

Planning Application Response of Planning Policy

Application No:	APP/12/00463
Address:	103-105 Station , Hayling Island
Development:	Demolition of industrial units and erection of 12 no. flats
Case Officer:	Daphney Haywood
Comments by:	Lucy Howard
Date of Comments:	06 July 2012

Comments:

Promoting Havant Borough's Economy: The proposed development would result in the loss of an existing employment site. Policy CS2 of the Core Strategy protects all existing employment sites that are fit for purpose and policy DM2 sets out the marketing requirements to prove that a site is no longer fit for purpose. No marketing information has been submitted with the application.

Housing: The site is identified as HY8 in the 2011 Strategic Housing Land Availability Assessment (SHLAA) and was considered suitable to accommodate 5 no. dwellings. The redevelopment will contribute to achieving a net total of 6,300 new dwellings in the Borough between 2006 and 2026 in line with policy CS9 of the Core Strategy.

As the proposal is to build 12 no. new homes on-site provision of 30-40% affordable housing will be required or an equivalent contribution in line with policy CS9.2.

Caring for our Borough: The new homes will need to meet Level 3 in the Code for Sustainable Homes in line with policy CS14 on the efficient use of resources.

Principle of development: Further information required on marketing in line with policy DM2