

Planning Application Response of Planning Policy

Application No:	APP/14/01192
Site Address:	31 Elm Grove, Hayling Island
Development:	Demolition of existing timber building and to redevelop the site with a shop and 3No. two bedroom flats over. (Revision to approved scheme APP/13/00090)
Case Officer:	Mrs T Pickup
Comments by:	Gavin Stonham
Date of Comments:	18 December 2014

Comments:

The Local Plan is now comprised of the Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

The proposal is to demolish the existing timber building on the site, which is vacant but was previously the venue for the Hayling Conservative Association. If a new permission were granted, it would replace the extant planning permission APP/13/0090, which is a proposal for demolition of the existing building on the site and erection of a single no. two-bedroom flat above a shop.

Promoting Havant Borough's Economy:

The site is located within Mengham/Gable Head District Centre. Local Plan (Core Strategy) policy CS4 is therefore relevant to this application. The proposal for a new shop at this location would enhance the district centre and thereby fulfil this policy. Policy AL3.1 of the Allocations Plan encourages the development of main town centre uses within town, district and local centres as defined on the policies map, as such uses have high potential to contribute to the vitality and viability of these centres. The proposal is for a Use Class A1 (retail) unit at ground floor level. Although the nature of the business that would occupy the unit is not specified, A1 uses are main town centre uses according to the National Planning Policy Framework's definition. The principle of development is therefore desirable under AL3.1 at this location as it would increase the number of A1 uses in the district centre. The shops within Mengham and Gable Head District Centres meet the bulk of the shopping needs of local residents of Hayling Island, many of whom have limited opportunities to travel away from the island to shop. The provision of a reasonable number and range of shops at this location is therefore desirable from a social as well as economic perspective.

The site lies at the outer end of, but within a primary retail frontage and so provision of a new retail unit in place of the currently vacant (previous sui generis) use would also help to satisfy the additional objective of policy AL3.3 which seeks to *"retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use"*.

Regeneration and Community Support:

The application site is located in South Hayling which is identified as an area in need of regeneration in policy CS6 of the Local Plan (Core Strategy). The proposed shop would provide jobs and/or services. Although the building would be detached, it would enhance the street scene by following the existing building line, thereby effectively continuing the existing terrace. This complies with Policy CS16 (High Quality Design), which advises a development should include cohesive features.

Policy CS9 of the Core Strategy seeks 30-40% of new dwellings on developments of between 5 and 14 dwellings to be affordable. The proposal for three no. dwellings (flats) falls below the threshold that would trigger a requirement for a contribution towards affordable housing, therefore this policy is not applicable.

Policy CS17 of the Core Strategy states that “*development that prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area*”, will be favourably considered. The building on site at present is vacant/derelict and, although set back from the building line and the adjacent Hayling clinic, it makes, at best, a neutral contribution to the area’s vitality and viability.

The adopted Residential Parking and Cycle Provision SPD (2010) indicates the required minimum parking standards for new residential developments. As the case officer noted in her report for the previous application APP/13/0090, there is no allocated parking available currently at this site for visitors to the existing building or the adjacent terrace of shops / flats. The proposed shop and flat do not propose any allocated parking either. However, as this is the existing situation in the immediate locality, it would be difficult to justify a reason for refusal on the grounds of lack of parking provision. The scheme does propose a secure cycle store area at the rear for use of the occupier of the residential flat. Visitors to the retail unit and the future occupiers could make use of the public car park at the rear of the site, as they currently do anyway.

I have **no objections** to the proposal based on consideration of the relevant policies.

Other policies covering more detailed design issues may apply to the assessment of the application. If further advice is needed then please let me know.