

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/16/00735
Site Address:	Land adjacent 132 Havant Road, Hayling Island
Development:	Use of land for open storage comprising vehicles and scaffolding (use class B8) and perimeter landscaping works.
Case Officer:	David Eaves
Comments by:	Sarah Hains
Date of Comments:	7 September 2016

Policy Status

The adopted Havant Borough Local Plan (Core Strategy), the Havant Borough Local Plan (Allocations) and the Hants Waste and Minerals Plan provide the development plan for the Borough.

Principle of development

The site falls outside the urban area boundary as defined by policy AL2 of the HBLP (Allocations). The land is defined as non-urban. Core Strategy policy CS17 seeks to concentrate development within the urban areas.

Although the supporting text to policy AL2 recognises that there are established developments outside the urban areas on Hayling Island, development and expansion of these is limited to proposals which would enhance tourist facilities.

As the development is located in a non-urban area and is not affected by policies which would exceptionally allow development, it is considered that the principle of development in this location is contrary to the development plan.

Other considerations

It is acknowledged that historically, the site has been used for various storage purposes. This has resulted in amenity issues and uses which are not compatible with the non-urban setting. In seeking to formalise the use, there may be an opportunity to regularise activities on this site, using conditions to define storage areas and hours of use. While the proposal is contrary to adopted policy, it is accepted that there may be wider benefits in supporting and regularizing the uses on this site.