

Planning Application Response of Planning Policy

Application No:	APP/18/00783
Address:	Northney Marina, Northney Road, Hayling Island
Development:	Single storey side extension to existing marina services building
Case Officer:	David Eaves
Comments by:	Jade Ellis
Date of Comments:	4 th December 2018

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 is material to the determination of this application.

Also relevant to this proposal, though with limited weight, is the emerging Havant Borough Local Plan 2036 (HBLP2036), in preparation of which a Regulation 18 consultation took place in January and February 2018. The next key stage in the preparation of the HBLP 2036 will be consult on a Pre-Submission Draft (Regulation 19) which is anticipated to take place in early 2019. At this stage, the policies in the Plan may be afforded greater weight.

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

Principle of Development

In the adopted local plan, the site is defined as falling outside the urban area as defined by policies CS17 and AL2 of the adopted plan. The former indicates that brownfield land should be prioritised for development. I therefore consider the proposed development to be acceptable in principle, having regard to the fact that land in question is previously developed land subject to the consideration of detailed matters. In coming to this conclusion, I have also had regard to the fact that Policy H30 of the Draft (Regulation 18) HBLP 2036 identifies the site for housing and employment development.

Key considerations

The Regulation 18 Draft HBLP 2036 sets out a list of policy requirements for development at this site in Policy H30. Whilst of limited weight at this stage in the plan's preparation, the policy provides an overview of the key matters which development will need to address.

Taking into consideration the representations received to the draft policy, it is suggested that the key matters to be satisfied are:

- Flood risk (including to the access to the site)
- Visual impact, in particular on the impact on the setting of Chichester Harbour AONB
- Impact on the Chichester and Langstone Harbours SPA, Ramsar and SSSI designations and Solent Maritime SAC
- Transport and access