

Planning Application Response of Planning Policy

Application No:	APP/18/00555
Site Address:	Land adjacent to 186 Havant Road, Hayling Island, PO11 0LJ
Development:	Proposed 1No. 2 bedroom bungalow with integral garage
Case Officer:	Mrs R McMurray
Comments by:	Jade Ellis
Date of Comments:	18 th June 2018

Policy Status

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

The Council's [Local Plan Housing Statement](#) and its guiding principles are also of relevance to the application proposal.

The Council is preparing a new Local Plan and consulted on a Draft (Regulation 18) version of the [Havant Borough Local Plan 2036](#) (HBLP 2036) between 8 January to 16 February 2018. Whilst the Plan has limited weight in decision-making at this stage in the plan preparation, it is of relevance in setting out the Council's direction of travel.

Comment

The site lies within a non-urban area as defined by Policies CS17 and AL2 of the Adopted Local Plan. Policy CS17 of the Core Strategy generally seeks to concentrate development within the urban area and is clear that development in the non-urban areas will only be permitted where it is consistent with national countryside policy.

This is reaffirmed by Guiding Principle 4 of the Housing Statement which indicates that:

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

Policy AL2 in the Allocations Plan also defines land outside the defined urban area on Hayling Island as ‘non-urban’. Paragraph 2.10 of the supporting text also indicates that proposals will need to be considered based on local plan policies and the NPPF policies on rural areas. It also confirms that the Council does not consider it necessary or appropriate to allow rural exception sites for affordable housing on Hayling Island.

The proposal would not address a need for affordable housing, nor meet any of the special circumstances identified by paragraph 55 of the NPPF. As such, there would be an ‘in principle’ policy objection to the application proposals.