

Planning Application Response of Planning Policy

Application No:	APP/25/00573
Site Address:	Land west of Hulbert Road, Havant
Development:	Reserved matters application for 100No dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered.
Case Officer:	Lesley Wells
Comments by:	Jade Ellis
Date of Comments:	7 th August 2025

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough.

Consultation on the full Draft (Regulation 18) Building a Better Future Plan concluded on 1 July 2025 which may only be afforded limited weight at this stage

Principle of Development:

The principle of development has been established by outline consent APP/20/00441 granted in February 2023.

Housing mix:

Core Strategy Policy CS9 indicates that housing proposals should provide a mix of dwelling types, sizes and tenures which help meet identified housing need and contribute to the development of mixed and sustainable communities. The reserved matters application comprises the following mix of dwellings:

- 35 no. 2 bedroom
- 55 no. 3 bedroom
- 10 no. 4 bedroom

It is noted that condition 7 of the outline permission included a requirement to provide 35% of the overall housing mix (both market and affordable) to be two bedroom homes. As such it would be impractical for the scheme to align with the latest evidence on identified housing need in the Council's Housing Needs Analysis.

Affordable housing:

Policy CS9 of the Adopted Local Plan seeks to deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more. The proposed development would provide 30% affordable housing which would be policy compliant at the lower range of the policy.

The Council's Housing Manager will be able to provide further advice.

Parking

The minimum car parking standards would apply in accordance with Tables 4A and 4B of the Parking SPD and Policy DM13. Based on the accommodation schedule shown on the submitted site layout, the proposed development would be policy compliant in terms of providing a total of 210 allocated spaces.

An additional 20% unallocated visitor parking should be accommodated which would equate to 42 unallocated spaces. It is noted that there are only 21 unallocated spaces proposed, which would result in an under provision of visitor parking (21 spaces). On this basis, the development would not secure standards in accordance with the Parking SPD which would conflict with Policy DM13.

Five year housing land supply

The Council's Five Year Housing Land Supply Update (December 2024) indicates the Council has 1.8 years supply with a 20% buffer applied. The site is not currently included in the first five years of supply and therefore has the position to increase the Council's supply position by 0.09 years to 1.9 years supply (rounded):

Five year requirement with 20% buffer = 5,352 / 5 years = 1,070.4 dwellings a year

100 dwellings / 1,070.4 = 0.09 years

The tilted balance means that permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Conclusion

The principle of development on this site has been established by the outline consent. However, matters reserved from consideration at outline stage will need to demonstrate they comply with the remaining requirements of the development plan. It is noted that there is an under provision of visitor parking which means that a policy conflict would arise in the context of Policy DM13.

However, the Council is not currently able to demonstrate an up to date five year housing land supply position. In the context of the tilted balance, permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.