an accessible area close to local services and facilities including the town centre and employment opportunities (NPPF Paragraphs 7 & 9).
- 5.5 The proposals uphold the core planning principles set out at Paragraph 12 of the NPPF including:
- To help deliver the required homes in the area on land that is suitable for development (3rd core planning principle)
 - Seeks to secure high quality design and a good standard of amenity for all existing and future occupants (4th core planning principle)
 - Promotes vitality of our main urban areas (5th core planning principle)
 - Takes full account of flood risk (6th core planning principle)

- Development of this land is of lesser environmental value, therefore, is suitable for allocation (7th core planning principle)
 - Focuses development in a sustainable location (11th core planning principle)
- 5.6 The planning application is accompanied by a Transport Assessment and Travel Plan as sought at Paragraphs 32 and 36. The transport provision and any improvements, and parking standards are set out in those supporting documents.
- 5.7 In accordance with Paragraph 47, the development of the site will significantly boost the supply of housing, and will contribute towards open market and affordable housing needs in the town and Borough. The site is available for development now, is suitable for development, and it is achievable to deliver housing within five years.
- 5.8 Viability of development will be subject to considerations such as securing an appropriate scale of Section 106 contributions and with determination in advance of the Community Infrastructure Levy. Section 106 contributions will be negotiated with the LPA and the LPA must have regard to the importance of viability as set out at NPPF Paragraph 173.
- 5.9 Paragraph 49 requires housing applications to be considered in the context of the presumption in favour of sustainable development. Furthermore, the delivery of this site will be an important contributor to the Council's five year housing land supply.
- 5.10 The proposals provide a mix of housing (one, two and three bed houses and flats), and a range of tenures can be provided, subject to negotiation with HBC and the Registered Provider. The proposal would comply with Paragraph 50.
- 5.11 The design evolution of the development has developed through discussions with the LPA and in response to constraints and opportunities. The importance of achieving good design is set out in the accompanying Design and Access Statement (DAS) to satisfy the requirement to achieve good design as set out at Section 7 of the NPPF, notably Paragraphs 56, 57, and 60 to 66. Furthermore, the proposals will promote safe and accessible developments. Supporting plans and the DAS show the proposed pedestrian links to open space and the wider area.
- 5.12 The accompanying Ecology Report refers to biodiversity identified on the site and identifies adequate mitigation measures to off-set any impact, such as translocation of slow worms and habitat for bats, thereby achieving compliance with Paragraph 118.
- 5.13 An accompanying Noise Report identifies the potential impact of noise from nearby industrial uses and the A27 to the south upon the amenity of future occupants of the development, including mitigation measures for the design of the proposed development to prevent any adverse impacts as set out at Paragraph 123.

- 5.14 In compliance with Section 12 of the NPPF, a Heritage Report supports the application and assesses the effect of development upon the nearby Conservation Area and in relation to the site's archaeological potential. The applicant has discussed the proposed development with the County Council's Archaeologist at the pre-application stage.
- 5.15 The applicant engaged early with the Council's pre-application service, meeting with Council officers and participating in the Developer Consultation Forum. Furthermore, the applicant engaged with the local community presenting the proposals to the Havant and Bedhampton Community Network, and discussing any concerns raised. The feedback from the consultation events is reported at Section 3 of this Statement. The pre-application engagement complies with Paragraphs 188 to 193 of the NPPF.
- 5.16 Section 5 of this Planning Statement has identified that the planning application is in conformity with the NPPF, which is an important material consideration in the assessment of this planning application.

6 Material Considerations

- 6.1 The following Supplementary Planning Documents (SPDs) have been adopted by HBC and provide guidance to support development plan policies. As such they are material considerations, which should be taken into account for this application.

Supplementary Planning Document: Borough Design Guide, December 2011

- 6.2 The Design Guide SPD provides guidance that supplements Core Strategy Policy CS16. The SPD is a material planning consideration in the determination of this planning application. It has been reviewed and responded to in the accompanying Design and Access Statement, particularly in relation to the 'Specific Guidance on Residential Developments'.

Supplementary Planning Document: Housing, July 2011

- 6.3 The Housing SPD provides guidance that supplements Core Strategy Policy CS9. The SPD is a material planning consideration in the determination of the planning application. The guidance provided in the SPD has been responded to through pre-application discussions with the Council and as shown in the submitted application drawings. Affordable housing will be a matter for inclusion within a Section 106 agreement that will form part of a planning permission.

Supplementary Planning Document: Residential Parking and Cycle Provision, March 2010

- 6.4 This SPD supplements Saved Policy T9 of the Local Plan and Policy DM13 of the Core Strategy. The SPD is a material planning consideration in the determination of the planning application. The application drawings and the accompanying Transport Assessment and Travel Plan demonstrate the compliance of the proposals with this SPD.

Supplementary Planning Guidance: Provision and Improvement of Playing Space for New Housing Development, November 2004

- 6.5 This SPG supplements Saved Policies of the Local Plan notably Policy R17. Policy R17 is, according to the Council, working in tandem with Core Strategy Policies CS1.3 & CS21. The SPD is a material consideration in the determination of the planning application, although is increasingly out of date and superseded by more recent policies such as the Core Strategy and its evidence base. The adjacent area of land on the west side of Meyrick Road is already identified to be provided as open space to serve the existing development on the north side of Ranelagh Road and the south side of Ranelagh Road. It remains a decision for the Council to determine the function of this area of open space. It is inefficient to provide play space on the application site when there are existing and nearby equipped children's play spaces and there

is a large area of open space immediately adjacent the application site that can provide a recreation function.

Summary

- 6.6 This chapter identifies that the development proposals have had regard to the Council's SPDs and SPGs as appropriate and which have been fully responded to in this Statement and supporting application documentation and drawings.

7 Conclusions

- 7.1 The planning application proposes the development of this site within the built-up area boundary to provide 81 dwellings comprising a mixture of flats and houses of different types and sizes, including affordable housing. The proposed development will make an efficient use of the land adjacent existing residential properties. The planning application will benefit from vehicular/ pedestrian access from Ranelagh Road. The proposed development will provide on-site open space with good linkages to adjacent off-site open space that has already been set aside to benefit existing and future residents.
- 7.2 This Planning Statement has demonstrated that the proposed development will be substantively in compliance with development plan policies contained within the Havant Borough District Wide Local Plan saved policies and the Core Strategy. Furthermore, the emerging Site Allocations DPD identifies the application site as a potential location for residential development; this document presents a clear direction of travel of the Local Authority that is a relevant material consideration in support of the proposals.
- 7.3 This Planning Statement has demonstrated that the proposed development will be substantively in compliance with the National Planning Policy Framework.
- 7.4 The proposals have had regard to relevant SPGs and SPDs, which are material considerations to the planning application.
- 7.5 The development proposals seek to provide much needed residential development within the built-up area boundary providing a mix of types and sizes of dwelling, including family housing and affordable housing. The site is well situated to existing residential properties, employment and the town centre. The proposed development has regard to its constraints in terms of ecology, drainage, trees and noise from the adjacent commercial premises and the A27.