

Planning Application Response of Planning Policy

Application No:	APP/17/01042
Address:	The Rotunda, Northney Marina, Hayling Island
Development:	Prior notification for change of use from B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.
Case Officer:	Lewis Oliver
Comments by:	Jade Ellis
Date of Comments:	27 th October 2017

Policy Status: As the application is a prior notification, the Local Plan (Core Strategy) and the Local Plan (Allocations) cannot be considered. Nevertheless, under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the Planning Policy team can comment on the relevant considerations detailed below.

Transport and highways impacts of the development: Consultation on the Draft Local Plan Housing Statement (LPHS) highlighted specific infrastructure issues, including transport requiring further investigation on Hayling Island through the Havant Borough Local Plan 2036. As such, there remains some uncertainty as to whether sites on Hayling Island are suitable for development at this particular point in time.

The Technical Note acknowledges the single access onto the island, and the site's proximity to the Langstone Road/Northney Road junction. However, an examination of trip generation data shows there would be actually a net reduction in vehicle trip generation as a result of the conversion of the existing marina offices to residential. However it should be noted that whilst there may be a net reduction in trips, the profile of those trips throughout the day and week will likely be different due to the change of use.

Contamination risks on the site: As it is understood that the site comprises reclaimed land and is a working marina, it is recommended that the views of the Council's Environmental Health Officer are sought.

Flood risks on the site: The building itself falls within flood zone 1, although parts of the western edge of the site are affected by flood zone 2. However, access to the site via Northney Road falls within flood zone 3.

Recommendation: No objection, subject to the consultee comments from Environmental Health.