

Planning Application Response of Planning Policy / Urban Design

Application No:	APP-13-00639
Site Address:	Land north of Station Road/East of Furniss Way, West Town, Hayling Island
Development:	Outline planning permission for mixed-use development comprising up to 59 dwellings and 1,250sqm of light-industrial accommodation (Use Class B1).
Case Officer:	Daphney Haywood
Comments by:	Lucy Howard
Date of Comments:	30 September 2013

Local Plan

It should be noted that the Draft Havant Borough Local Plan (Allocations) was published for public consultation under Regulation 18 on 3rd December 2012. This includes a number of draft strategic, allocation and development management policies that may be relevant to this proposal. Where relevant these are material considerations to be taken into account in the determination of planning applications by the Borough Council. Here is a link to the draft plan

<http://www.havant.gov.uk/planning-policy-design/draft-havant-borough-local-plan-allocations> The Publication version of the Allocations Plan will be considered by Council on 2nd October and if approved will be published for public consultation on 11th October. Here is a link to the report that will be considered by Council
<http://havant.moderngov.co.uk/documents/g244/Public%20reports%20pack%2002nd-Oct-2013%2014.00%20Cabinet.pdf?T=10>

CIL Charging Schedule

On the 20 February 2013, the Council approved that the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. The Charging Schedule took effect from the 1st August 2013. Therefore, from 1st May applicants will need to take the charging schedule into account when discussing developer contributions. More information is available on the Council's website <http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

Principle of development: The site which forms the subject of this application forms part of the site allocated by draft policy HY2 of the Publication version of the Allocations Plan. This mixed use allocation is for 75 new homes and 1,0000 square metres of new employment floorspace. It is important that a coordinated approach is taken to the delivery of this mixed use site. This is addressed in the Design and Access Statement, which explains the phased development of the site in an integrative manner.

It should also be noted that part of the site is currently allocated for employment under saved Local Plan policy EMP1.9. This policy will be superseded by the Allocations Plan policy on adoption.

Promoting Havant Borough's Economy: The new employment units would provide a natural extension to the existing Hayling Billy Business Centre. They would provide local jobs and would contribute to achieving the employment floorspace requirements set in policy CS2 of the Local Plan (Core Strategy).

Skills and employability are an important issue for the borough. An Employment and Skills Plan will be required to maximise the benefits of the development to local

people through jobs and training. The plan will apply to the construction phase of the development. Further details can be obtained from the Economic Development officer.

Housing: The proposal will contribute to achieving a net total of 6,300 new dwellings in the Borough between 2006 and 2026.

Caring for our Borough: The application will need to comply with Core Strategy policy CS14. The new homes will need to meet level 3 of the Code for Sustainable Homes and the business units will need to meet BRRAM 'very good.'

The site is identified as 'uncertain' for Brent Geese and Waders in the Brent Goose Strategy published in 2010. Draft policy DM23 on sites for Brent Geese and Waders is therefore relevant to this application. It is understood that evidence has been provided showing that the site is well used by Brent Geese. It is therefore necessary for replacement feeding / roosting habitat to be sought. This will need to be agreed with Natural England and Hampshire County Council.

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. It is understood that the applicant has made a commitment to providing a suitable contribution.

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

Policy Principle of Development: Approve