

Planning Application Response of Planning Policy

Application No:	APP/16/01217
Address:	Land adjacent to 11 Bound Lane, Hayling Island, PO11 9HU
Development:	Application for 3No. detached chalet style dwellings, 1No. detached bungalow and 6No. (3No. pairs) semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access points.
Case Officer:	Mr D Eaves
Comments by:	Lewis Ford
Date of Comments:	1st December 2016

Policy Status: The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals & Waste Plan provide the development plan for the Borough.

The following policies are of particular relevance:

- CS9 Housing.
- CS17 Concentration and Distribution of Development within the Urban Areas.
- DM8 Conservation, Protection and Enhancement of Existing Natural Features.
- DM13 Car and Cycle Parking on Residential Development.
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development.
- Havant Borough Council Parking SPD.

Principle of Development: The site lies within the urban area as defined by Policy CS17 of the Local Plan which seeks to make the most effective use of land in the borough by concentrating new housing within the urban areas of the Borough.

The site is in an accessible location; it is an approximate 10 minute walk from the Mengham/Gable Head District Centre, which includes numerous shops and services, such as Doctors, Pharmacy and Opticians. The site is also less than a mile away from an Infant, Junior and Secondary School and is also within 160m of a bus stop, with services to Havant and Eastoke every 30 minutes.

Housing: The proposal would generally support the aims and objectives of the Havant Borough Local Plan, which seeks to provide an additional 6,300 homes in the Borough. Nevertheless, the proposal would not produce any affordable housing as the scheme is below 11 units (as outlined in Policy CS9.2).

The application provides a mix of dwelling types in accordance with Policy CS9.5.

Parking Provision: The application includes the appropriate car parking provisions (minimum of 2 spaces per dwellings), along with an additional 20% of unallocated parking for visitors. The individual properties have also been provided with appropriate storage in the rear gardens to provide cycle parking. Therefore, the requirements of policy DM13 and the Havant Borough Council Parking SPD have been met.

Tree Preservation Orders: A number of individual and group tree preservation orders (TPOs) have been identified on and near the site's boundaries; with two found near the access to the site from Bound Lane. Therefore, design and layout must aim to retain and protect mature trees in order to be in accordance with Policy DM8.

Developer Contributions: Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the Borough. The Solent Recreation Mitigation Partnership (SRMP) contribution will also be payable in accordance with Policy DM24.

Conclusion: The principle of this development is supported by the Local Plan, providing that the developer contributions are met and the integrity of the TPOs is maintained.