

September 2019

Land North of Sinah Lane, Hayling Island

Compliance Statement



BARRATT
— HOMES —

Contents

1. Statement of Purpose
2. Havant Borough Local Plan 2036- Statement of Compliance
3. Conclusion

1. Introduction and overview

Statement of purpose

- 1.1 This statement has been prepared by Barratt Homes to support the current planning application for the Land North of Sinah Lane (reference: APP/18/00724) which is being determined by Havant Borough Council (HBC). The formal description of development is as follows:

“The erection of 195 dwellings, associated open space, pumping station, sub-station with vehicular access via Sinah Lane and change of use of land from agricultural to a Wader and Brent Geese Refuge Area”

- 1.2 This document has been submitted in response to a request by the case officer, in light of consultee comments, to provide a comprehensive review of how the proposed development is compliant with policies relevant to the determination of the application. This document aims to assist HBC in resolving the outstanding queries, enabling the application to be progressed to Planning Committee on a fully informed basis at the earliest practicable opportunity.

Development plan: status and weight

- 1.3 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, determination of this planning application should be made in accordance with the development plan ‘*unless material considerations indicate otherwise*’. For the avoidance of doubt, the statutory Development Plan for Havant Borough consists of the following:
- The Havant Borough Local Plan (Core Strategy)
 - the Havant Borough Local Plan (Allocations Plan)
 - Hampshire Minerals and Waste Plan.
- 1.4 In February-March 2019, Havant Borough Council consulted on a pre-submission draft Local Plan. Paragraph 48 of the NPPF indicates that this, as an emerging plan, is capable of being a material consideration. Paragraph 48 confirms that the ‘weight’ that should be afforded to emerging plans is dependent on three factors:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

1.5 In relation to these 3 criteria, we note that:

- (a) HBC have undertaken a 'Regulation 19' consultation and are satisfied that it should progress further, although it has not yet been submitted for examination and we understand this is not scheduled until at least November 2019¹.
- (b) HBC do not appear to have published the results of the consultation on the Submission Draft plan, and the degree of unresolved objections is unclear;
- (c) The degree of consistency with the NPPF has not yet been examined, and in the absence of publically available representations on the Submission Draft plan, it is unclear what issues may have been raised on this by consultees.

1.6 In summary, the draft Local Plan can be afforded some weight in the decision-making process, particularly in relation to its overall proposals for the amount, distribution and location of development. HBC has been clear as to its proposals in this respect, which flow on from the previous Local Plan Housing Statement and evidence base studies which confirm that the Sinah Lane site is suitable for development. In order for the authority to sustain a sufficient 5-year supply of housing, it will be necessary for the application site to come forward early.

1.7 However, it is not possible at this stage to attribute full weight to individual Development Management policies, which have not been the subject of Examination. These policies have evolved since the submission of the current application, and the policies are likely to evolve further through Examination.

Overall, as this document sets out, this application performs well in relation to emerging Development Management policies in the draft plan. Insofar as there are differences from HBC's aspirations in the draft plan, there are sound material reasons for the approach taken. Hence, in the decision-making process HBC should take a balanced view and (under NPPF para 38) seek to approve this application for sustainable development.

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/828047/expected-plan-submissions-6-months.pdf

2. Havant Borough Local Plan 2036

Policy	Compliance	Notes
	 	
Policy DR1- Delivery of Sustainable Development		The proposed development would positively contribute to providing Havant Borough Councils housing target for the delivery of 10,231 net new homes and support the delivery of the environmental, economic and social dimensions of Sustainable Development detailed within the National Planning Policy Framework. Please refer to the Planning Statement and Economic Benefits Assessment submitted in support of this application.
Policy DR2- Regeneration		Barratt David Wilson Homes acknowledge the requirements of Policy DR2 and are in agreement to a financial contribution towards a community officer and the requirement to provide an Employment Skills Plan which will be secured through the S106 Agreement.
Policy IN1- Effective Provision of Infrastructure		An Infrastructure Delivery Statement was submitted to the Council in support of the proposed development for the Land North of Sinah Lane which demonstrates due consideration for all the infrastructure needs arising from the development. Barratt Homes acknowledge that part of the Local Plan evidence base which supports this policy is provided by the Hayling Island Transport Assessment which reviews the existing traffic and transport networks to examine future demand and identify required mitigation and improvements to accommodate development.

		This report was released in January 2019. The report concludes that when taking into account the wider benefits associated with the proposed mitigation measures, the impact of Local Plan development can be mitigated effectively to an acceptable degree and the overall impact of the road network is not considered to represent a severe cumulative impact on the road network. Whilst it is acknowledged that further modelling to test the proposed mitigation measures in more detail remains ongoing, the report concludes that a combination of mitigation measures can be provided to introduce wider benefits such as safe pedestrian and cycle crossings which can be mitigated to a level where it is not considered severe. This will also be addressed through S106 contributions.
Policy IN2- Improving Transport Infrastructure		The proposed development will comply with Policy IN2 through S106 Contributions.
Policy IN3- Transport and Parking in New Development		A detailed Transport Assessment was submitted in support of the proposed development, which demonstrates compliance with this policy. A full suite of fire, refuse, construction and private vehicle swept path analysis were also submitted with the application to demonstrate adequate provision can be made for varying sizes of vehicles to access all parts of the site, park, load, unload and turn safely and conveniently. Electric Vehicle Charging Infrastructure will also be provided for each new residential dwelling with a garage. Please refer to plan PL13.
Policy IN4- Access onto Classified Roads		Please refer to the Detailed Transport Assessment submitted in support of the proposed development.

Policy IN5- Future Management and Management Plans		Please refer to the Highway Layout Review Plan (reference: BSO-E4513-016B & BSO-E4513-017C) which shows all sections of the site which are to be formally adopted. Those parts of the site which are not to be formally adopted will be maintained by a Management Company to be secured through a S106 Legal Agreement as part of this application.
Policy E1- High Quality Design		Please refer to the Design and Access Statement which demonstrates compliance with this policy. This provides details of the site, the design proposals (including the layout, accommodation, spatial syntax, scale, landscaping, appearance etc), access proposals and integration of the proposed development into the neighbourhood creating a place and home where people want to live.
Policy E2- Health and Wellbeing		Please refer to the Design and Access Statement which demonstrates compliance with this policy.
Policy E3- Landscape and Settlement Boundaries		Please refer to the Design and Access Statement which demonstrates compliance with this policy. Reference should also be made to the full suite of landscape drawings submitted with this application.
Policy E9- Provision of Public Open Space in New Development		The proposed development meets the Open Space requirement specified within this policy (please refer to the Landscape Plans submitted in support of this application).
Policy E12- Low Carbon Design		Building Regulations is the appropriate legislation for setting appropriate standards for building design. No evidence has been provided to justify going beyond these nationally approved standards.
Policy E14- The Local Ecological Network		An extended Phase 1 Habitat Survey has been undertaken of the site. This recommended that further surveys were carried out for wintering birds, reptiles and bats. These surveys have been undertaken and the reports submitted in

		support of this application. Please refer to the planning statement submitted in support of this application. A winter bird mitigation area is proposed on the site. In consultation with the RSPB it was identified that the aim of the enhancement of this area, followed by appropriate management in perpetuity, is to improve the quality of the site such that it supports a larger number of Brent geese consistent with a Core site. This will adequately mitigate any adverse effects as a result of the proposed development. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application. The proposed development seeks to achieve a quantitative net gain in biodiversity. Please refer to the Biodiversity Net Gain Assessment submitted in support of this application.
Policy E15- Protected Species		A Winter Bird Mitigation area is proposed on the site. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application. Reference should also be made to the Ecological Mitigation and Management Plan which demonstrates compliance with this policy.
Policy E16- Solent Special Protection Areas		A Winter Bird Mitigation area is proposed on the site. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application.
Policy E17- Solent Wader and Brent Goose Feeding and Roosting Sites		A Winter Bird Mitigation area is proposed on the site. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application.
Policy E18- Tree's Hedgerows and Woodland		An Arboricultural Impact Assessment was submitted in support of this application.

Policy E19- Managing Flood Risk in New Development		A Flood Risk Assessment and Utilities Statement have been submitted in support of the application.
Policy E20- Drainage Infrastructure in New Development.		A full drainage strategy has been submitted in support of this application.
Policy E21- Aquifer Protection Zone		The site does not lie within any Source Protection Zone and as such it is not considered that a Conceptual Site Model would be required to accompany this application.
Policy E22- Amenity and Pollution		An Air Quality and Noise Assessment have both been submitted in support of this application which demonstrate compliance with this policy.
Policy E23- Air Quality		An Air Quality Assessment has been submitted in support of this application which demonstrates compliance with this policy.
Policy H1- High Quality New Homes		Nationally Described Space Standards can only be applied once they have been through an examination in public as part of a Local Plan where impact on viability has been considered. Accordingly, no weight can be given to the policy until it has been reviewed through the Examination in Public (EIP). However, and notwithstanding the above, whilst it is acknowledged that all of the proposed dwellings do not meet the Nationally Described Space Standards, we have provided a schedule which highlights the proportion of dwellings which do meet the standards in accordance with emerging policy H1. Please refer to the NDSS House Type Area Check submitted. Please refer to the submitted design and access statement which demonstrates compliance with the remainder of this policy.

Policy H2- Affordable Housing		The proposed development fully accords with this policy. This confirms the 30% requirement and 70/30 tenure split. Please refer to the Affordable Housing Statement submitted in support of this application.
Policy H3- Housing Density		The proposed development fully complies with this policy and provides an overall density of 40.88 dwellings per hectare.
Policy H4- Housing Mix		The SHMA Private Mix for 2 bedroom houses/apartments is 29 dwellings, which equates to 21% of the private mix. The SHMA Mix for the Affordable/Shared Ownership 2 bedroom houses/apartments is 40 dwellings, which equates to 69% of the affordable mix. Overall, this equates to 69 dwellings proposed to be either a 2-bedroom house or apartment on the site, which equates to 35.3% overall. The proposed development therefore meets the housing mix specified within Policy H4.
Policy H29- Land North of Sinah Lane		The application is accompanied by a suite of reports as required by Part (a) of Policy H29. It is noted that a project level Habitat Regulations Assessment will need to be carried out by the Council to assess the mitigation measures proposed for the Solent Waders and Brent Geese in line with Policy E17. As part of this application, a report has been submitted which provides information to inform a Habitats Regulation Assessment under Regulation 63 of the Habitats Regulations 2017. A Brent Goose and Wader refuge area is proposed to mitigate against the impact of the development. Following consultation with the RSPB, a Winter Bird Mitigation Strategy has been submitted in support of this application. A utilities statement has been submitted with this application which confirms that the site will

		connect with the gas, water, electricity and telecommunications network within the immediate area. Therefore the proposed development complies with part E of this policy which seeks to ensure an adequate water supply, sewerage and land drainage system for new development. The development respects the relationship between the development and the residential properties in Sinah Lane and North Shore Road. Please refer to the proposed site layout and Design and Access Statement which demonstrates compliance with the criteria specified within Part F of this policy.
--	--	--

3. Conclusion

The application site has been allocated as a housing site in the Havant Borough Local Plan 2036 for approximately 210 dwellings subject to the Council understanding the implications on infrastructure on Hayling Island and providing mitigation for Wintering birds. Both of which have been considered by Barratt Homes. The site has previously been identified in the 2016 SHLAA as a developable housing site. As such the principle of residential development has been established. The application seeks approval for 195 new homes in a sustainable location which will make a significant contribution towards meeting the housing needs and targets of the borough.

The layout of development will create a high quality living environment with good levels of amenity as well as access to private and public open space. The mix of unit sizes and tenures will provide housing choice, contributing to the creation of sustainable communities. Further, the density of development are in accordance with national and local policy objectives to make the most efficient use of land in sustainable and accessible locations.

The design of the development positively responds to the local context and draws upon traditional design features and street patterns found in the local area. The height and scale of the development is appropriate to the immediate and surrounding context and the use of appropriate design features are successful in ensuring that the scheme sits comfortably within its surroundings. The design respects the amenity of neighbouring and future occupiers and ensures good levels of privacy and security for all.

The proposals offer the opportunity to implement a comprehensive landscaping scheme with a play area, SUD's pond and the provision of a "core" Brent Goose Refuge Area which will not only provide visual amenity, but will also enhance the ecological value of the site and improve on-site surface water attenuation.

The site is well located in terms of access to local services, shops and facilities as well as the public transport network. An appropriate level of car and cycle parking has been provided to reflect both the site's accessible location and the needs of future occupants. In addition,

measures have been incorporated to improve walking and cycling links both through and around the site.

In conclusion, the principle of the proposed development is supported in policy terms and follows consultation with Havant Borough Council, local community groups and residents. The proposals will deliver a high quality residentially led scheme that will have demonstrably positive social, economic and environmental benefits for the local area.