

Planning Application Response of Planning Policy

Application No:	APP/12/00896
Site Address:	Fairlight Chalets, Salterns Lane, Hayling Island
Development:	Removal of condition to allow permanent occupation of chalets
Case Officer:	Sally Smith
Comments by:	Lucy Howard
Date of Comments:	19 October 2012

Comments:

Promoting Havant Borough's Economy: The chalets are existing tourist accommodation and are therefore safeguarded under policies CS5 and DM3 of the Local Plan (Core Strategy). Evidence is required that the chalets are no longer fit for purpose as holiday accommodation and financially unviable for any tourism use. No information on this matter has been submitted with the application. Policy DM4 deals with static caravans and the reasoned justification explains the wish of the Council to differentiate between holiday caravans and residential dwellings.

Caring for our Borough: If the caravans were to be used for permanent residential occupation they would have to meet level 3 in the Code for Sustainable Homes in line with policy CS14.

The planning application needs to comply with all aspects of policy CS16 on high quality design particularly criterion 1e on not causing unacceptable harm to the amenity of neighbours and criterion 2 on producing a positive relationship between buildings, street and spaces.

The application needs to comply with all aspects of policy CS15 on flood risk. The site is currently within flood zone 1, but the PUSH SFRA climate change maps predict that the entrance to the site will be located in flood zone 3 in 2115.

Infrastructure: The application will need to comply with policy CS20 on transport and access and policy DM11 on planning for more sustainable travel.

Policy Principle of Development: Refuse