

Planning Application Response of Planning Policy

Application No:	APP/12/00401
Site Address:	40 Horndean Road, Emsworth
Development:	Reversion of property to residential accommodation
Case Officer:	Stephen Cantwell
Comments by:	Laura Grimason
Date of Comments:	6 th June 2012

Comments: The applicant is advised to provide additional detail about the current use of this development site.

Housing: Local Plan (Core Strategy) Policy CS9 sets out the council's approach to housing development within the borough. This policy sets out a net total of 6300 new homes in the borough between 2006 and 2026 and also states that planning permission will be granted for housing proposals that will *'ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development of Greenfield urban extension sites'*. This proposal to establish a residential use in this location would contribute to the achievement of both of these key objectives.

Spatial Distribution and Strategic Sites: Local Plan (Core Strategy) Policy CS17 states that development proposals are more likely to be permitted where they concentrate new development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island and where they prioritise development on previously developed land, including redundant, derelict or underused land and buildings within the urban area. The reversion of this property to residential accommodation would satisfy this key objective.

Health and Wellbeing – Community Facilities, Recreation and Open Space: Local Plan (Core Strategy) Policy DM2 aims to protect existing community facilities and shops. The current use of this property is however not considered to be a community facility or service and this policy therefore does not apply to this application.

Policy Principle of Development - Approve