



# Havant Borough Local Plan Examination:

## Further information on the site capacity of Campdown (H40)

30 July 2021

Further to the Council's response to 5.14 in MIQ06, it should be noted that the site area(s) referred to a gross site area calculation rather than a net developable area.

The comprehensive developer requirements included in the policy and supporting text reflect the site-specific constraints and the need for a Setting Study to be submitted as part of any planning application. All allocations in the Plan are set as 'about' rather than minimums or maximums (CD01, para 1.10) acknowledging that a slightly greater or lower quantum of development may be achieved dependent on the detailed design of the scheme.

The site capacity included in the submitted Plan (CD01, Policy H40) was informed by the land use areas set out in the current hybrid planning application reference APP/19/01101. Table 3.1 in the submitted Environmental Statement (Chapter 3 – Description of Development) identifies the residential land use type would extend to 16.87 hectares (reproduced below).

**Table 3.1 Land Use Areas Schedule**

Development Type	Hectares
Residential	16.87
Public Open Space (Green Space, Play Areas, SAM)	7.1
Access and Infrastructure (allotments, SuDs, Retail, community building)	1.11
<b>Total</b>	<b>25.08</b>

In this location, the site would be expected to provide for a minimum of 40 dwellings per hectare (dph) as the site lies outside of any of the Town and District Centres and opportunity areas defined by Policy H3. On this basis, the residential land use area of 16.87 hectares would yield 675 dwellings (674.8 rounded) based on a density of 40 dph. To be conservative, the Council rounded the site capacity down to 650 dwellings taking into account the setting of the nearby Scheduled Monuments and the topography on the site.

However, it should be noted that the Council's Residential Density Evidence Paper (EB41) indicates that public open space (7.1ha) should be considered as part of the net site area. That however was not included in the site capacity calculation for Campdown. Together with the residential element that would result in a net developable area of 23.97ha, and result in a density of 27.1 dph significantly less than the 40 dph envisaged by the minimum density standards (Policy H3).

As a result, the Council considers there is sufficient flexibility within the available site area for 650 dwellings to be achieved. Though it is acknowledged a Setting Study will fully assess the significance of the Scheduled Monuments which will influence the layout and the overall number of dwellings which can be delivered within the site. Nonetheless, the Council considers that it has taken a cautious approach in reaching the site's yield at this stage in the development process.