

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/13/00066
Site Address:	65 Bedhampton Hill
Development:	Hotel extension
Case Officer:	Heather Lealan
Comments by:	Gareth Williams
Date of Comments:	6 February 2013

The Havant Borough Draft Local Plan (Allocations) was published for public consultation in December 2012 <http://www.havant.gov.uk/planning-policy-design/draft-havant-borough-local-plan-allocations> 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 in the determination of planning applications.

Promoting Havant Borough's Economy: The proposed extension comprises a net gain of 21 rooms and would, therefore enhance the tourist offer in the Borough. It therefore complies with policy CS5 of the Local Plan (Core Strategy).

The proposed hotel extension is a form of economic development and, as such, would provide extra job opportunities. It is therefore consistent with the Government's commitment to economic growth in the National Planning Policy Framework (NPPF), as well as with the Council's approach of being 'open for business'.

Leisure (hotel) uses are included within the definition of 'main town centre uses'. NPPF para 24 advises applying a sequential test to applications for such uses that are not in an existing centre and are not in accordance with an up to date Local Plan. Saved Local Plan policy TC1 and policy CS4 of the Core Strategy, which identify the hierarchy of town, district and local centres, are also relevant to this application. The site is out-of-centre, but generally accords with the Core Strategy.

Although the NPPF replaced PPGs and PPSs, the plethora of accompanying practice guidance was not formally cancelled and remains extant and, therefore, a material consideration in the determination of planning applications. The Good Practice Guidance on Planning for Tourism, which replaced PPG6 in 2006 is relevant here. This advises that while hotels should properly be located in town centres, there are certain types of hotel that, by nature of their scale, purpose accessibility and the needs of their users, do not need to be in such locations. These include the type of budget hotels, motels and travel lodges that are frequently found close to main routes, bypasses or ring roads away from town centres. The facility that is the subject of this application falls into this category, as does the proposed extension to it. In this instance, therefore, there is no requirement for the application to undertake a sequential test.

Policy Principle of Development: Approve