

November 2020

Land at Sinah Lane,

Hayling Island

Resubmission of APP/18/00724 for 195 dwellings

Planning Statement



Contents

1. Statement of Purpose
2. The Proposal
3. Changes from original application
4. Principle and conclusion

1. Statement of Purpose

This statement has been prepared by Barratt Homes to support the proposed development at the Land North of Sinah Lane, Hayling Island. This application is a resubmission of application ref. APP/18/00724, for which an appeal for non-determination is currently pending with the Planning Inspectorate.

On 29 October 2020, the Development Management Committee of Havant Borough Council (HBC) resolved that had the appeal not been lodged, the authority would have been minded to grant planning permission for the original application. This resubmission has been made for two reasons:

1. To facilitate a decision on the scheme independently of (and potentially sooner than) a decision by a Planning Inspector.
2. To encompass updates to the proposals of a minor nature, comprising:
 - a. Adjustments to the internals and elevations on some of the homes – which elsewhere have been accepted to be of a non-material nature;
 - b. Improvements to the proposals arising from ongoing dialogue with HBC

This statement summarises the application in overall terms and focuses on the salient aspects of point (2) above, to assist HBC and other consultees in distinguishing this application from the original.

2. The proposal

As with the previous application, the proposal is for a development of 195 new homes with 0.72 hectares (0.72 ha) of open space, and 6.79 ha Wader and Brent Geese Refuge Area on greenfield Grade 3a agricultural land of 12.64 ha. The proposed density is approximately 41 dwellings to the hectare (dph).

The site is located to the north of Sinah Lane, and to the east lies the Hayling Billy coastal route (a former railway line), to the south the existing properties fronting Sinah Lane, with a gap between Nos 6 and 10 providing access. The southern portion of the site is bounded to the west by the rear gardens of existing residential properties on North Shore Road. The northern portion of the site is bounded to the west by the top of a bank along the adjacent coastline. To the north-east the site is bounded by a hedge line and tree planting.

The housing development comprises dwellings of traditional design, ranging in size from 2 bed to 4 bed and in height from 2 to 3 stories. 30% of the dwellings would be affordable. Vehicular access would be off Sinah Lane and would take the form of a single vehicular access. Pedestrian and cycle links are proposed to connect the site to Sinah Lane and to the Hayling Billy Trail plus a proposed connection around the communal open space, which would provide a community orchard, and opportunities for outdoor activity.

3. Changes from original application

(a) Change to 31 of the 3-bedroom private dwellings

It is proposed that on the following plots, instead of a 'Maidstone' included in the original application, there will be a slightly different 3-bed unit known as an 'Ellerton':

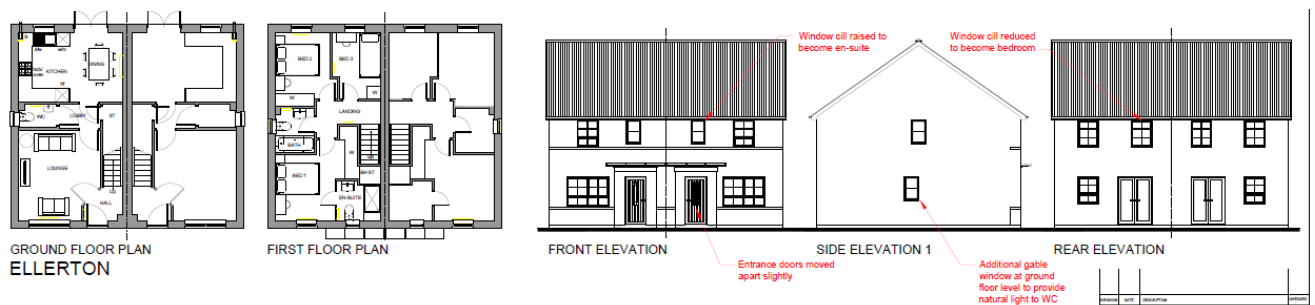
- 28, 32, 35, 39, 40, 41, 42, 44, 47, 62, 67, 69, 70, 73, 74, 78, 79, 80, 81, 82, 83, 85, 86, 106, 107, 108, 140, 141, 147, 148, 159

The differences between the two house types are shown at A2 scale in the accompanying drawing *PL102 P1 Ellerton Maidstone Comparative Analysis*, which is reproduced for ease below.

Maidstone floorplans and elevations



Ellerton floorplans and elevations



As can be observed, the changes are primarily internal and there is no change to the scale of these units. Hence for external observers there little perceptible difference, albeit fenestration is slightly different with an additional bedroom (rather than bathroom) window to the rear. Feedback from HBC officers has suggested that for this reason, Ellerton units could be perceived differently by adjoining residents and hence it is proposed to retain Maidstones as originally proposed on the following plots, which back onto existing neighbouring properties:

- 94, 95, 97, 98, 117, 118, 121, 122, 164, 165, 178, 179, 188, 189

(b) Change to 19 of the 2-bedroom private dwellings

In the same manner, it is proposed that on the following listed plots, instead of a 'Kenley' originally plotted there will be a slightly different 2-bed unit known as a 'Denford':

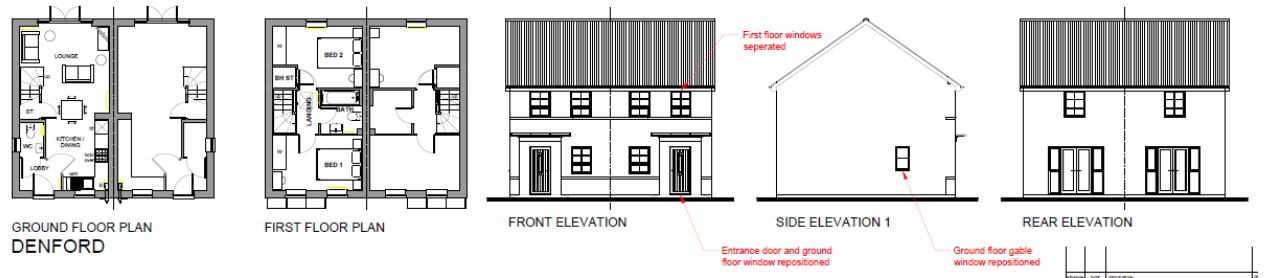
- 8, 9, 24, 25, 30, 31, 36, 37, 99, 100, 114, 115, 134, 135, 176, 177, 182, 183, 184

The differences between the two house types are shown at A2 scale in the accompanying drawing *PL101 P1 Denford Kenley Comparative Analysis*, which is reproduced for ease below. Again as can be observed, the changes are primarily internal and there is no change to the scale of these units. Hence for external observers there little perceptible difference, even less so than between the Maidstones and Ellertons.

Kenley floorplans and elevations



Denford floorplans and elevations



The following 10 plots will remain as Kenley albeit this for reason of providing a variety on the site and not due to the perception of change:

- 144, 145, 146, 154, 155, 156, 166, 167, 168, 169,

(c) Changes to 4 of the 4-bedroom private dwellings

It is also proposed to build the 'Kingsley' house type on the following plots, in lieu of the 'Chester' as originally applied for.

- 38, 43, 71 and 109

Both houstypes featured in the original application and are of similar size (Chester being 1,032sq ft and Kingsley being 1,085 sq.ft). Of the four updated plots, only no. 109 is on a boundary visible to neighbours but the difference will be barely perceptible with the plot being at similar distance from the boundary and side-on.

All of the proposed house types have the same internal floor area as those to be replaced and are similar in terms of their external appearance, bulk and mass. Internally the proposed room layout offers an improved living experience for residents.

(d) Improvement to the positioning of some housing in relation to trees and boundaries

- Plots 112, 113, 114, 115 have been brought slightly forward, further away from the site boundary and trees T18 and T16. This in response to considerations of the existing trees which was an issue raised by the 'Tree Wardens' and HBC officers
- Plots 170-171 and 172-3 have similarly been brought slightly forward away from the boundaries and trees T31-T35, again in response to feedback on the previous application.

(e) Other updates

Other updates include:

- Minor adjustments to landscaping scheme in response to the points noted above
- The fence lines of a number of gardens have been adjusted for minor improvement
- Further design work has resulted in the SuDs basin in the field to the north having a slightly more elongated shape.

In summary, the amendments are predominantly minor, many of them could (in other circumstances) be considered as non-material amendments and they include improvements advocated by HBC itself.

4. Principle and conclusion

As recognised in the case officer's report to committee in October 2020, numerous benefits would arise from a grant of permission, and there are no adverse effects of such magnitude as to outweigh them. Key considerations include that:

- i. The Site is proposed for residential development in the draft Havant Borough Local Plan (LP2036) policy H29;
- ii. The scheme corresponds closely with the draft site-specific policy H29 in the LP2036; indeed policy H29 has itself been framed in response to the application;
- iii. Being an allocated site, the site is close to facilities and services, and is a sustainable location for residential development;
- iv. The scheme would provide significant social benefits through market and affordable housing, which will contribute positively towards HBC's significant housing needs. It will also provide significant economic benefits with the provision of employment generation, both during the construction process, and subsequently through increased local expenditure. In addition, the development will provide new public open space for the benefit of new and existing residents;
- v. The scheme will not harm any statutorily designated landscape or nature conservation sites and there are no other overriding environmental factors to its development.
- vi. The scheme can be accommodated in the landscape without significant harm to the character and appearance of the area and will not cause any significant harm to existing residential amenity.
- vii. When account is taken of the proposed mitigation measures agreed with the Highway Authority it is agreed that the traffic generated by the proposals can be accommodated on the local highway network without any unacceptable impact on highway safety or severe residual cumulative impacts.

As referenced in HBC's October 2020 committee report, the principle of the development of this site is supported in policy terms. HBC currently lack a 5 year housing supply and the proposed development is a necessary component of the Borough's housing supply moving forward and is included as such in the five year land supply published by the council.

In summary, the proposed development fully accords with the NPPF's objectives of sustainable development in relation to its economic, social and environmental roles, and there is no adverse impacts of the development that would significantly and demonstrably outweigh the benefits so that they would significantly and demonstrably outweigh any harms.

We therefore consider that this application should be positively received and we would urge an expedited decision, consistent with the October 2020 planning committee.