

Planning Application Response of Planning Policy

Application No:	APP/15/00919
Address:	Land north of Station Road, Hayling Island
Development:	Mixed-use development comprising 76no. dwellings (including 30% affordable housing); 4no. 1 bed; 22no. 2 bed; 31no. 3 bed; and 19no. 4 bed dwellings; and 1,000sqm of light-industrial accommodation (Use Class B1) with associated parking, access, landscaping and surface water drainage.
Case Officer:	Daphne Haywood
Comments by:	16 September
Date of Comments:	16 September

Policy Status

The Local Plan (Allocations) has now been adopted by the Council. The Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough. It should be noted that Saved Policies are no longer relevant.

Principle of development

The site subject to this application is allocated by Policy HY2 (Hayling Island Mixed Use Allocations) of the adopted Havant Borough Local Plan (Allocations). This mixed use allocation is for 75 new homes and 1,000 square metres of new employment floorspace. Therefore, the proposed development is acceptable in principle. It is important that a coordinated approach is taken to the delivery of this mixed use site.

Promoting Havant Borough's Economy

The proposed light industrial units will provide local jobs and contribute towards achieving the employment floorspace requirements set out in Policy CS2. The amount of floorspace is also in line with the indicative provision for floorspace in Policy HY2.

Housing

The proposal will contribute to achieving the Borough's housing targets and is broadly in line with the housing numbers identified under Policy HY2, although one additional unit is proposed.

The proposal shows that 30% of the new dwellings will be affordable which complies with Policy CS9.

Caring for our Borough

In line with Policy CS14, the industrial units will need to meet BREEAM 'very good' standard.

The site is identified as 'uncertain' for Brent Geese and Waders in the Brent Goose Strategy published in 2010. The applicant has not met the requirement in Policy DM23 of having three consecutive years of recent survey data to demonstrate Brent Geese and Wader activity on the site.

The Solent Disturbance and Mitigation Project (SDMP) has shown that recreational activity close to the Langstone and Chichester Harbour Special Protection Area (SPA) can have an

adverse impact on bird populations. Policy CS11 of the Core Strategy requires planning applications to respond to the emerging evidence from the SDMP.

Parking Provision

There appears to be sufficient parking provision, however, where tandem parking is proposed, only one space behind another will be acceptable (including garage parking). This will effect how many spaces can be counted. The requirement would be for 167 spaces. There should also be an additional 20% of unallocated parking for visitors.

Infrastructure

The proposal will need to comply with all aspects of policies CS20, DM11 and DM12.

Community Infrastructure Levy

Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the Borough.

Other

It is disappointing to note that not all of the allocation has come forward as part of this application. A better urban design solution could be achieved through a comprehensive approach to the whole site. However, by putting in place some linkages through to the southern part of the site (the section not part of this application) it will increase permeability should the rest of the allocation come forward in the future.

I also note that the infrastructure for the site extends into the undeveloped area and thus is contrary to Policy AL2.

Conclusion: support the principal of development on the site, however modifications and further information are required to make the scheme acceptable in policy terms.