

Planning Application Consultation Response from Planning Policy

Application No:	APP/20/00794
Address:	Langstone Lodge, 1 Langstone High Street, PO9 1RY
Development:	Single storey nine car garage and turning area
Case Officer:	Selina Donophy
Comments by:	Jacqueline Boulter
Date of Comments:	11 November 2020

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 [Pre-submission Havant Borough Local Plan](#) ('the emerging plan') was approved by the Council on 9 September 2020 and can be afforded limited weight.

Policy Comment:

The proposal is for a 9 car garage in the grounds of Langstone Lodge, on land which is currently grassed as part of the garden. Access to the garage would be via an existing dropped curb onto Langstone Road (the A3023).

In this regard, policy IN4 of the emerging plan is of particular relevance, in that it deals specifically with new access points or an intensification of use of existing accesses onto the A3023.

IN4 | Access onto Classified Roads

- a. Proposals for additional accesses onto classified roads, or an intensification of use of existing accesses, will only be permitted where the arrangements on the site allow vehicles to turn, so they can enter and leave the site in forward gear.*
- b. Notwithstanding criterion a), on the A3023 at Langstone and Hayling Island additional access points, or an intensification of use of existing accesses, will not be permitted, unless*
 - i. they form part of a proposal to deliver a development site allocated in this Plan and the proposal includes a satisfactory highways mitigation scheme designed to minimise friction; or*
 - ii. the access is specifically part of a transport mitigation scheme.*

In this particular case, criterion b is directly relevant, and the proposed scheme does not meet the exception criteria in the policy. On this basis, a policy objection to the proposal arises from this proposal, albeit the policy is an emerging plan and has limited weight.