

Planning Application Response of Planning Policy

Application No:	APP/22/00479
Address:	Northney Marina, Northney Road, Hayling Island
Development:	Single storey side extension to existing marina services building
Case Officer:	David Eaves
Comments by:	Jacqueline Boulter
Date of Comments:	30 June 2022

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 has adopted a Housing Delivery Position Statement. These documents are available at www.havant.gov.uk/localplan.

Previous Permission

Permission for the same proposal was previously granted under reference APP/18/00783. That permission was not implemented and has since expired.

The applicant has suggested in their submission that nothing has materially changed since the time of the previous permission. I substantively agree with that assessment with regard to the policy position while noting that in the previous decision some limited weight was given to the fact that the site was subject to a draft allocation for housing and employment in an emerging plan, which has since been withdrawn.

Principle of Development

The site lies outside the urban area as defined by policies AL2 and CS17, but is a relatively minor extension to an established use on previously developed land within the grounds of the marina. The principle of development is considered acceptable.

The proposal is also considered to be supported by policies CS2 (employment) and CS5 (tourism), which give support to marine businesses and tourism uses.

Flood Risk

National and Local Policy (CS15) requires flood risk to be avoided or mitigated to ensure that development is safe. The use is considered a 'less vulnerable use'. The site lies within flood zone 1 now and in the future, although it is recognised that the access road passes through flood zones 2/3. It is considered that the development is acceptable in flood risk terms

Consideration of Impact

A number of policies are relevant to the assessment of the visual and functional impact of the proposal, which will be the determining factors in this application:

- **Development in the Coastal Zone** – development is only considered acceptable in the coastal zone if landscape, access, recreational and ecological impacts are avoided or addressed in line with DM9
- **Chichester Harbour AONB** - National Policy and Local Plan Policy CS12 require the protection of the qualities of the AONB. The visual impact of the proposal should therefore be carefully considered. The Chichester AONB SPD may assist in this regard.
- **Chichester and Langstone Harbours SPA, Ramsar and SSSI designations and Solent Maritime SAC** – the site lies immediately adjacent to these protected areas; while the development is relatively minor, and proposed to be located on the existing car park area, its impact needs to be considered. The Council's ecologist and/or Natural England may wish to comment further.
- **Design** – Policy CS16 expects high quality design in all development

Summary

The proposal is acceptable in principle in policy terms, subject to the detailed consideration of its visual and functional impact, most notably in relation to its coastal location in the AONB and close to protected marine habitats.