

Planning Application Response of Planning Policy

Application No:	APP/18/01138
Address:	Rear of Cranbrook Villa, Copse Lane, Hayling Island, PO11 0RJ
Development:	Erection of 2 No. 3bed bungalows with associated parking and access from Copse Lane
Case Officer:	Emma Chisnall
Comments by:	Jade Ellis
Date of Comments:	29 th November 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 lies outside of the urban area as defined by policies CS17 and AL2 of the adopted plan. These policies seek to restrict development in these locations, except in exceptional circumstances set out in national policy. I do not consider that any of the exceptions in the policy apply here.

In addition to the above, Policy AL2 confirms that land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap. The development does not meet any of the

Notwithstanding the fact that the application would make a limited contribution to housing supply. The Council is able to demonstrate an up-to-date housing land supply. As such, the presumption in favour of sustainable development in the NPPF is not engaged (NPPF, para 11).

In light of housing need in the Borough, the Local Plan Housing Statement identified urban extensions sites which the Council would consider acceptable to be brought forward ahead of the new Local Plan being adopted. However, this site was not one of the sites identified, and Guiding Principle 4 of the Local Plan Housing Statement reaffirms that:

"Development proposals on any sites not in the urban area as identified by Policy CS17 and AL2) and not identified in Table 2 of the Local Plan Housing Statement will be resisted."

Recommendation: There would be an 'in principle' policy objection to the pre-application proposal on the basis the site is located outside of the urban area and no exceptional circumstances would apply.