

APP/13/01198

62 EASTOKE AVENUE HAYLING ISLAND PO11 9QP

CHANGE OF USE OF LAND TO ALLOW ALL YEAR ROUND OCCUPANCY OF CARAVAN ON SITE

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS6 (4), CS8, CS9, CS11 (11), CS12, CS15, CS16, CS17, CS19, CS21, DM4 (2), DM24: Adopted Havant Borough Core Strategy 2011. Publication version Draft Allocations Plan 2013 – AL1, AL2; Interim housing planning policy statement approved 2.10.13; Chichester Harbour AONB Management Plan 2004-2009: L1, BD1, NC2, NC5, Appendix 3 Policy K2a (extended tourism accommodation); Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

This site, although outside the Chichester Harbour AONB boundary is close to the Ramsar and SSSI CS11 boundary abutting but not within the DM9 Coastal zone and was visited on 10.1.2014. The caravan of course is in position and generally not visible from the harbour and screened to a degree by a boundary hedge on the east side.

The Conservancy's concerns relate to net additional recreational disturbance which may result from year round occupation, acknowledged by your Policy DM4 (2) and the mitigation that ought to be sought for that under Policy DM24, to make this form of development sustainable under Policy AL1. It is acknowledged that year round occupation could contribute to community safety CS8 (3). It is also noted that the site is within flood zone 3 and it is not thought appropriate to extend such risk throughout the year under the tests of CS15

Whereas better use of urban land for new housing is supported in the Council's core strategy, the proposed development would not positively contribute towards the regeneration of Hayling Island under CS6.

DATE CONSIDERED



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10/2/14

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

Objection is raised, unless mitigation is secured through Policy DM24.

Steve Lawrence

Planning Officer