

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/19/00628
Site Address:	Fishers Caravan Park, 31 Fishery Lane, Hayling Island, PO11 9NU
Development:	Variation of Condition 3 of Planning Permission 97/62730/000 to extend occupancy of caravan park from 10 months to 11 months and fourteen days, allowing the park to be used between 1 st March and 14 th February inclusive.
Case Officer:	Lesley Wells
Comments by:	Jade Ellis
Date of Comments:	22 July 2019

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough. The [Pre-submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

The following policies are of particular relevance:

- CS17 – Concentration and Distribution of Development within the Urban Areas
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- CS5 – Tourism
- DM4 – Static Holiday Caravan Development
- CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- DM24 – Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

In the Pre-submission Plan the following policies are of particular relevance:

- E3 | Landscape and settlement boundaries
- C2 | Tourism
- E16 | Solent Special Protection Areas

Comments:

The site lies within the urban area as defined by Policies CS17 and AL2 of the adopted local plan and emerging E3 of the Pre-Submission Local Plan. Therefore, development is supported in principle, subject to other relevant considerations.

As the proposals would involve the variation of a condition to extend the occupancy of the caravan park, Policy DM4 of the Core Strategy is of relevance. The purpose of the policy is to ensure that static holiday caravans do not become permanent residential accommodation due to their location away from local services or owing to their form and setting. The policy therefore only supports caravan development where it is to be used for holiday purposes and has a limited period of occupancy for a maximum of ten months per calendar year.

The submitted application form suggests the applicant wishes to change the condition so that their current holiday residents can enjoy the benefits of the park and the surrounding area at more times during the year, and hopefully make the park more attractive to new visitors. No other information has been provided.

A flexible and pragmatic approach to different business models for visitor accommodation can be taken where environmental designations allow. Given the changing trends within the tourism sector, emerging Policy C2 supports the continued location of static holiday caravan sites where:

“d. The caravan is to be used for holiday purposes only and is not occupied as a sole or main place of residence.”

Paragraph 7.25 of the supporting text indicates the Council will apply appropriate conditions to any planning consent to ensure occupancy remains in tourism use in accordance with the NPPF. For example, in the case of planning permission reference APP/16/01237 in addition to restricting the number of caravans which can be stationed on site (condition 4), condition 3 restricts occupancy as follows:

“The holiday caravans and chalets shall be occupied for holiday purposes only and shall not be occupied as a person’s sole or main place of residence. The operators of the holiday village shall maintain an up-to-date register of all owners of caravans on site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.”

The Solent Recreation Mitigation Strategy (SRMS) applies only to wholly new establishments and extensions of other holiday/tourist accommodation. As such, a financial contribution would not be required.

Summary:

Notwithstanding the adopted policy position, the emerging Local Plan policy must be afforded some weight. Subject to an appropriate condition(s) which would prevent the permanent residential use of holiday caravans, the scheme would be capable of policy support.