

Planning Policy Pre-Application Response

Application No	GEN/18/00471
Address	Northney Marina, Hayling Island
Development	Siting of temporary offices for a period of three years
Case Officer	Lewis Oliver
Comments By	Jacqueline Boulter
Date of Comments	22 May 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 can therefore be afforded some weight.

Also relevant to this proposal, though with limited weight, is the emerging Havant Borough Local Plan 2036, in preparation of which a Regulation 18 consultation took place in January and February 2018.

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 H30 of the Regulation 18 Draft Local Plan is a draft allocation for development of this site for housing and employment.

Key considerations

The Regulation 18 Draft HBLP 2036 sets out a list of policy requirements for development at this site in Policy H30. While that list is clearly intended for permanent development, including residential, and therefore some matters may be less pertinent for this temporary use, the draft policy nevertheless gives a good overview of the key matters which development will need to address.

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

- Flood Risk (including on the access to the site, which does not appear to have been included in the site level FRA)
- Visual Impact, in particular on the Chichester Harbour AONB
- Impact on the Chichester and Langstone Harbours SPA, Ramsar and SSSI designations and Solent Maritime SAC
- Transport & Access