

Planning Policy Comments

Application No	APP/22/01193
Address	Land adj Copse Meadow Lodge, Copse Lane, Hayling Island, PO11 0QB
Development	Retrospective application for siting of 37 storage containers and 5 residential caravans
Case Officer	LW
Comments By	GG
Date of Comments	27/07/2023

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.

Proposed Uses

The application proposes a mix of 37 storage containers (B8) and 5 residential caravans.

Policies CS2 and CS9 of the local plan support both employment uses (including B8) and residential development in principle to meet need in the borough. However, the proposed development is outside the boundaries defined by policies CS17 and AL2 of the adopted Local Plan. These policies seek to concentrate development within the defined urban areas. Policy AL2 sets out that development outside of the defined urban area on Hayling Island is considered 'non urban', and policy CS17 states that development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

The NPPF includes policies for affordable housing and isolated dwellings in the countryside, as well as the rural economy, tourism & leisure development, but none of the detailed provisions readily apply to this proposal.

Overall, it is not considered that

Based on the information provided with the application no exceptional circumstances apply. Therefore, it is considered that the proposed uses in this location are not supported by adopted policy.