

## Planning Application Response of Planning Policy

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| <b>Application No:</b>       | APP/18/00002                                                           |
| <b>Address:</b>              | Site rear of Cranbrook Villa, Copse Lane, Hayling Island, PO11 0RJ     |
| <b>Proposed Development:</b> | Erection of 2no. 2 bed bungalows with vehicular access from Copse Lane |
| <b>Case Officer:</b>         | Emma Chisnall                                                          |
| <b>Comments by:</b>          | Laura Cornborough                                                      |
| <b>Date of Comments:</b>     | 29/01/18                                                               |

### 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 Havant Borough. In addition, the [Local Plan Housing Statement \(LPHS\)](#) and its guiding principles, adopted December 2016, is also a material consideration.

The following policies are of relevance:

- CS17 – Concentration and Distribution of Development within the Urban Areas
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

### Principle of Development:

The site is located towards the northern end of Copse Lane on Hayling Island outside of the Urban Area. This proposal is addressed by Policy AL2 of the Havant Borough Allocations Plan and Policy CS17 of the Core Strategy. Policy CS17 sets out that planning permission will be granted for proposals that concentrate new housing development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island. It goes on to state that Development in the nonurban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

The NPPF states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
  - reflect the highest standards in architecture;
  - significantly enhance its immediate setting; and
  - be sensitive to the defining characteristics of the local area.

The proposal for two new homes would be in the non-urban area of the borough and would not meet any of the criteria set out in national policy. As such, it is contrary to policies CS17 and AL2 and is not supported in principle.

### Conclusion:

Proposal not acceptable in principle.