

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/19/00067
Site Address:	1A Haven Road, Hayling Island, PO11 9QX
Development:	Replacement of caravan with 1No two bedroom chalet bungalow (previously approved on Appeal ref APP/12/00273).
Case Officer:	Emma Chisnall
Comments by:	Jade Ellis
Date of Comments:	18 March 2019

Policy Status

Adopted Local Plan

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, provide the development plan for Havant Borough.

Emerging Local Plan

The [Pre-Submission Havant Borough Local Plan 2036](#) can only be afforded very limited weight at this stage but may be afforded greater weight as the Plan progresses towards examination. The following policies are of particular relevance

- E1 | High quality design
- E3 | Landscape and settlement boundaries
- H1 | High quality new homes
- C2 | Tourism

Comment

The site lies within the urban area as defined by policies CS17 and AL2 in the context of the adopted local plan and within the settlement boundary as defined by policy E3 in the emerging local plan. There is therefore a presumption in favour of sustainable development subject to other considerations.

Policy DM3 of the adopted local plan and Policy C2 of the emerging Local Plan only permit the change of use or redevelopment of land or premises currently or last in use for tourism purposes to non-tourism purposes where it has been demonstrated through a realistic and active marketing exercise that the premises and/or land are no longer viable for their authorised use. The submitted Design and Access Statement provides limited marketing evidence in this respect.

However, given the previous refusal of planning permission ref. APP/12/00273 and subsequent planning appeal did not discuss this matter, it is considered that an objection on these grounds could not be sustained.

Subject to detailed matters of design, a policy objection would not therefore arise in the context of the adopted and emerging local plan. Though the latter will have greater weight going forwards, it is questionable how the proposal would meet the new standards and requirements in the new Local Plan.