

Planning Application Response of Planning Policy

Application No:	APP/12/00966
Site Address:	Land North of Goldring Close and My Lords Lane, East of St Margarets Road and South of Beech Grove and Hawthorne Grove, Hayling Island
Development:	Outline application for 131 open market and affordable dwellings comprising 10No 1bed flats, 4No 2bed flats, 48No 2bed houses, 49No 3bed houses, 20No 4 bed houses: public open space; car parking; new vehicular access from Beech Grove/Hawthorn Grove including demolition of 1 Hawthorne Grove; new pedestrian and cycle access from St Margarets Road including demolition of 23 St Margarets Road.
Case Officer:	Heather Lealan
Comments by:	Patrick Griffin
Date of Comments:	25 th October 2012

Comments:

Planning Policy Overview

The site is currently Greenfield land that is outside of the defined urban area. The Council's approach to the concentration and distribution of new development in the Borough, set out in Policy CS17, is to concentrate new development in urban areas and restrict development in non-urban areas to proposals that comply with policies for the countryside set out in national policy. Therefore the principle of development in this location is contrary to current local and national policy and on this basis we would object to it.

However, the southern part of the site is an allocated reserve site under saved policy H4.2 Land North of Goldring Close of the Havant District Wide Local Plan (HDWLP). This policy allows the reserve sites to come forward where there is an undersupply of deliverable housing. The National Planning Policy Framework (NPPF) requires the authority to maintain a continuous five year supply of deliverable sites to meet the present and future needs of the Borough. The Council have an agreed target set within the Core Strategy that requires the development of 6,300 new homes in the Borough between 2006 – 2026. The Annual Monitoring Report 2011 (AMR) shows that, including large scale planning permissions such as Hampshire Farm and the Major Development Area West of Waterlooville together with other planning permissions and deliverable SHLAA sites within the Urban Areas, the Council can demonstrate a 5 year housing land supply. This will be reviewed regularly and can be subject to change. At this time however, we can conclude that there is no short term housing requirement in the Borough that would necessitate bringing the reserve sites forward at this time.

In the longer term in order to meet the requirement of 6,300 new homes in the plan period it is inevitable that sites outside of the identified urban areas and on Greenfield land will have to come forward to meet the need. With the publication of the NPPF and its emphasis on the importance of local decision making on development locations (Paragraph 191), the Council are currently working on the Local Plan (Allocations) DPD which will allocate housing sites to meet the requirement through a comprehensive process of Borough wide public consultation and involvement. This

will ensure that the large majority of housing sites that will come forward during the plan period are those with consensus and support from Local residents.

This particular site has been considered as a potential housing allocation during the Local Plan (Allocations) production process and is known as UE16 Land north of Goldring Close/south of Beech Grove. It was subject to extensive informal public consultation, which took place in May 2012. The results of this consultation have fed into the Draft Local Plan (Allocations), which sets out preferred housing sites and is scheduled for a formal consultation from 9th November 2012 to 21st December 2012. Submission to government of the Local Plan (Allocations) is programmed for July 2013 and adoption in December 2013. UE16 was considered the least favoured site by the public through the informal consultations and because of this, and its potential impact on the adjacent AONB, other sites on Hayling Island are considered more appropriate to meet the Island's needs to 2026 and it has therefore not been included as a preferred site in the Draft Local Plan (Allocations). However, although it is not preferred and there are other sites considered more appropriate for development, it has not been completely ruled out of the process. But we consider an application for development at this site premature whilst the Local Plan process is ongoing.

The progress on the Local Plan (Allocations) is good and it is important that potential development sites and in particular Greenfield urban extension releases are properly planned for in order to assess the wider cumulative impacts and infrastructure requirements. Sites coming forward in an ad-hoc piecemeal way will not allow for this and are not needed at this stage as the Council is currently meeting its housing need as demonstrated by a healthy 5 year housing land supply. So in that respect we object in principle to this application, particularly when balanced against the good progress underway on the Local Plan which will meet the housing requirements of the Borough to 2026 and the Council's demonstrable 5 year housing land supply.

Planning Policy Conclusion: Refuse.