

## Consultation Comments from Planning Policy

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|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | APP/25/00507                                                                                                                                                                              |
| <b>Address:</b>          | 6 Northlands Park, Emsworth, PO10 7EY                                                                                                                                                     |
| <b>Development:</b>      | Retrospective application for the construction of a single-storey one-bedroom dwelling at No.6 Northlands Park, with associated perimeter walls, fencing, and several small outbuildings. |
| <b>Case Officer:</b>     | LW                                                                                                                                                                                        |
| <b>Comments by:</b>      | JE                                                                                                                                                                                        |
| <b>Date of Comments:</b> | 14 August 2026                                                                                                                                                                            |

### Policy Status

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan form the development plan for the borough.

The Council approved its Regulation 19 Publication 'Building a Better Future' Plan on 15 July 2026. This has limited weight in decision making at this stage.

These documents are available at [www.havant.gov.uk/localplan](http://www.havant.gov.uk/localplan).

### Principle of Development

The site lies within the urban area as defined by policies AL2 and CS17, so the principle of development is acceptable in this location, subject to other material considerations.

### 5-year housing land supply

It is also acknowledged that the Council cannot currently demonstrate a five-year housing land supply, which further supports a presumption in favour of sustainable development (para 11d of the NPPF).

However, it does not follow that planning permission should automatically be granted for development which would boost housing supply. Rather, permission should only be refused where the adverse impacts of permitting the scheme would significantly and demonstrably outweigh the benefits.

Weight must be given to the fact that the proposal would contribute to the Council's housing supply, but given that it is just a single dwelling, its contribution is minimal. Other matters would still need to be weighed in the balance, in particular flood risk, which is listed in footnote 7 of the NPPF as a particular constraint in the context of the presumption, and is discussed further below.

### Flood Risk

The majority of the site lies within Flood Zones 2 and 3, with access to the site itself lying within Flood Zone 1. The dwelling as built lies within Flood Zone 2, whilst the eastern extent of the site lies within Flood Zone 3. The extent of the site affected by flood risk increases once climate change is taken into account.

In line with local and national a Sequential Test is required to support the application. Whilst the applicant has provided a site-specific Flood Risk Assessment the site which acknowledges the residential use as being "more vulnerable" but has not provided a Sequential Test. The applicant is expected to assemble such evidence to allow the Council to consider whether the development passes the test. Further information about what the sequential test report should cover can be found in the Council's Flood Risk Sequential Test & Exception Test Guidance.

In addition, it should be noted that the exception test must also be passed. In order for the exception test to be passed it must be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

However, in the absence of any information to demonstrate that there are no sequentially preferable sites elsewhere, the sequential test cannot be passed. A policy objection would therefore arise in this context.