

PRE-PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/14/01277
Site Address:	3 Elm Grove, Hayling Island
Development:	Creation of new building following demolition of timber workshop and garages and change of use from printers to MOT test centre and offices. (Revised Application).
Case Officer:	Richard Nash
Comments by:	Sarah Hains
Date of Comments:	7 January 2015

Policy Status

The Local Plan (Allocations) has now been adopted by the Council. The adopted 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.

National Planning Policy Framework

Local Plan (Core Strategy)

- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)
- CS2 (Employment)
- CS21 (Developer Requirements)
- CS3 (Skills and Employability)
- DM10 (Pollution)
- DM14 (Car and Cycle Parking on Development (excluding residential))

Local Plan (Allocations)

- DM17 (Contaminated Land)
- AL1 (Presumption in Favour of Sustainable Development)
- DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Community Infrastructure Levy

Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential and retail development in the borough. As the proposal does not include any residential or retail uses, it is not expected that CIL will apply in this instance.

Principle of development

The site lies within the urban area boundary; the development plan supports the concentration of development within the urban area.

Planning permission was granted for the erection of a new building and lynch gate following the demolition of timber building and garages, and change of use from printers to MOT Test Centre in November 2013. As such the principle of an MOT Centre of the site has been established.

Given that the proposed use will retain an employment use on the site and given that the principle of the use has already been established, there is no policy objection to this proposal.