

Planning Policy Pre-Application Response

Application No	APP/19/00941
Address	Northney Marina, Hayling Island
Development	Retrospective application for use of land for siting of temporary office and 3No. storage units for 3 years. (Revised scheme to Planning Permission APP/18/00423).
Case Officer	Lewis Oliver
Comments By	Jacqueline Boulter
Date of Comments	9 October 2019

Planning Policy comments were made on the original proposal in 2018. While the emerging Local Plan has now reached Pre-Submission stage, the policy position remains the same.

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. In addition to these, the council adopted its Local Plan Housing Statement in December 2016, which can therefore be afforded some weight.

Also relevant to this proposal, though with limited weight, is the emerging Havant Borough Local Plan 2036, which has now reached Pre-Submission stage.

The above documents are available at www.havant.gov.uk/localplan

Principle of Development

In the adopted local plan, Northney Marine is defined as non-urban, and policy AL2 seeks to restrict development in these locations, except in exceptional circumstances. CS17 has a similar function, but also acknowledges that brownfield land should be prioritised for development. As the land in question is previously developed land, and having regard to the temporary nature of the proposal, I consider that the proposed development is acceptable in principle, provided detailed considerations can be satisfied. In coming to this conclusion, I have also had regard to the fact that Policy KP3 of the Pre-submission Local Plan 2036 contains a draft allocation for development of this site for housing and employment.

Key considerations

The Pre-Submission Draft HBLP 2036 sets out a list of policy requirements for development at this site in Policy KP3. That list is clearly intended for permanent development, including residential, and therefore some matters may be less pertinent for this temporary use. In addition, the policy may only be afforded limited weight at this stage of plan preparation. Nevertheless, the draft policy gives a good overview of the key matters which development needs to address, and which should be taken into account during the determination of this application. It is assumed, however, that if the previous application satisfactorily addressed these matters, then this revised scheme is likely to address them too.