

Planning Statement (including Flood Risk)

Hebden Design Studio

On behalf of

Ms A Taylor

106 West Lane

Hayling Island

Erection of detached dwelling.

Rev 01



Fig 1 – 106 West Lane

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1. Introduction

This document is in support of the outline application submission for the erection of a dwelling at 106 West Lane, Hayling Island.

The following documentation has been prepared in support of the proposals:

- Planning statement (including flood risk assessment)
- Extended Phase 1 Ecological assessment
- A European Sites Avoidance and Mitigation Checklist
- A nutrient budget

2. Context

West Lane has a mixed character. The southern part (that falls within the settlement policy boundary) has residential development on both sides and has an urban character. The northern part (which extends beyond the settlement policy boundary), has clusters of 'ribbon' style residential development interspersed with fields which creates a more rural character.

The site which is the subject of this application sits within a small cluster of residential development.

The existing dwelling is a large, detached dwelling of an arts and craft style. The dwelling is set back from West Lane and sits within large, landscaped grounds. There are numerous mature trees along the western edge of the site which effectively screen the dwelling from view from within the public realm.



Fig 2 – Site location

The dwellings within the immediate vicinity of the site are all detached, of a substantial size and set within generously sized gardens. The dwellings in the immediate vicinity do not have any unifying style or character.

3. Site Description and Topography

The site is level and approximately 0.3Ha in size.

There are numerous trees within the site however these are not subject TPO's.

The land to the front of the property is currently comprised of a gravel drive and soft landscaping. The rear is predominantly laid to lawn with mature shrubs around the edges

4. Planning History

A search of planning applications on the Havant Borough Council website displays the following:

HWU/05380/1

Land at Broomhill, 106, West Lane, Hayling Island

Decision: Grant perm/consent/certify lawfulness

Sat 30 May 1959

5. Planning Policy

Havant Borough Local Plan (Core Strategy) March 2011

-CS9 Housing

-CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

-CS15 Flood and Erosion Risk

-CS16 High Quality Design

-CS20 Transport and Access Strategy

-CS21 Developer Requirements

-DM9 Development in the Coastal Zone

-DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

-AL1 Presumption in Favour of Sustainable Development

-Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

-Policy DM23 Sites for Brent Geese and Waders

6. Proposed Development

The application is an outline application for the erection of a dwelling with access proposed from West Lane. All other matters are reserved.

7. Principle of Development

Policy CS17 of the Core Strategy states that new housing within urban areas will be permitted and that development in non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

Paragraph 11 of the NPPF states that: *“Plans and decisions should apply a presumption in favour of sustainable development.*

For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Footnote 8 confirms that the presumption in favour of sustainable development includes situations where the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74).

Havant Borough Council published a Housing Delivery Position Statement in March 2023 stating that they were only able to demonstrate a housing land supply of 1.81 years. The housing policies, in particular policy CS17 of the Core Strategy are therefore out of date and not applicable to the consideration of this application. The principle of the proposed development must therefore be assessed against the policies contained within the NPPF.

Paragraph 80 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside. The site is positioned within a cluster of dwellings furthermore it is only 500 metres north of the settlement policy boundary. The site is therefore not isolated and constitutes appropriate development in line with the NPPF.

Paragraph 69 of the NPPF is also relevant and states that: *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: [amongst other recommendations] d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.”* The site is large enough to facilitate sub-division therefore the proposed provision of an additional dwelling would be in line with paragraph 69 of the NPPF. The proposed additional dwelling is therefore acceptable in principle.

8. Access

The application proposes to use the existing vehicular access from West Lane

The proposed development would be designed to comply with Building Regulations Part M and would be assessed as the Reserved Matters stage.

9. Landscaping and Impact on Trees

The trees within the site are not subject to TPO's. The trees create a verdant setting that also provides privacy between sites and creates a screen when the site is viewed from the public realm. The applicant is keen to retain the majority of the existing trees as they contribute to the character of the site.

The site plan shows the root protection zones for the trees to be retained. The ash trees proposed to be removed at the eastern side of the site are all subject to ash die back and will need to be removed regardless. The statement also demonstrates that there is sufficient space to enable the construction of a dwelling without the need to remove any trees that are of a high-quality. A method statement demonstrating the way in which the trees would be protected during the construction process would be provided at the reserved matters stage.

10. Flood Risk Assessment

The site is located within a flood zone 1 and is therefore at a low risk of flooding.

11. Ecology (& Nitrates)

An extended phase 1 ecological survey is submitted with the application.

The proposed development would be in accordance with policy CS11 which states that planning permission will be granted for development that protects the borough's statutory and non-statutory designated landscapes and wildlife habitats.

The enclosed Solent-Nutrient-Budget-Calculator-Version-2.3 provides details for the increase in nitrates as a result of the proposed development. Credits will be purchased during the life of the application should the LPA consider the scheme acceptable in principle.

12. Sustainability

A highly sustainable approach would be undertaken at the detailed design stage. A 'whole building' approach will be taken, with the new dwelling exceeding standards set out for thermal elements in Part L1B of the Approved Document Building Regulations.

The above will be achieved through construction fabric choice and design, insulation thickness, improved air tightness and energy efficient fixtures and fittings.

An electric car charging point will also be included.

The sustainable approach seeks to ensure the resulting dwelling will suit modern and be adaptable for future standards of living.

13. Community Engagement

The applicant has discussed the proposed development with the neighbours at 108 prior to the submission of this application. 104 West Lane has been uninhabited for a number of years.

14. Impact on Neighbouring Properties

The site is large enough that the proposed dwelling could be positioned to easily exceed the separation distances recommended in the Design Guide Supplementary Planning Document.

There are a number of mature trees within the site, particularly along the boundaries and these provide significant levels of screening.

15. Community Infrastructure Levy

The application is supported by the CIL additional information form.

16. Conclusion

The proposed sub-division of the site to provide an additional dwelling is in line with the requirements of the NPPF and acceptable in principle.

Appendix i – Photos



Fig 1 – Access behind garage with a suitable width for a fire engine to access



Fig 2 – View towards 106 West Lane from the development site, noting limited windows



Fig 3 – Location for proposed dwelling, noting the removal of two small trees



Fig 4 – Location of the proposed dwelling looking back towards 106 West Lane



Fig 5 – View south from the entrance



Fig 6 View north from the entrance



Fig 7 – View towards 106 West Lane from the driveway



Fig 8 Shed and greenhouse to be removed to allow for access to the new dwelling