

Housing Delivery Position Statement

March 2022

Contents

1.	Introduction
2.	Decision Making Principles.....
	Decision Making Principle 1 - Application of the Tilted Balance and the Habitat Regulations
	Decision Making Principle 2 - Sites not in accordance with the Development Plan where the Council accepts the principle of development.....
	Decision Making Principle 3 - Assessment of summertime transport implications of development on Hayling Island and in Langstone.....
	Decision Making Principle 4 - Sites not in accordance with the Development Plan where the principle of development has not been previously identified
	Decision Making Principle 5 - Development quality
	Decision Making Principle 6 - Southleigh Strategic site.....

1. Introduction

- 1.1 The purpose of this Housing Delivery Position Statement is to set out how planning applications for housing not in accordance with the Development Plan will be considered in the context of the Council's current five year housing land supply and Housing Delivery Test measurement. Due to the under-delivery of housing in recent years there is currently a presumption in favour of sustainable development in Havant Borough. In this context, the 'tilted balance' will apply to most planning applications for housing.
- 1.2 Applying the tilted balance means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Development Plan, and National Planning Policy Framework (NPPF) when taken as a whole.
- 1.3 The publication of this Housing Delivery Position Statement follows the receipt of the Inspectors' Interim Findings report into their Examination of the Havant Borough Local Plan (HBLP) and the Council's decision to withdraw the Plan from Examination.

Background

- 1.4 Havant Borough's Core Strategy (2011) and Allocations Plan (2014), Hampshire Minerals and Waste Plan (2013) and Emsworth Neighbourhood Plan (2021) together form the statutory Development Plan which forms the basis for determining planning applications and appeals in the Borough. However, the adopted housing requirement set out within the Core Strategy (2011) is more than five years old, based on a previous system of setting housing requirements and is in need of being updated in order to address objectively assessed needs in Havant Borough.
- 1.5 As a pro-development authority, the Council has been preparing the HBLP to update the Borough's housing requirement since 2016. In doing so, the Council has embraced the obligations imposed on it by Government through the NPPF, to aid in achieving the national target of 300,000 new homes being built per year. Through the standard method, this meant 504 homes per year for the Borough had to be provided at the date of submission of the HBLP. Indeed, the Council has already granted planning permission on a number of sites that were proposed allocations in the now withdrawn HBLP in order to significantly boost housing supply.
- 1.6 Following the withdrawal of the HBLP from Examination, the Council is preparing a new Local Plan, which will address the concerns raised by the Interim Findings report in the context of the NPPF. This will include updating the Hayling Island Transport Addendum and considering further information in relation to the delivery of housing sites which may result in the Council not being able to meet its housing need. Where relevant to the delivery of sites, the Inspectors' concerns in the Interim Findings report are highlighted within this Position Statement.
- 1.7 In light of the Interim Findings report, the Council acknowledges that housing sites beyond those in the withdrawn HBLP will now be required to meet housing need in Havant Borough. A key action identified by the Council's Housing Delivery Action Plan is to support the principle of residential development on emerging allocations in advance of the Local Plan being adopted. In such cases, proposals should comply with the new requirements and standards in the emerging Local Plan which is necessary to justify a departure from the Development Plan. The objective of this Position Statement is to make this expectation clear to applicants and developers for decision making purposes.
- 1.8 In the context of the 'tilted balance', the characteristics of the Borough with various sites of international importance for nature conservation, and other inland nature and heritage designations

mean that it is even more important that the Council is able to resist inappropriate development and continue securing high quality development schemes. Some of the key environmental designations in Havant Borough are shown on the Environmental Designations Map which accompanies this Statement.

- 1.9 This Position Statement sets out how housing proposals not in accordance with the Development Plan will be considered by the Council in the context of the tilted balance in Havant Borough. This Statement does not replace the Development Plan for decision making purposes. However, this Statement has been adopted by the Council and will form a material consideration in the determination of planning applications until such time a new Local Plan is in place.

2. Decision Making Principles

The Development Plan

- 2.1 The Development Plan in Havant Borough is made up of:
- The Havant Borough Local Plan (Core Strategy) adopted March 2011
 - The Havant Borough Local Plan (Allocations) adopted July 2014
 - The Hampshire Minerals and Waste Plan adopted October 2013
 - The Emsworth Neighbourhood Plan 'made' September 2021
- 2.2 Paragraph 12 of the NPPF is clear that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision-making. Planning applications and appeals should therefore continue to be considered against Development Plan policies unless there are material considerations which indicate otherwise.
- 2.3 The Council's five year housing land supply position and Housing Delivery Test measurement do not change this although they are material considerations which may be afforded substantial weight in the overall planning balance.

Decision Making Principle 1 - Application of the Tilted Balance and the Habitat Regulations

- 2.4 There is a presumption in favour of sustainable development. Paragraph 11 of the NPPF indicates that this means:

"c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) Where there are no relevant development plan policies which are most important for determining the application are out of date¹, granting permission unless:

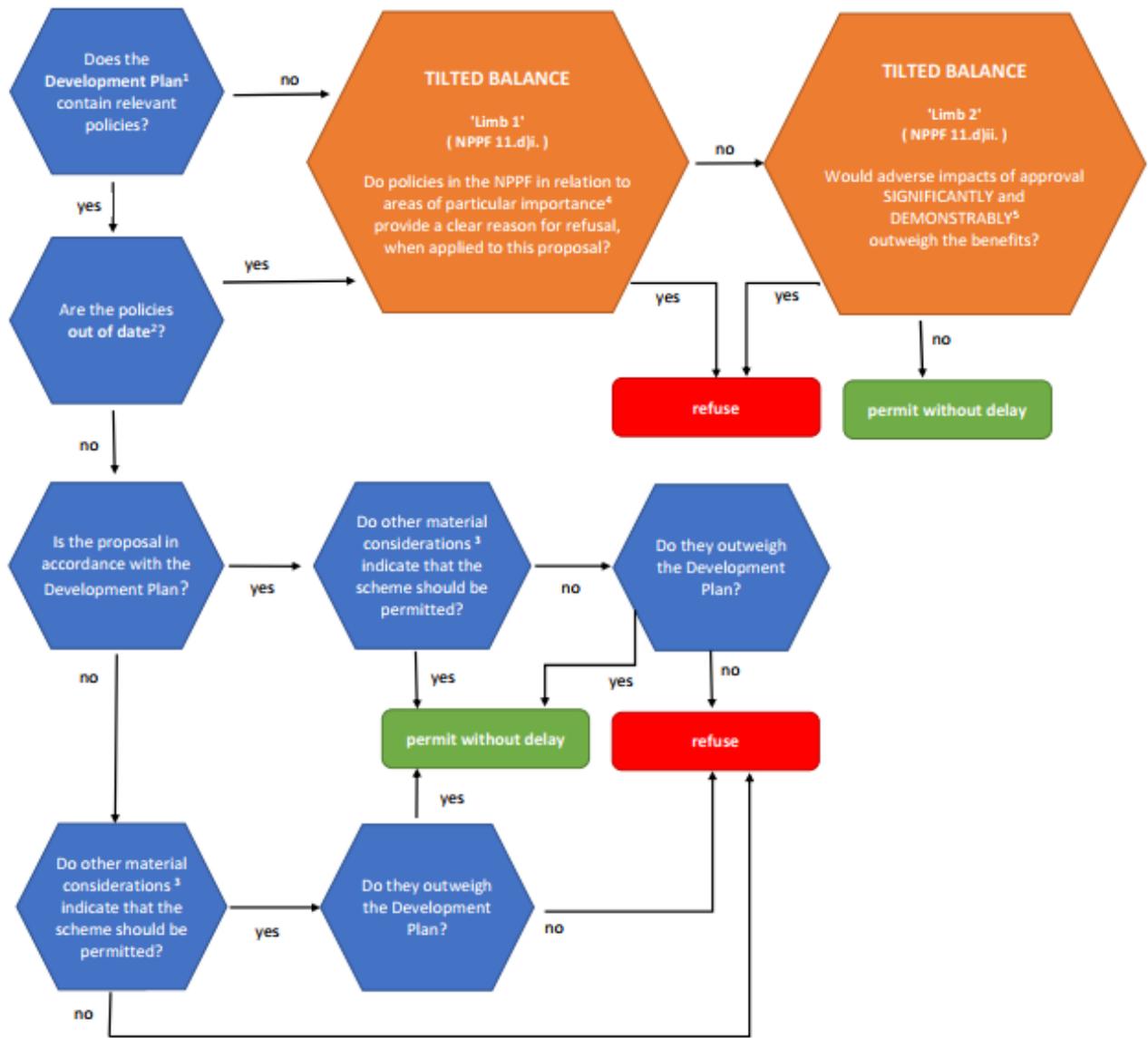
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed²; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 2.5 Paragraph 11 d) of the NPPF applies where the Council is not able to demonstrate a five year supply of deliverable housing sites. As such, the 'tilted balance' under paragraph 11 d) ii. of the NPPF is engaged: this means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. Significantly, there can only be such a presumption where housing proposals are demonstrated to constitute 'sustainable development' in the context of the NPPF. The following flowchart summarises this.

¹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

² The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.



- 2.6 The full version of this flowchart including detailed footnotes is available from the Council's website.
- 2.7 However, there can be no presumption in favour where proposals would be likely to have a significant effect on sites of importance for international and national nature conservation. In such cases, a project level Habitat Regulations Assessment (HRA) and potentially an Environmental Impact Assessment (EIA) will be required by law. This is irrespective of the Council's five year housing land supply position.

Decision Making Principle 1 – Application of the Tilted Balance and the Habitat Regulations

The Development Plan forms the starting point for the determination of planning applications and appeals. The Council's five year housing land supply position and Housing Delivery Test measurement does not change this.

As a starting point, all housing proposals must be shown to constitute 'sustainable development' in accordance with the NPPF. Housing proposals on sites affected by NPPF Footnote 7 constraints will continue to be resisted.

In line with Paragraph 11 d) of the NPPF, the contribution that development proposals would make to housing supply will be given substantial weight. As such, planning permission will be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole.

Housing proposals will be expected to be subject to detailed pre-application discussions, including public consultation undertaken by the developer prior to the submission of any formal planning application. In particular, proposals will need to address any concerns raised in the Inspectors' Interim Findings Report which are material to the site in question.

In accordance with Paragraph 182 of the NPPF, there is no presumption in favour of sustainable development where the plan or project is likely to have a significant effect on the Solent European sites (either or alone or in combination with other plans or projects).

Habitat Regulations

Housing proposals which have a likely significant effect on the Solent European sites will be required to undertake a project level Habitat Regulations Assessment and, if necessary, and an Appropriate Assessment which is agreed in consultation with the competent authority.

Where a package of avoidance and mitigation measures cannot be provided to remove any likely significant effect on the Solent European Sites, development proposals will be refused.

- 2.8 Irrespective of whether sites are in compliance with the Development Plan or not, the Council will expect applicants to engage thoroughly and extensively with the Council's pre-application advice service, and to include public consultation at this stage to ensure that the proposal has been appropriately influenced by this process.
- 2.9 The Emsworth Neighbourhood Plan is part of the statutory development plan. For clarity, paragraph 14 of the NPPF does not affect this Development Plan document due to the fact that the Emsworth Neighbourhood Plan does not contain allocations.

Habitat Regulations

- 2.10 A project level Habitats Regulations Assessment (HRA) will be prepared by the Council as the competent authority in line with the Habitats Regulations³ as part of the determination of the planning application and the applicant will need to provide the necessary information to inform that assessment. The HRA will assess the effects of the proposal both alone and in combination with other plans and projects. If the development proposal is shown to have an adverse effect on site(s) of international importance for nature conservation, then planning permission cannot be lawfully granted.
- 2.11 The Council has strategies in place to address most of the significant effects that arise out of development in the Solent. This includes:
- The Bird Aware Solent Strategy which mitigates the significant effect caused by recreation
 - The Position Statement and Mitigation Plan on Nutrient Neutrality which is a strategy which mitigates the significant effect caused by water quality
 - The Solent Waders and Brent Goose Strategy which can mitigate the significant effect caused by habitat loss
 - The use of Construction Environment Management Plans which can mitigate the significant effect caused by construction activity
- 2.12 The mitigation identified through the [Position Statement and Mitigation Plan on Nutrient Neutrality](#) together with the mitigation proposals that the Council has identified in line with the Solent Waders and Brent Goose Strategy are scaled and intended for sites identified in the Development Plan and

³ See Regulation 63 of The Conservation of Habitats and Species Regulations 2017

the withdrawn Havant Borough Local Plan (HBLP). They will continue to evolve as further phases or sites are explored.

- 2.13 For sites which are not identified in either the Development Plan or Decision Making Principle 2 (allocations previously in the HBLP⁴), alternative mitigation strategies will need to be provided through the planning application. These should be provided through the pre-application process so a thorough consideration can be made. They will be formally considered through a Habitats Regulations Assessment as part of any planning application.

Decision Making Principle 2 - Sites not in accordance with the Development Plan where the Council accepts the principle of development

- 2.14 Given the need to significantly boost housing supply in Havant Borough, the Council continues to support the principle of housing development on emerging site allocations that were proposed for allocation in the now withdrawn HBLP. Significant preparatory work has been carried out on these sites since the start of production of the HBLP in 2016, and they have also been subject to formal consultation. These are set out in Table 1.

- 2.15 A number of sites (denoted with a *) in the following table are already allocated in the Development Plan either in whole or part, and were also proposed for allocation in the HBLP.

Site reference	Site	Indicative No. of dwellings
Key Projects		
TC1	Havant Town Centre	721
TC2	Leigh Park Centre	75
TC3	Waterlooville Town Centre	600
HY6	Northney Marina	40
HY17	Beachlands*	100
HY18	Eastoke Corner (north)	20
HY44	Southwood Road	35
STR1	Southleigh	2,100
HB14	Havant College Campus	65
WV7	South Downs College Car Park	95
Emsworth		
EM2	Gas Site, North Street	25
EM3	Land at Fowley Cottage	20
EM6A/EM6B	West of Coldharbour Farm*	44
EM7	Land north of Long Copse Lane	260
Havant and Bedhampton		
HB2	Portsmouth Water HQ*	135

⁴ [Havant Borough Local Plan – Pre-Submission version with changes](#)

Site reference	Site	Indicative No. of dwellings
HB3	Land at Palk Road*	15
HB4	9 East Street	11
HB6	Littlepark House	50
HB7	Land south of Lower Road	50
HB8	Havant Garden Centre	85
HB9	Southleigh Park House	90
HB11B	Land East of Castle Avenue (Phase 2)	186
HB12	Helmsley House	15
Hayling Island		
HY1	Land rear of 13-21 Mengham Road	7
HY4	Sinah Lane	195
HY7	Fathoms Reach	55
HY8	Rook Farm	390
See Decision Making Principle 4		
Leigh Park		
LP1	Strouden Court*	55
LP2	Land at Riders Lane*	70
LP3	Land at Dunsbury Way*	15
LP4	SSE Site, Bartons Road*	80
LP5A	Cabbagefield Row*	155
Waterlooville		
WV1	Goodwillies Timber Yard*	120
WV2	Padnell Grange*	80
WV4	Blue Star*	90
WV6	Campdown	650
WV8	Land north of Highbank Avenue	25
WV9	Land at Waterlooville Golf Club	45
TOTAL		4,394

Table 1: Sites not in accordance with the Development Plan where the Council accepts the principle of development

- 2.16 The yields set out in Table 1 are based on the minimum density thresholds for net developable areas (as set out in the Council's Residential Density Evidence Paper).
- 2.17 As a starting point, the Council generally expects development proposals to achieve 40 dwellings per hectare on the net developable area of a site in line with Decision Making Principle 5. In instances where a planning permission is in place, or site layout plans have been produced that appear deliverable (but without prejudice to the determination of any subsequent planning application), then this more detailed information has been used to inform the likely yield included in Table 1.

Decision Making Principle 2 – Sites not in accordance with the Development Plan where the Council accepts the principle of development

The principle of residential development in Table 1 sites will be supported in order to significantly boost housing supply in the Borough. Proposals coming forward on sites in Table 1 will be:

- Required to meet the remaining requirements of the Development Plan; and
- Expected to comply with the Decision Making Principles set out in this Housing Delivery Position Statement.

Compliance with the above criteria is considered necessary in order to justify a departure from the Development Plan. Sites on Hayling Island and in Langstone will also need to comply with Decision Making Principle 3.

If relevant, development proposals will also need to demonstrate how any concerns raised in the Interim Findings Report of the Examination of the Havant Borough Local Plan which are material to the site in question have been assessed, and overcome as part of the development proposals.

Development proposals on the Southleigh strategic site (as denoted by STR1 on the Position Statement Maps) will also be considered in accordance with Decision Making Principle 5.

- 2.18 In line with Decision Making Principle 1, permission should not normally be granted where development proposals do not comply with the Development Plan.
- 2.19 In order to justify a departure, it will be necessary for proposals to demonstrate they constitute sustainable development by demonstrating compliance with the remainder of the Development Plan and Decision Making Principles set out in this Statement. Applicants wishing to bring forward sites that were proposed as allocations in the now withdrawn HBLP are encouraged to familiarise themselves with the Site Opportunities and Constraints and the developer requirements associated with the relevant allocation available on the Council's website. This evidence and information should be used to inform the application and its associated technical assessments.

Decision Making Principle 3 - Assessment of summertime transport implications of development on Hayling Island and in Langstone

- 2.20 Whilst the Council is seeking to boost the supply of housing in the Borough, this must be done in a responsible way, reflecting any concerns that the inspectors have raised on the withdrawn HBLP which are directly material to the determination of planning applications. No concerns are raised regarding the work to date on the Hayling Island Transport Assessment and its Addendum. However, the Inspectors' Interim Findings report identifies that further work and assessment is required in relation to the impact of development on the A3023 corridor in transport terms. The A3023 corridor is considered to constitute Hayling Island and north into Langstone up to and including the A27 roundabout.
- 2.21 The Council is progressing this workstream as a matter of priority. In the meantime, applicants wishing to progress proposals on Hayling Island and in Langstone should address the impacts of their proposals on summer traffic through pre-application discussions with Hampshire County Council and Havant Borough Council. This analysis should form part of the planning application, showing how a severe transport impact during summer and weekend periods would be avoided.
- 2.22 The Council will look to ensure that the matter is addressed prior to granting any planning permission for new housing on Hayling Island and Langstone, other than that supported by the

Development Plan. This could be through individual planning applications assessing the issue in combination with other planned development. Nonetheless the Council is also progressing the addendum swiftly so that its findings can inform development management decisions and avoid the need for the matter to be considered on a site-by-site basis.

Decision Making Principle 3 – Assessment of summertime transport implications of development on Hayling Island and Langstone

This decision making principle applies to all development sites on Hayling Island and Langstone, other than those where the principle of development is supported by the Development Plan.

The Inspectors Interim Findings regarding summer traffic impact of development constitute a material consideration and will be afforded weight in the planning balance accordingly. Site specific Transport Assessments will be expected to address the concerns raised by the inspectors and demonstrate:

- There will not be an unacceptable impact on highway safety; and
- The residual cumulative impact on the road network will not be severe, including during tourist periods and at weekends.

If a planning application is submitted without an assessment of the summertime transport impacts of the proposed development, the Council will seek a planning performance agreement with the applicant to clearly identify the actions and timescales needed in relation to the determination of the planning application.

In addition to the criteria set out in Decision Making Principle 3, development proposals on such sites will be expected to demonstrate that they have taken into account issues raised by this work, and, if appropriate, include appropriate additional measures to mitigate any severe impacts on the road network.

2.23 The Council's Planning Policy Committee will scrutinise the Summer Addendum to the Hayling Island Transport Assessment prior to its publication.

2.24 Following its publication, this section of the Position Statement will be updated as appropriate.

Decision Making Principle 4 - Sites not in accordance with the Development Plan where the principle of development has not been previously identified

2.25 Following the receipt of the Inspectors' Interim Findings report, it is evident that further sites will be needed to meet housing need and to significantly boost housing supply in the short term. Any submitted planning applications that are in neither the Development Plan, and have not previously identified (as an allocation in the withdrawn HBLP) will be assessed in line with the tilted balance (as set out in Decision Making Principle 1).

2.26 It is strongly recommended that site promoters of omission sites not included in the withdrawn HBLP and not in accordance with the Development Plan engage with the Council's pre-application advice service. Due to the lack of prior assessment, screening or consultation, additional pre-application advice services from statutory consultees may also be encouraged. It is also essential that pre-application consultation with the community takes place. This is a key objective set out under Decision Making Principle 1.

Decision Making Principle 4 – Sites not in accordance with the Development Plan where the principle of development has not been previously identified

The nature of Havant Borough means there are constraints affecting much of the undeveloped land outside of the built up area. In line with paragraph 38 of the NPPF, the Council will work with applicants to fully assess technical constraints affecting development sites, and explore whether mitigation packages can be secured to the satisfaction of the appropriate statutory consultee(s).

Development proposals not in Table 1 and not in accordance with the Development Plan will need to demonstrate that they constitute 'sustainable development' in accordance with the NPPF, by demonstrating that:

- The remaining requirements of the Development Plan and decision making principles set out in this Statement are complied with; and
- There will not be a significant and demonstrable adverse effect from the development where mitigation is provided to the satisfaction of the local planning authority, taking into account advice from statutory consultee(s).

In addition to the above, proposals will need to demonstrate they are deliverable in line with the definition in Annex 2 of the NPPF.

The Council will consider such development proposals in line with Paragraph 11 d) of the NPPF, against the decision making principles in this Position Statement. Substantial weight will be given to the material consideration of housing supply, considering the Borough's five year supply position at the point of determination.

Deliverability

- 2.27 Development proposals not in accordance with the Development Plan and not previously identified as a site allocation in the Havant Borough Local Plan will need to clearly show they are deliverable in accordance with the definition at Annex 2 of the NPPF:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."

- 2.28 Therefore, if outline planning permission is granted as a departure to the Development Plan, it would be generally recommended that there is a shorter period for the submission of a valid reserved matters application (i.e. 2 years, normally 3 years).

Decision Making Principle 5 - Development quality

- 2.29 It is essential that new housing developments are built to a high quality and will stand the test of time. Government has been clear in updating the NPPF that:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve⁵".

- 2.30 As such, whilst the Council is mindful that the rate of housing development needs to increase, it must be done whilst improving the quality of development. Challenges such as climate change and

⁵ NPPF Paragraph 126.

changing lifestyles following the coronavirus pandemic will be felt over the lifetime of development and as a result, development design needs to reflect these new realities.

- 2.31 Decision Making Principle 5 reflects the direction of travel set out by the withdrawn HBLP. In this respect, the Local Plan and CIL Viability Study considers the broad costs of these developer requirements and provides high level assurance that the various developer requirements set out in the HBLP which are replicated in the following Principle. It demonstrates that the development quality standards do not cumulatively harm the viability or deliverability of development. It should be borne in mind that similar considerations may apply as part of a new Local Plan.
- 2.32 For regeneration schemes within Havant, Waterlooville and Leigh Park town centres (as defined by TC1, TC2 and TC3 on the Position Statement Maps), the costs of site assembly mean that 30% affordable housing provision will not be viable. With these three town centres, the Council expects 20% of new homes on schemes or more to be provided as affordable housing.

Decision Making Principle 5 – Development quality

Residential development will be expected to:

- a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and Developer Contributions Guide; and
- b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account; and
- c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1; and
- d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education, employment, and the natural environment for all users; and
- e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to:
 - i. The retention and integration of any protected trees and hedgerows.
 - ii. The retention and enhancement of any local nature conservation designations on or affected by the development;
 - iii. Mitigation for any protected species, including appropriate buffers;
 - iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features; and
- f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking; and
- g) Meet the nationally described space standards for new homes provided; and
- h) Provide outdoor private and/or communal amenity space for all residential units; and
- i) Achieve a reduction in CO₂ emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and

- j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and
- k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.

In addition to the above, developments of 10 dwellings or more will be expected to:

- l) Provide 30% affordable housing outside of Havant, Waterlooville and Leigh Park town centres; and 20% affordable housing on sites within Havant, Waterlooville and Leigh Park town centres (as defined by TC1, TC2 and TC3 on the Position Statement Maps); and
- m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations; and
- n) Provide a range of dwelling types and sizes to meet local housing need, including 35% of the overall housing mix as two bedroom homes unless locally identified need evidence indicates an alternative approach should be taken.

In addition to the above, developments of 20 dwellings or more will be expected to:

- o) Contribute towards a community officer, to help new residents in the development integrate into existing communities.

In addition to the above, developments of 50 dwellings or more will be expected to:

- p) Provide high quality on-site open space to a standard of 1.5ha per 1,000 population; and an element of play where the open space requirement exceeds 0.5ha. On greenfield sites, part of this requirement will be provided in the form of community food growing space, to a standard of at least 0.2ha per 1,000 population; and
- q) Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision in addition to m).

In addition to the above, developments of 100 dwellings or more will be expected to:

- r) Support local people in accessing employment and skills training either through a financial contribution or a site specific skills and employment plan.

2.33 The Council will give substantial weight where proposals demonstrate compliance with these development quality standards. This reflects the Council's objectives to achieve quality of places and the creation of sustainable places and buildings which are also key objectives of the NPPF.

2.34 Applicants on sites being considered in line with this Position Statement should include a 'development quality standards checklist' with their application, clearly setting out, in table form, their compliance with the requirements of Decision Making Principle 5. A template checklist is available on the Council's website.

2.35 If it is considered that there are planning constraints which mean that full compliance is not possible, this should be explained in the statement whilst the level of compliance should also be highlighted (in full, in part or failure to comply). Proposals shall be supported with sufficient detail in order to provide comprehensive justification for a departure to the Development Plan.

Viability and Affordable Housing Delivery

2.36 There is a large need for affordable housing in the Borough and so a need to maximise delivery of homes which meet a genuine affordable housing need. Nonetheless, the approach provides flexibility where site conditions may influence the actual level of affordable housing requirement

which can be provided without undermining the overall viability of the scheme. This is particularly relevant for regeneration sites in the Borough's town centres. If providing policy compliant affordable housing provision would render a scheme unviable, the Council will expect the applicant to maximise affordable housing provision within the limits of viability. The amount of affordable housing which can be provided must be evidenced by an open book financial appraisal. This must demonstrate that the applicant has explored all options for the amount, mix and type of affordable housing that will meet a genuine affordable housing need in consultation with the Council. The Council will expect applicants to provide site-specific viability assessments which follow standardised inputs

- 2.37 Where a comprehensively justified open book viability assessment is submitted with the planning application, this will be reviewed by the Council on its merits. In such cases, independent third-party valuation will be required at the applicant's cost. This will critically examine the viability of the development scheme and the level of affordable housing or commuted sum that can be provided without threatening viability.

Decision Making Principle 6 - Southleigh Strategic site

- 2.38 Southleigh, between the existing settlements of Denvilles and Emsworth has been identified by the Council as a strategic site for housing delivery since 2016, being capable of providing around 2,100 dwellings.
- 2.39 Given the scale of the development proposed at Southleigh, significant infrastructure improvements will need to be delivered to make the new community sustainable and to mitigate negative effects on existing communities. To achieve this, the new community must be planned comprehensively, together with the required infrastructure in line with the Framework Masterplan for the site. Piecemeal development of this site will not be considered to be appropriate, although it is acknowledged that such a large site is likely to come forward in phases, again informed by the masterplanning work.

Decision Making Principle 6 – Southleigh Strategic Site

The Southleigh strategic site (as denoted by STR1 on the Position Statement Map) is identified for the delivery of 2,100 dwellings and associated infrastructure. Development proposals will be expected to deliver comprehensive development which accords with an agreed masterplan. Piecemeal development of the site will be unacceptable.

Development proposals which prejudice the future delivery of A27 junction improvements to facilitate access arrangements to the Southleigh strategic site will be resisted. Land is safeguarded for this purpose is shown on the Position Statement Map. In such cases, applications will be premature in terms of undermining the future delivery of the strategic housing site under NPPF, Paragraph 49.

- 2.40 The Mainland Transport Assessment indicates the development may not need a direct access onto the A27, but it also makes clear that the sub-regional transport model has limitations in its ability to isolate the impact of individual sites. Therefore, at an early stage it will be necessary for the applicant to test in further detail the need for an access from this site directly onto the A27. Until it is irrefutably demonstrated that such an access is not needed, land is safeguarded (as defined on the Position Statement Map) to allow it to be delivered at an appropriate stage in this development.

