
Site Address:	Former site of, 1 Hawthorne Grove, Hayling Island		
Proposal:	Regularisation of 3No. temporary sales parking bays opposite development sales office, for duration of two years during the construction of the development.		
Application No:	APP/15/01353	Expiry Date:	15/02/2016
Applicant:	Mr Harkin	Team:	Team 1
	Bellway Homes (Wessex) Ltd		
Agent:		Case Officer:	Brendan Flynn
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies adjacent to the settlement of Mengham and towards the eastern side of Haying Island. The boundary of the Area of Outstanding Natural Beauty, (AONB), runs along the eastern boundary of the site. The Allocations Plan has been adopted as part of the Local Development Framework and the site now lies within the defined urban area.
- 1.2 The application site sits within a larger residential development, the whole site consists of two fields which form a site of approximately 4.3 hectares in size, each field being just over 2 hectares. However the section of the site included within the red line for this application concerns the retention of three parking bays on the eastern boundary of the site. The remainder of the site is included shown within a blue line.
- 1.3 The whole site is enclosed by existing built form on three sides. To the east of the site is an open area of countryside which is part of the Chichester Harbour Area of Outstanding Natural Beauty beyond is Chichester Harbour, a designated Special Protected Area, (SPA), and Site of Special Scientific Interest, (SSSI). This area has been designated for its natural scenic qualities and includes much of the coastal environment on the east side of the Island where there is a number of important habitats for sea birds which include European Protected Species. The site is separated from the Area of Outstanding Natural Beauty by an existing hedgerow with trees which runs along the entire eastern perimeter. The field that consists the northern section of the site has a vehicular access from Beech Grove which is not laid to hardstanding but provides access into the field for vehicles associated with the horse paddocks.
- 1.4 The wider site includes trees and groups of trees protected by Tree Preservation Order 1917. The protected trees are positioned to the western and eastern boundaries and running centrally within the site alongside an existing ditch that runs between the two fields. There are also trees included in the TPO to the northern boundary of the site.

2 Planning History

2.1 APP/12/00966

This application sought outline planning consent for 131 No. affordable and open market housing and this was refused planning permission by the LPA, but subsequently permitted at planning appeal, (ref. APP/12/0966 Inspectorate ref APP/X1735/A/13/2192777).

For full details please refer to associated planning application APP/14/00488, (see below).

APP/14/0488

- 2.2 This application sought approval for matters reserved at outline stage and the discharge of some planning conditions. The application description reads as follows; *Reserved matters application for 131No. open market and affordable dwellings including 10No. one bed dwellings, 25No. two bed dwellings, 52No. three bed dwellings, 40No. four bed dwellings and 4No. five bed dwellings with associated residential curtilages, parking and turning areas, public open space and surface water attenuation features; and discharge of conditions 5, 6, 10, 15 and 21 of Planning Permission APP/14/00966 approved by appeal APP/X1735/A/13/2192777.*

3 Proposal

Regularisation of 3No. temporary sales parking bays opposite development sales office, for duration of two years during the construction of the development.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
CS9	(Housing)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

HY1	(Hayling Island Housing Allocations)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
DM23	(Sites for Brent Geese and Waders)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist-No objection
County Ecologist-No objection
Natural England Government Team-No objection
FAO Mr P Marshall, Development Engineer-No objection
Traffic Management, HBC-No objection

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 14

Summary:

One neutral letter received but asking the development is removed after 2 years.

Thirteen letter of objection received. The thrust of the objections are that there is no need for additional parking on site albeit temporary. Furthermore objecting on ecological grounds, engine noise, fuel pollution and light pollution from vehicles using the parking bays would disturb the wildlife.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Residential Amenity
- (iii) Highway and Transportation Matters
- (iv) Trees and Landscaping
- (v) Ecology and Impact on AONB and Protected Sites

- (i) Principle of development

7.3 The principle of the development of this site for 131 dwellings has been firmly established with the granting of outline planning permission allowed at appeal, (ref APP/12/00966 Inspectorate ref: APP/X1735/A/13/2192777). The principle of the access route from Hawthorne Grove was also established by the granting of Outline Planning Permission on appeal. The whole site as shown within the submitted redline is now included in the Council's adopted Allocations Plan as site UE16. The

Allocations Plan was recently adopted by the Council after it was examined by an independent Inspector.

(ii) Residential Amenity

- 7.4 It is considered that the temporary retention of the three sales parking bays will allow for visitors to the sales office to park onsite thus limiting congestion of the local road network to the benefit of the amenities of the occupiers of the surrounding dwellings.

(iii) Highway and Transportation matters

- 7.5 The overall issue of access was considered at the outline planning application stage. The HCC Highway Engineers have been fully consulted with regard to the retention of the 3 temporary sales parking bays, they have no adverse comments to make regarding this proposal.

(iv) Trees and Landscaping

- 7.6 The Council's Arborist has been consulted on this application and he has no objection to the proposal.

(v) Ecology and impact on AONB and protected sites

- 7.7 Hampshire County Councils Ecologist commented that the ecological constraints at this site have been addressed at length on numerous occasions by himself and his predecessor, further more they were discussed in great detail at the appeal hearing. The addition of three parking bays that are already in situ will not in his opinion result in unacceptable levels of disturbance to the adjacent field and the overwintering bird species using it. The eastern boundary hedge and its new buffer vegetation is considered adequate for mitigating any potential issues.
- 7.8 Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Solent Maritime SAC has been classified. Natural England therefore advises that the LPA is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives. In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Chichester Harbour SSSI has been notified. They advise that this SSSI does not represent a constraint in determining this application.

8 Conclusion

The proposal is acceptable subject to a planning condition requiring the parking bays be removed at the expiry of two years and the previously approved landscaping scheme be implemented.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01353 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

O/S site plan received 3rd December 2015. Drawing No. Halyards-Sales Park Revision A received 3rd December 2015

Reason: - To ensure provision of a satisfactory development.

- 2 The development hereby permitted shall at the conclusion of two years from the date of this notice be removed and the landscaping approved by condition 2 of APP/14/00488 be implemented within the first planting season.

Reason: - To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.