

Planning Application Response of Planning Policy

Application No:	APP/14/01228
Site Address:	58-64 Station Road, Hayling Island,
Development:	Demolition of servicing workshop (Hayden Garage) and construction of 3No. Office units and 5 dwellings, alterations to access and new car parking
Case Officer:	Mrs D Haywood
Comments by:	Gavin Stonham
Date of Comments:	19 th January 2015

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 site falls close to, but is not within the West Town Local Centre so policy CS4 does not apply to this application.

Policy CS17 (AL2) Concentration and Distribution of Development within the Urban Areas is supportive of the proposal. This policy aims to concentrate new housing and employment within the five urban areas as shown on the proposals map including Hayling Island.

The proposed development site forms part of a wider mixed use allocation identified at policy HY2) of the Allocations Plan ((UE21/BD73: Station Road (East of Furniss Way)). An indicative figure of 75 dwellings has been provided for the wider site and therefore, consideration should be had to the recent permission (APP/13/00639) for 59 dwellings to the north of this site to ensure that appropriate housing numbers are delivered across the site as a whole. As proposed, it is likely that there would be a shortfall. Affordable housing should be provided in accordance with Policy CS9.2 of the Local Plan (Allocations).

Development of the site would contribute to the employment provision for the Borough as a whole, as identified at Policy CS2 of the Core Strategy. Policy CS2 is intended to allow flexibility but the employment floorspace to be provided across the wider site should be broadly consistent with the 1,000 square metres identified at Policy HY2 (UE21/BD73). The planning permission for land to the north of the site already permits 1,250 square metres of light industrial floorspace. While there is unlikely to be an objection in principle to the over-provision of employment floorspace, this should be balanced against the overall provision of housing and any amenity issues which could arise from industrial uses on the allocation site.

The allocation UE21/BD73 requires development of 1,000 sq. m of business space. The application includes construction of three new office units which would provide 266 sq. m of office floor space; however it would also involve demolition of 443 sq. m of light industrial floor space. This equates to a net loss of 177 sq. m of employment floor space. Policy DM3 (1) would allow loss of B use class employment provided the site is proven to be unviable for that purpose. The Design and Access Statement accompanying the application states that the site has been unviable in its current use for several years and that marketing with local agents has been unsuccessful. On balance is considered that the loss of employment from the garage would be offset by redevelopment of part of the site with modern new offices (which are also a B use class), particularly taking considering the fact that there would still be an overprovision of employment on the allocation site.

The site profile under UE21/BD73 for this site indicates that it is uncertain for Brent Geese and/or waders (policy DM23), however the application site is clearly a brownfield site and would be unlikely to be used as habitat for this species. Its redevelopment is unlikely to create species disturbance. Natural England was consulted for this application and has not raised any objection to it subject to conditions set out in their letter. Reference should be made to Natural England's Standing Advice for Protected Species and the Solent Waders and Brent Goose Strategy (Hampshire and Isle of Wight Wildlife Trust, 2010).

Principle of development:

There is no objection to the principle of this development, subject to the developer meeting the requirements of policy DM24 of the Local Plan (Allocations) and the requirements of Natural England as set out in their consultation response in regard to the proposed works.