

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

**STATEMENT OF
HAVANT BOROUGH COUNCIL**

**1 Northney Cottages,
Northney,
Hayling Island**

**Local Planning Authority Reference:-APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417**

HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MR WILSON AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR THE ERECTION OF A PAIR OF 3BED SEMI-DETACHED HOUSES ON FORMER GARDEN OF NUMBER 1 NORTHNEY COTTAGES, NORTHNEY ROAD, HAYLING ISLAND, PO11 0DW WITH NEW ACCESS AND PARKING (RESUBMISSION OF APP/17/00304)

Planning Inspectorate Reference: APP/X1735/W/19/3222417

LPA Ref: APP/18/00593

1.0 THE APPEAL SITE AND ITS SURROUNDINGS

- 1.1 The site lies to the north of Northney Road. The current dwelling has an amenity space to the west, rear and to the east in the shape of an L and is two storey in height, brick built and has a slate roof. A pair of semi-detached dwellings are proposed to be developed within the amenity space to the side of No 1 Northney Cottages which has a large amenity space surrounded with a curtilage boundary of thick foliage and hedging between 1.5-2.5m high.
- 1.2 To the east is a pair of semi-detached cottages, No 1 and No 2 Northney Cottages. To the west are a consolidated line of residential two storey semi-detached properties with farmland to the north and south. The Borough Map and Location plan are included at **APPENDIX A**
- 1.3 The site is located outside the urban area as defined by policies CS17 of the Havant Borough Local Plan (core Strategy) 2011 and AL2 of the Havant Borough Local Plan (Allocations) 2014.

2.0 THE APPLICATION

- 2.1 The application the subject of this appeal was validated on 18th June 2018 and sought permission for 'the erection of a pair of 3 bed semi-detached houses on former garden of Number 1 Northney Road with new access and Parking'. The application was a resubmission of APP/17/00304 which sought the same proposal and was withdrawn on 12th June 2017 following a confirmation that the application was to be refused.
- 2.2 Consultations were carried out in relation to the development and the Planning Inspectorate has been provided with copies of Consultation Responses received.
- 2.3 The application was determined under powers delegated to the Head of Planning and was refused on 13 August 2018 for the following reasons:

- 1 **The proposal represents the undesirable addition of two dwellings in a location outside the built up area for which there is no special justification. Furthermore, the dwellings would be located in an unsustainable location where the occupiers of the dwellings would be likely to have an over reliance on the private car to access employment, education, retail, entertainment and health facilities. It is therefore contrary to policies CS17, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2018.**

- 2 **The dwellings and associated access, parking and turning would be sited to the west side of No 1 Northney Cottages removing an important visual gap between residential buildings and consolidating and extending linear development. This is considered to be harmful to the attractive semi-rural character of the area. The development would therefore conflict with policies CS11, CS16, CS17 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 Havant Borough Local Plan (Allocations) 2014, The Northney & Tye Village Design Statement and the National Planning Policy Framework 2018.**
- 3 **In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent Special Protection Areas and so is contrary to Policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, DM24 of the Havant Borough Local Plan (Allocations) 2014 and the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework 2018.**

2.4 It is noted that following this decision the payment was made by the applicant in order to secure the appropriate mitigation measures and remove this third reason for refusal of the application in light of the appeal. This payment was made and received on 07th February 2019. The Local Planning Authority can therefore confirm that it is not intended to pursue the third reason for refusal as part of the Councils appeal statement.

3.0 PLANNING POLICY

3.1 Since the refusal of Planning Permission on the 13th August 2018 there has been an update to the National Planning Policy Framework 2019 and the latest version is referenced in this appeal statement. The Development Plan for Havant comprises The Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Local Plan (Allocations) 2014 and the Hampshire Minerals and Waste Plan 2013 the last of these is not considered relevant to this appeal. In addition, the Councils Havant Borough Local Plan 2036 has been progressed to the Pre-Submission Draft and was subject to public consultation from 4th February to 18th March 2019.

NPPF - 2019

3.2 The NPPF was updated in February 2019 and with respect to this proposed development and appeal, continues to have a presumption in favour of sustainable development (paragraph 11). The following parts are considered particularly relevant:

Part 2 provides guidance on achieving sustainable development,

Part 3 Plan Making confirms that *'The planning system should be genuinely plan-led'*,

Part 4 Highlights the importance of pre-application engagement and front loading and that *Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.*

Part 9 Promoting sustainable transport considers the need for sustainable transport options and the requirement for *significant development to be focussed on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.*

Part 11 Making effective use of Land states that *Planning policies and decisions should: (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs,It continues Planning policies and decisions should support development that makes efficient use of land, taking into account: (amongst other matters) (d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration.*

Part 12 Achieving well-designed places – paragraph 127 sets out that *Planning policies and decisions should ensure that developments: (amongst other matters) (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit,*

Part 15 Conserving and Enhancing the natural environment – paragraph 170 states *Planning policies and decisions should contribute to and enhance the natural and local environment by: (amongst other matters) (a) protecting and enhancing valued landscapes, ... (b) recognising the intrinsic character and beauty of the countryside,*

Paragraph 174 confirms that: The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

- 3.3 It is considered that the new NPPF continues to place an emphasis on achieving sustainable development including location requirements for development and sustainable transport links. The importance of plan led development patterns, pre-application engagement and good design are emphasised. Importance is placed on maintaining an areas prevailing character and setting and recognising the need to protect landscapes, spaces and the intrinsic character and beauty of the countryside. Therefore, the new NPPF continues to be relevant and the LPA are confident that the decision to refuse planning permission was made in accordance with the guidance contained within the updated NPPF.

The Development Plan

Havant Borough Local Plan (Core Strategy) 2011

- 3.4 The following policies of the Havant Borough Local Plan (Core Strategy) 2011 (HBLP (CS) 2011) are considered to be particularly relevant to the determination of this appeal:
- CS9 (Housing)
 - **CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)**
 - CS12 (Chichester Harbour Area of Outstanding Natural Beauty)
 - CS14 (Efficient Use of Resources)
 - **CS16 (High Quality Design)**
 - **CS17 (Concentration and Distribution of Development within the Urban Areas)**
 - CS20 (Transport and Access Strategy)
 - **CS21 (Developer Requirements)**
 - DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
 - **DM9 (Development in the Coastal Zone)**
 - **DM11 (Planning for More Sustainable Travel)**
 - **DM12 (Mitigating the Impacts of Travel)**
 - DM13 (Car and Cycle Parking on Residential Development)

Those policies in bold are included in the reasons for refusal.

Havant Borough Local Plan (Allocations) 2014

- 3.5 The following policy of the Havant Borough Local Plan (Allocations) 2014 (HBLPA 2014) are considered to be particularly relevant to the determination of this appeal:

- AL1 Presumption in Favour of Sustainable Development
- **AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements**
- **DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development**

Those policies in bold are included in the reasons for refusal.

More details in relation to the relevance of these policies will be provided in part 5 of this appeal statement.

- 3.6 The Planning Inspectorate have previously been forwarded copies of the relevant planning policies.

Emerging Policy

Havant Borough Local Plan 2036 Pre-Submission Draft

- 3.7 With respect to the Local Plan, the Council is preparing a new Local Plan and consulted on a Draft (Regulation 18) version of the Havant Borough Local Plan 2036 (HBLP 2036) between 8 January to 16 February 2018. The responses to the public consultation are currently being assessed. Whilst the Plan has limited weight in decision-making at this stage in the plan preparation, the Draft Local Plan, it is of relevance in setting out the Council's direction of travel.
- 3.8 With respect to this appeal the draft Design Policy E1 reiterates the Council's commitment to achieving high quality design that respects its context and new draft policy H1 seeks High Quality Design specifically for New Homes and sets out spatial criteria. These draft policies are copied in full in **Appendix B**.
- 3.9 The Council's Draft Havant Borough Local Plan 2036 includes a draft policy E3 on Landscape and Settlement Boundaries. This shows areas of Northney in Hayling Island that are proposed to be included within the settlement boundary and therefore 'Urban Area'. The plan has limited weight when it comes to assessing new development at this stage and is still yet to be examined and formally adopted. In any case the development of this site would continue to be harmful to the character and appearance of the area as will be considered in part 5 of this statement. Given the current pre-submission status of the 2036 plan and its limited weight together with the site specific impacts of development on this site, the Council consider that the proposed scheme continues to constitute unacceptable development harmful to the character and appearance of the area.

Supplementary Planning Guidance

Havant Borough Design Guide Supplementary Planning Document 2011

- 3.10 In addition to the Development Plan the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 is relevant to the consideration of this appeal.

- 3.11 The Borough Design Guide SPD supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the Borough. The document was adopted by the council on 14 December 2011 and is a material consideration in the determination of planning applications.

- 3.12 Part 4.48 table 4.1 provides guidance on local patterns of development and states:

The gaps between buildings, or the lack of gaps between buildings plays an important part in forming the character of an area. The gaps can provide us with views to the countryside of landscape to the rear of properties. It continues: New development should follow the established pattern of properties on the street.

This is relevant to the second reason for refusal as it is considered that the proposal would remove an important visual gap which currently gives a view of the countryside and AONB to the rear. To remove this is considered to be harmful to the semi-rural character of the area.

- 3.13 Within the same table consideration is given to plot width:

This is the typical plot and building width that addresses the main street. The width of the plot and width of the proposed building should be similar to that prevailing in the local area, looking to immediate neighbours first.

The proposed dwellings are greater in width than the other properties within the immediate vicinity of Northney Road which is contrary to what the guidance seeks to achieve. The neighbouring adjacent dwellings to the west are only wide enough to accommodate one single window on the front elevation whereas the proposal shall be wider and contain two windows. This is considered to support the first and second reason for refusal providing undesirable properties outside of the built up area which do not continue the existing pattern of development.

- 3.14 Table 4.1 discusses landscape- street trees, gardens and landscape features and states:

Green space around buildings or groups of buildings soften otherwise hard urban environments and contribute to local character. It continues, Loss of greenery should be avoided in spaces that provide valuable green setting for buildings.

This is considered relevant to reasons 1 and 2 for refusal due to the contribution the greenery to the west side of No 1 has to the local character in providing a green setting and spacious environment.

- 3.15 Part 5.25 relates to Residential Backland and Infill Developments.

Paragraph 5.25 states:

Havant Borough Council acknowledges that backland and infill developments have a role to play in delivering the council's housing and development targets. However, many of these sites are situated amongst existing neighbours and can create an adverse impact. Development of backland and infill sites should not have an adverse effect on neighbouring properties, should maintain and enhance the existing character and quality of an existing area and should create pleasant and attractive places to live.

This is relevant to the second reason for refusal as it is considered that the proposal would remove an important visual gap between residential buildings which would consolidate and extend the existing linear development. This is considered to be harmful to the semi-rural character of the area. Further explanation for this is provided in part 5 of this statement.

3.16 Paragraph 5.33 specifically relates to Infill Development and states:

Infill development should look to the immediate site context for reference and respect the layout and character of the surrounding area, looking to immediate neighbouring properties in the first instance. Where perimeter block development predominates, rear garden infill breaks the perimeter block structure and may reduce the security of internal areas and therefore may be unacceptable.

Again, this is relevant to the second reason for refusal in that the position of the works conflicts with the established pattern of development and the spatial characteristics of the streetscene. Further explanation for this is provided in part 5 of this statement.

Non-Statutory Planning Guidance

Northney and Tye Village Design Statement (NTVDS)

3.17 Village Design Statements are produced by communities to identify local character and set out design guidance to help guide new development. The statements are adopted as a material consideration in development management. The Northney and Tye Village Design Statement was adopted on 27 February 2008.

3.18 The location of the site is semi-rural in nature with lines of dwellings, gaps and fields. The Northney & Tye Village Design Statement (NTVDS) notes under design considerations:

- *The authentic rural and linear settlement pattern.*
- *The open characteristics of the settlement edges with views of agricultural land and the harbour environs.*

3.19 With particular reference to this area (Northern Area) the (NTVDS) states under design considerations:

- *The design and size of any proposed building in relation to the high visibility across the harbour on to north east Hayling and,*
- *The natural appearance and peace of the surrounding area.*

The NTVDS is attached at **APPENDIX C**

This analysis sets the context for the consideration of potential impacts on the character and appearance of the area from new development. This development is considered to be harmful to the natural appearance of the area.

Other Relevant Strategy

'Definitive' Solent Recreation Mitigation Strategy

3.20 The development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan covers this issue and allows for a financial contribution to be made towards mitigation measures.

- 3.21 On 1st April 2018, the ('Definitive') Solent Recreation Mitigation Strategy replaced the 'Interim' and the 'Definitive' Strategy now applies to new residential development (this was as approved by Havant Borough Councils Cabinet on the 7th February 2018.) The updated Strategy uses a sliding scale to calculate the SRMS contribution for new residential development built within 5.6km of the coastline. As such, the contribution is now calculated based on the number of bedrooms per individual dwelling. In this case, the two three bedroom dwellings would require a contribution of £1274.00 plus 5% monitoring fee of £63.70 and Administration Fee of £20 such that the total contribution required would be £1357.70
- 3.22 Following the refusal of planning permission and the inclusion of the third reason for refusal the agent requested the documentation to be sent to pay the SRMS contribution of £1357.70. This was sent to the agent requesting the Unilateral Undertaking to be signed and returned, together with the fee. The completed Unilateral Undertaking and fee were received by the Local Planning Authority on 07th February 2019. Therefore, it is the opinion of the Local Planning Authority that the appropriate mitigation measures have been adequately secured to meet the Definitive Strategy and policy DM24 of the Allocations Plan.
- 3.23 It should also be noted that following the Councils determination of this planning application the Court of Justice of the European Union (CJEU) issued a judgement (People over Wind, Peter Sweetman v Coillte Teoranta) which ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures (referred to in the judgement as measures which are intended to avoid or reduce effects) should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan or project on a European site at the screening stage. PINS Note 05/2018 refers to the judgement.
- 3.24 In this case, the development is located within a zone of influence of an SPA, the Local Planning Authority undertook HRA screening which included the requirement for avoidance and mitigation measures in terms of the Interim Solent Recreation Mitigation Project (now Definitive Solent Recreation Mitigation Strategy).
- 3.25 As a result of the above judgement and consequent update in case law, an Appropriate Assessment is also now necessary in accordance with Regulation 63 of the Habitats Regulations. Natural England are a statutory consultee on the Appropriate Assessment stage and the LPA have consulted Natural England on this appeal. Their response in relation to the application stage is attached at **Appendix D**. As the Inspectorate are now the competent determining authority in relation to this appeal, it will be necessary for the Inspectorate to determine whether this is satisfactory to address the new case law.
- 3.26 It should be noted that in addition to this Natural England are raising concerns with all housing development and the impact caused to the deterioration of the water environment. Their comments in relation to residential development are below:

With regard to the integrity of the designated sites, we advise that there is currently uncertainty as to whether the increase in waste water from new housing in the Solent catchment will have an adverse effect on the international sites.

There is existing evidence of high levels of nitrogen and phosphorus in the Solent water environment with evidence of eutrophication at some designated sites. The Partnership for Urban South Hampshire (PUSH), Natural England (NE), and Environment Agency (EA) have been jointly working to develop an Integrated Water Management Strategy (IWMS). This examines the potential for the PUSH region to accommodate future housing growth without having a detrimental effect upon the water environment. A Water Quality Working Group has been set up to identify and analyse the existing evidence gaps and evaluate the need for strategic mitigation measures. However, there is currently uncertainty as to whether there is sufficient capacity to accommodate the new housing growth.

The proposal comprises new housing development and it is Natural England's view that the existing uncertainty about the deterioration of the water environment must be appropriately addressed in order for the assessment to be legally compliant in light of recent case law. The key pieces of case law are Sweetman II (People Over Wind, Peter Sweetman v Coillte Teoranta) judgement which was issued in April 2018 by the Court of Justice of the European Union (CJEU)) and the CJEU case known as the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

It is Natural England's view that there is a likely significant effect on the internationally designated sites (SPA, SAC, pSPA) due to the increase in waste water from the new housing. As you are aware, where there is a likelihood of significant effects (excluding any measures intended to avoid or reduce harmful effects on the European site), or there are uncertainties, a competent authority should fully assess the implications of the proposal in view of the conservation objectives for the European site(s) in question within the appropriate assessment. Appropriate assessments cannot have lacunae and must contain complete, precise and definitive findings and conclusions capable of removing all reasonable scientific doubt as to the effects of the works proposed on the protected site concerned. Complete information is required to ensure that the proposal will not affect the integrity of the international sites.

Natural England advises that the waste water issue is examined within the appropriate assessment. To address the existing uncertainty, Natural England recommends that the proposals achieve nutrient neutrality. Natural England has prepared a methodology setting out how this can be achieved and this is attached for your information. It is appreciated that this may be difficult for smaller developments. Natural England has advised that Havant Borough Council set up an interim approach that developments can contribute to thereby ensuring that this uncertainty is fully addressed by all applications. Natural England is working closely with Havant Borough Council and other PUSH planning authorities to help address this issue. Natural England can also provide further advice to the applicant on mitigation options under our [Discretionary Advice Service](#).

- 3.27 As the Inspectorate are now the competent determining authority in relation to this appeal, it will be necessary for the Inspectorate to determine a Habitats Regulations Assessment taking into account the impacts of development on the internationally designated sites and the likelihood of significant effects.

4.0 REPRESENTATIONS

- 4.1 During the consideration of the planning application the subject of this appeal, two representations were received including one from the North East Hayling Residents Association. This raised some concern in relation to the proposals and there was a third party objection received in relation to the development.
- 4.2 No objections were raised by consultations that took place as part of the assessment of the planning application however, conditions were suggested to be included with any positive decision. Therefore, these shall be included in the list of suggested conditions were the appeal to be allowed.

- 4.3 Copies of the representations and consultation replies have previously been forwarded to The Planning Inspectorate.

5.0 PLANNING CONSIDERATIONS

- 5.1 Having regard to the relevant policies of the development plan, and the reasons for refusal given in the Decision Notice dated 13th August 2018, it is considered that the main issues for consideration are:

- 1. The proposal represents the undesirable addition of two dwellings in a location outside the built up area for which there is no special justification. Furthermore the dwellings would be located in an unsustainable location where the occupiers of the dwellings would be likely to have an over reliance on the private car to access employment, education, retail, entertainment and health facilities. It is therefore contrary to policies CS17, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2018.**

- 5.2 The site lies outside the built-up area and in an area which is semi-rural in character. Policy CS17 of the HBLP(CS) 2011 states that:

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

- 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island, as shown on the Proposals Map.*
- 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.*
- 3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram). Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.*

Policy AL2 of the Havant Borough Local Plan (Allocations) 2014 states in relation to Hayling Island that:

Land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap.

- 5.3 The proposed development site is located outside the urban area of Hayling Island and therefore conflicts with 1 above. Whilst the site forms part of the curtilage garden area of 1 Northney Road, the site is located outside the urban area and not supported by 2 above. The NPPF confirms that the definition of previously developed land is as follows:

Previously developed land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

It is noted that land in built up areas such as residential gardens is excluded from previously developed land, however garden land outside built up areas are not. Policy CS17 HBLP(CS) 2011 specifically states *Development will be permitted that makes the most effective use of land in the borough by granting planning permission that: 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings **within the urban area**.* (emphasis added). In addition, it is stated that it should not be assumed that the whole of the curtilage should be developed.

- 5.4 The five areas identified in 3 are the urban areas. Therefore, the requirements of No 3 above are not met.
- 5.5 The supporting text to policy CS17 includes the following comments: Paragraph 8.01.... The priority for locating new development is in the existing urban areas where there are existing facilities to use and new development would have least impact on the range of highly protected biodiversity designations.
- 5.6 The areas beyond the urban areas (previously countryside) are now defined as non-urban areas. The boundary definition for the urban and non-urban areas is identified on the Proposals Map. A copy of the Proposals Map for this part of Hayling Island showing the urban areas is attached at **Appendix E**.
- 5.8 Finally development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy and this is considered below.
- 5.9 The proposal was assessed in relation to the NPPF. Paragraph 2 of the NPPF confirms that: Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.10 The Local Planning Authority seeks through planning policy to ensure the concentration of new development within the existing build up areas, thereby helping to ensure that development is sustainable and protecting the character of the countryside.
- 5.11 Paragraph 78 states that 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.' In this case the development is located within a collection of dwellings on the north side of Northney Road isolated from other settlements to the west and south. The area is remote from existing amenities lacking employment, education, retail, entertainment and health facilities. The development would not support existing facilities nor help to maintain the vitality of this rural community. Paragraph 79 makes it clear that isolated new homes in the countryside should be avoided except in special circumstances, the current proposal meets none of the criteria listed but instead appears to represent a speculative proposal for new dwellings.

- 5.12 Paragraph 16 confirms that 'Local Plans must be prepared with the objective of contributing to the achievement of sustainable development'. This is clearly reflected in the Havant Borough Local Plan (Core Strategy) designating built up areas where development should be focused and conversely resisting unjustified development away from facilities, services and jobs in the rural 'non-urban' areas.
- 5.13 It is not considered that there is any overriding justification for residential development in this relatively isolated rural location.
- 5.14 Part 9 of the NPPF relates to promoting sustainable transport and states:
Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: amongst other matters, c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.*
- The policies of the HBLP(CS) 2011 support this approach. and policies CS17, DM11 and DM12 are particularly relevant.
- 5.15 Part 14 of the NPPF relates to climate change and paragraph 150 states that: *New development should be planned for in ways that: amongst other matters b) can help to reduce greenhouse gas emissions, such as through its location and orientation and design.* Given the location of the development isolated from facilities and work opportunities this requirement would not be achieved with future occupants reliant on the private car.
- 5.16 Paragraph 7 confirms that *The purpose of the planning system is to contribute to the achievement of sustainable development.* This is clearly reflected in the Havant Borough Local Plan (Core Strategy) designating built up areas where development should be focused and conversely resisting unjustified development away from facilities, services and jobs in the rural 'non-urban' areas. It is also followed through to HBLP(CS) policies CS17, DM11 and DM12.
- 5.17 DM11 states that the LPA ...will seek to *ensure that every opportunity is taken to increase integration of sustainable travel modes and availability of non-motorised modes by appropriate measures...*Including ...*Ensuring that new developments are located and designed at the outset to..... integrate with existing pedestrian, cycle and public transport routes. This will facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges.*
- 5.18 The relatively isolated location of the site limits accessibility by cycle or foot to facilities and employment and education opportunities. DM12 seeks to mitigate the impacts of travel and it is considered that whilst the proposal is for two dwellings its relatively isolated location is inappropriate and is likely to result in further trips by the private car.
- 5.19 In conclusion, the site is isolated from shops employment and other facilities and would result in an over reliance on the private car, resulting in an unsustainable development in an isolated location outside the built up area.

2. **The dwellings and associated access, parking and turning would be sited to the west side of No 1 Northney Cottages removing an important visual gap between residential buildings and consolidating and extending linear development. This is considered to be harmful to the attractive semi-rural character of the area. The development would therefore conflict with policies CS11, CS16, CS17 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 Havant Borough Local Plan (Allocations) 2014, The Northney & Tye Village Design Statement and the National Planning Policy Framework 2018.**

- 5.20 The appeal site is located outside of the built-up area and has a rural character with fields to the north and south and boundary hedgerows interspersed with development in the form of dwellings, farms and Northney Farm Tea Rooms. The landscape is relatively flat and the site is immediately adjacent to the Chichester Harbour Area of Outstanding Natural Beauty, indeed a very small part of the site appears to be just within the AONB.
- 5.21 The character of the area is one of low density, with two storey development in typical semi-detached form set within narrow long plot forms to the west of the application site. Nos 1 and 2 Northney Cottages trigger the start of a different plot form where dwellings benefit from a larger garden space to the side of the property with a modest, much reduced provision to the rear when compared with the dwellings to the west. However, this continues to the east and is typical for most dwellings although it would be noted that the plot size reduces significantly to the east leaving only a modest provision of amenity space. There have been no examples of infill developments within the immediate vicinity.
- 5.22 The garden space to the west of No 1 Northney Cottage has an open undeveloped aspect when viewed from Northney Road and whilst it is appreciated that there are existing dwellings either side of the plot when viewed from the highway, the development of the site would lead to an intensification of the existing residential development detracting from the remaining semi rural character of the area. Its development for a semi-detached pair of dwellings would result in the loss of this important gap and lead effectively to the continuation of the linear form of development to the west and link it to the existing Northney Cottages. This is considered harmful to the intrinsic character of the area and diminishes its semi-rural characteristics.
- 5.23 Paragraph 170 of the NPPF sets out Core planning principles and these include: *...recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.' 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.*
- 5.24 HBLP(CS) 2011 policy CS16 requires that *All development should demonstrate that its design amongst other criteria: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;* In this case it is contended that the local character is formed by the attractive, flat semi-rural aspect of the area to which the existing gap between dwellings makes a positive visual contribution.
- 5.25 The proposed two storey semi-detached dwellings would be situated between two storey dwellings, utilising the side garden of No 1. A field within the AONB is positioned to the rear of the application site which is accessed via a driveway adjacent to the application site. This driveway combined with the current existing garden space serving No 1 provides an attractive visual gap between the developments which contributes significantly to the existing open nature of the site. The plot is square in form and measures approximately 27.3m deep when taken from a middle point and 16m wide when taken from a central point. The dwellings are proposed to be set back from the highway and behind the front elevation of Nos 1 and 2. It is noted that the works shall be forward of the adjacent properties to the west Nos 37 and No 38 which due to the larger width of the proposed units and closer proximity of the development does not follow the natural position and building line of the dwellings and leads to an adverse visual appearance. In combination of removing the natural break between the properties it is considered that the streetscene would lose a significant part of its rural character.

- 5.26 HBLP(CS) 2011 policy DM9 relates to development within the Coastal Zone and the appeal site is located within this area (**Appendix E**). DM9 states *Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria* (of the policy) including the need to: *Contribute positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.*
- 5.27 Whilst it is acknowledged the street scene is semi-diverse in terms of the two types of plot form, housing scale and materials the majority of the streetscene either has a narrow and deep form of housing or a wider and shorter form which due to the position of the new dwellings being to the west side of Nos 1 and 2 would alter the existing form of the application site creating a shorter and wider development amongst deeper and more narrow plot sizes. Having due regard to the constraints of the site it is considered the proposal does not achieve an effective transition between the respective patterns of development surrounding the site and would be harmful to the nature of the existing street scene and spatial characteristics of the area.
- 5.28 Policy CS11 of the HBLP(CS) 2011 relates to protecting and enhancing the special environment and heritage of Havant Borough and emphasises the need to protect and where possible enhance the borough's statutory and non-statutory designated landscapes. In this case the gap provides views to the AONB and the site forms part of the attractive flat landscape of the northern part of Hayling Island. The development of the site for dwellings would detract from these existing features.
- 5.29 Policy CS16 of the HBLP(CS) 2011 considers high quality design stating that all development should demonstrate that its design (amongst other matters):
- 1. Responds to, draws inspiration from and respects local context and:*
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- 5.30 As outlined above the development of this site are considered contrary to the local character area diminishing the semi-rural character, and harming the appearance of the wider landscape.
- 5.31 In this case the provision of a further dwelling and loss of the gap between properties is considered harmful to this attractive relatively open and flat landscape. Within such areas new residential development without specific justification (for example a farm workers dwelling) is normally refused. The provision of these semi-detached houses would consolidate development on the north side of the road and lead to an unacceptable intensification of residential development having a harmful impact on the semi-rural character of the area.
- 5.32 It is concluded that the development would be harmful to the attractive semi-rural character of the area and the setting of the adjacent Area of Outstanding Natural Beauty.
- 3. In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent Special Protection Areas and so is contrary to Policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, DM24 of the Havant Borough Local Plan (Allocations) 2014 and the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework 2018.**

- 5.33 The completed Unilateral Undertaking and fee were received by the Local Planning Authority on 07th February 2019. Therefore, it is the opinion of the Local Planning Authority that the appropriate mitigation measures have been adequately secured to meet the Definitive Strategy and policy DM24 is met.

6.0 Other Matters

- 6.1 The proposal is for the development of 2 new dwellings. Although it is noted that this would provide a contribution to the housing supply of the Borough this is by a very modest amount and would have to be weighed against any harm caused to the semi-rural character of the area and the removal of the natural gap in the streetscene. A recent review following the 2017/18 completions and recent planning permissions also confirms that the Council does have and can provide a 5.1 year supply of housing land with a 5 percent buffer (**Appendix F**) and so is therefore able to meet the need for housing without these proposed dwellings. Given this, a tilted balance should not be applied in decision making. Therefore, the harm caused as a result of the proposal is not considered to be outweigh the modest contribution made to housing supply.
- 6.2 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre plus indexing on new floorspace (measured as gross internal area). If consent is granted at appeal the Local Planning Authority would progress CIL requirements in consultation with the applicant.
- 6.3 The application was determined in line with paragraph 38 of the NPPF 2018. A professional judgement was made in respect of the impact of the development on the character and appearance of the area, spatial characteristics of the location and the removal of the important visual gap between the dwellings, informed by both the prevailing planning policies and the officers' visit to the site and surroundings.

7.0 COMMENTS ON APPELLANTS STATEMENT OF CASE

- 7.1 It is considered that most of the matters raised by the applicant have been addressed in the Councils Statement of Case and the following comments are made by way of amplification only.
- 7.2 Reference has been made by the applicant regarding a proposal permitted by Basingstoke and Dean Borough Council in 2017 for a new property outside the settlement boundary. These documents and plans were not able to be found online and therefore detailed comments cannot be made in relation to this development. It is the case however, that each planning application will exhibit different impacts and must be considered on its own individual planning merits.

- 7.3 The appellants agent draws similarities between an application site within Basingstoke and Dean Council. It would firstly be noted that this is quite some considerable distance away from Havant Borough Council and different Development Plan policies and housing needs will apply. Part of the argument to allow the development of a new 3 bedroom dwelling outside of the settlement boundary was that the works constituted previously developed land. The NPPG states that 'Previously developed land' is land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.' Therefore, although it is noted that the application site and land to the west of No 1 could be considered 'previously developed land' that this does not necessarily warrant the immediate acceptance to allow development. Furthermore policy CS17 HBLP(CS) 2011 specifically limits previously developed land in the Borough to the built up area. It is considered with the severe impact caused to the semi-rural character of the area and the removal of the existing natural break between the properties that the balance and harm caused would out-weigh this reason and constitute suitable justification to refuse development on this land.
- 7.4 Further reason to defend the decision made by Havant Borough Council is the removal of the natural existing gap which does not seem to be applicable to the case outlined by the appellant which formed a new dwelling to the south of cottages creating a new property at the existing run of properties. Northney Road and No 1 in particular has a natural gap between itself and the adjacent dwelling to the west which the proposal seeks to remove. This existing feature contributes significantly to the semi-rural character of the landscape, spatial characteristics of the area and attractiveness of the application site affording views into the AONB. This natural break would be a significant loss and impact the character of the area negatively which is considered to not be acceptable.
- 7.5 The appellant states that the opportunity to present a deputation in favour of the proposal at Development Management Committee (DMC) was not presented nor the opportunity afforded to the appellant to appreciate the matters on which the decision would turn. It is however noted that prior to the applications submission correspondence took place with Mr Tutton including an email dated 22nd June 2017 which is attached at **APPENDIX G**. It is noted that the pre-application service offered by the Council which would have afforded the time and opportunity to discuss further prior to an application being made was not entered into. Furthermore comments were submitted to the agent on the 13.08.2019 to inform him of the proposed decision and reasons why the application was to be refused. A request for the proposal to be determined at the Councils DMC was not made within the public consultation period and this request would under the Councils scheme of delegation have needed to be made to a Councillor. This was communicated via email to the applicant and agent on the 10th August following the query made by the agent on the 9th August, 3 days before the decision was due to be determined. The application was determined under delegated powers due to the scale of the proposed works and due process.
- 7.6 The Dartford judgement in the Court of Appeal mentioned by the appellant relates to previously developed land and this issue has been addressed in 5.3 and 7.3.

8.0 CONCLUSIONS

- 8.1 In conclusion, it is considered that the provision of a dwelling outside the built-up area without special justification on the appeal site is not justified in principle.
- 8.2 Furthermore, the development would consolidate existing sporadic development and be harmful to the semi-rural character of the area. The location is considered to be un-sustainable and future residents would be over-reliant on the private motor car.

- 8.3 Finally, the proposal would remove an attractive visual gap which is considered visually important to the attractive appearance and semi-rural nature of the area.
- 8.4 The Inspector is therefore requested to DISMIS this appeal. Notwithstanding this should, however, the Inspector be minded to allow the appeal and grant permission for the proposal, the Council would request that the planning conditions set out in the separate submitted document are attached to any permission.

APPENDICES

Appendix A	Borough Map and Location Plan
Appendix B	Relevant policies from Havant Borough Council Local Plan 2036 Pre-Submission Draft
Appendix C	Northney & Tye Village Design Statement
Appendix D	Natural England Consultation
Appendix E	Hayling Island Proposals Map
Appendix F	Havant Borough Local Plan 2036 Five Year Supply Update
Appendix G	Email correspondence with Mr Tutton dated 22 nd June 2017

APPENDIX A

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

Local Planning Authority Reference:- APP/18/00593

Planning Inspectorate Reference:-

APP/X1735/W/19/3222417

APPENDIX B

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

**Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417**

APPENDIX C

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

**Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417**

APPENDIX D

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417

APPENDIX E

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417

APPENDIX F

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417

APPENDIX A

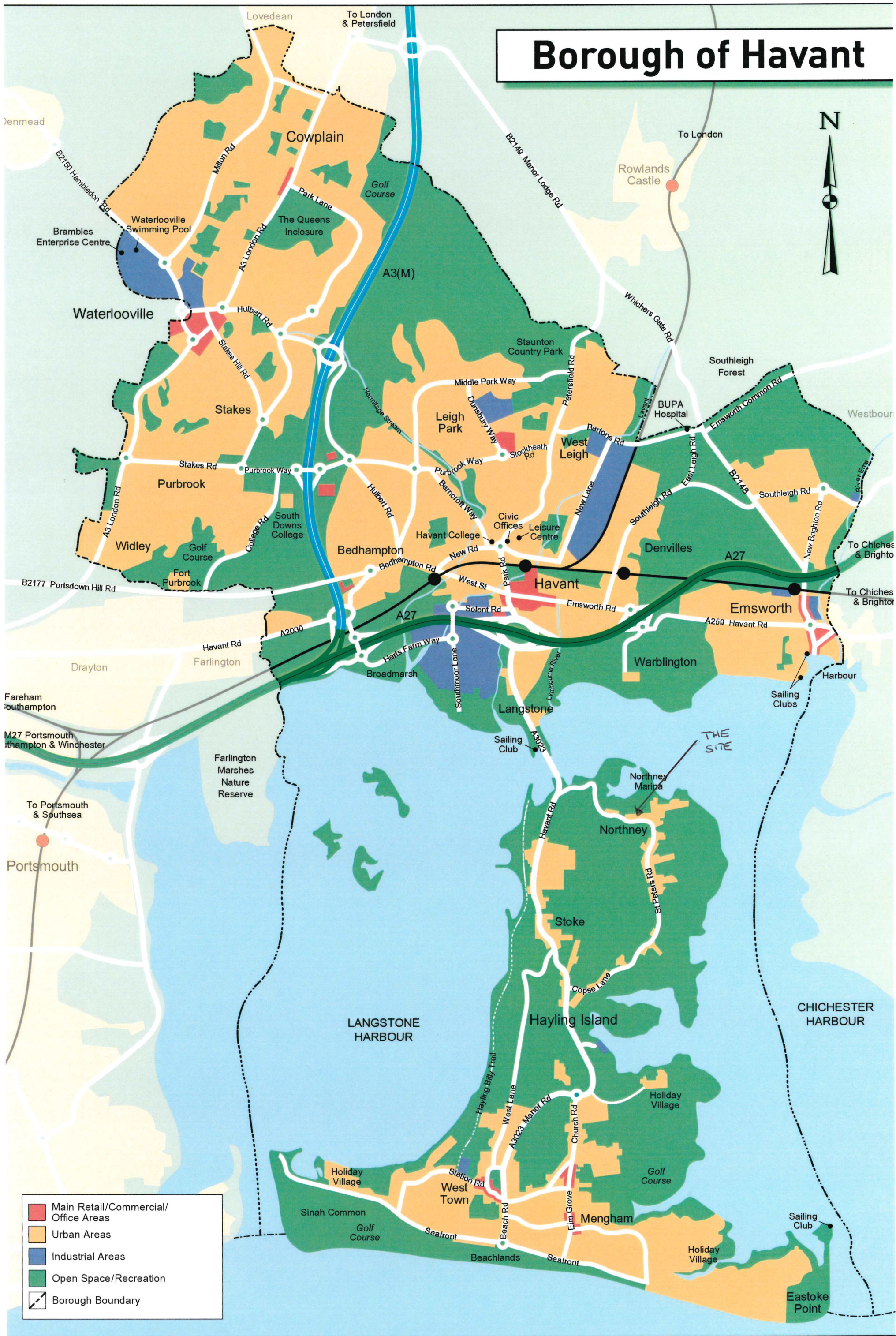
**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

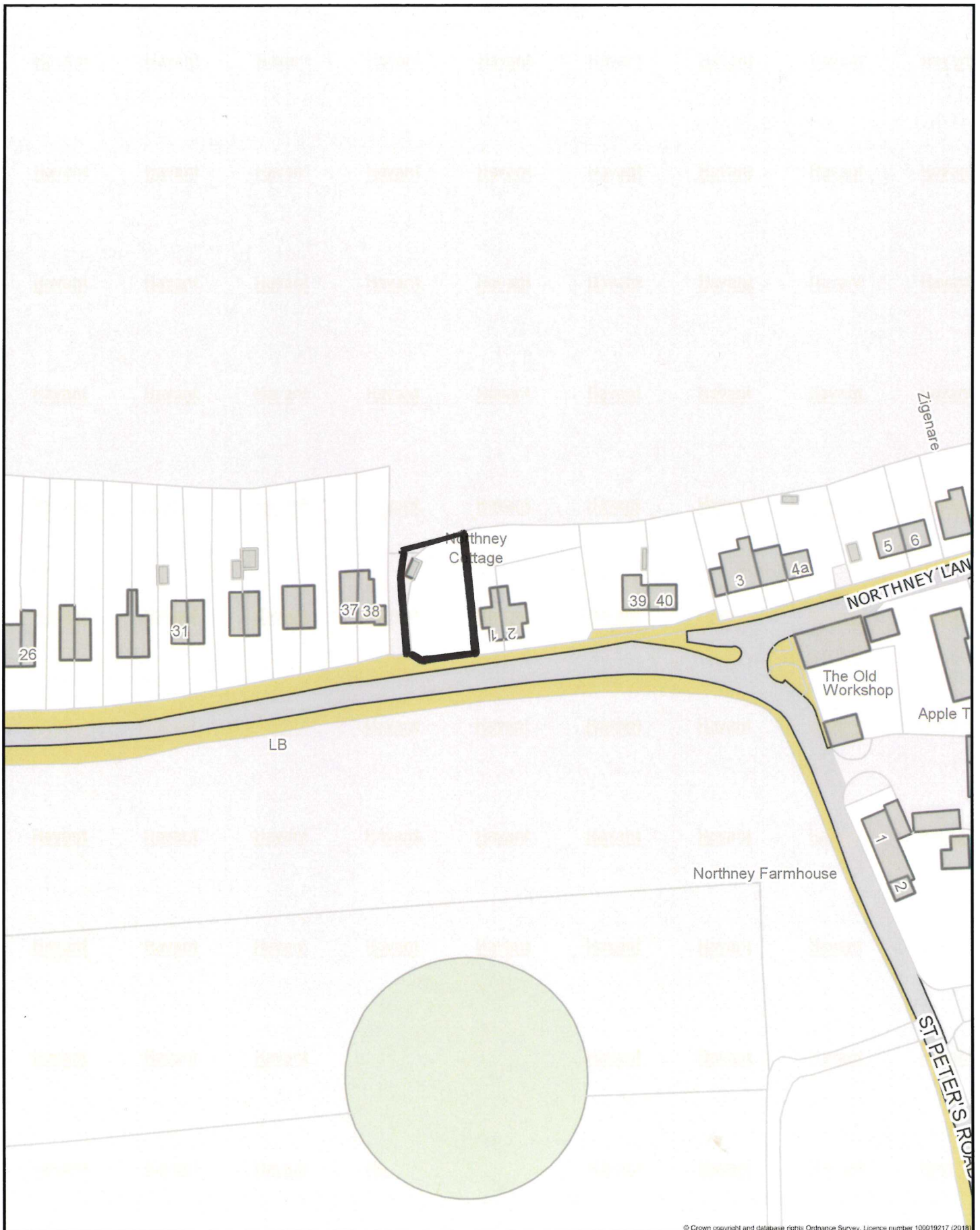
Local Planning Authority Reference:- APP/18/00593

Planning Inspectorate Reference:-

APP/X1735/W/19/3222417

Borough of Havant





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1 Northney Cottage



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Havant
BOROUGH COUNCIL

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APPENDIX B

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

**Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417**

E1 | High quality design

Why this policy is needed

- 5.1 The NPPF makes clear that good design is a key aspect of sustainable development. Planning and development should create “high quality buildings and places”, and “create better places in which to live and work”⁴⁵. This policy sets out the Borough’s expectations in achieving high quality design, enhancing connections between people and places and integrating new development with the Borough’s high quality natural, built and historic environment.
- 5.2 The Borough has a diverse built environment, and in many cases, it will be appropriate to forge new places particularly where areas suffer from neglect and lack of identity. Havant and Waterlooville Town Centres and Hayling Island Seafront are in need of regeneration and have poor connections to the surrounding areas. The Council recognises the importance of good design for place shaping, including responding to and enhancing its natural assets and more attractive built features.
- 5.3 Safe and convenient connections for walking and cycling within and around development can also help people to take responsibility for their own health and wellbeing. Policy E2 (Health and Wellbeing) indicates how appropriate supporting infrastructure can be integrated as part of new development to support physical activity and meet the needs of different users. Policy H1 (High Quality New Homes) also sets out how new dwellings will be expected to contribute towards improved health and wellbeing of occupants by setting internal space and accessibility standards.

E1 | High quality design

Planning permission will be granted for development that:

- a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;
- b. Demonstrates that neighbourhood plans, local design statements, and the design elements of conservation area appraisals which identify local character and distinctiveness have been taken into account;
- c. Demonstrates that it:
 - i. Responds to, and draws inspiration from its local context and where appropriate, forges a new sense of place through design;
 - ii. Considers characteristics such as height, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;
 - iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;
 - iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and durability;
 - v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;
 - vi. Avoids over-dominance and does not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance;

⁴⁵ NPPF paragraph 124.

- vii. Reduces opportunities for crime and anti-social behaviour and contributes to the creation of safe and inclusive communities; and
- viii. Integrates with existing local landscape and biodiversity features and characteristics of the area, by using high quality landscaping.
- d. Demonstrates that any adverts, signage, lighting and other security features are fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.

In addition, and where appropriate to the scale and nature of the development, all non-householder development which will create new floorspace is expected to:

- e. Provide a variety of design styles and types to create interest and a sense of place;
- f. Ensure the layout is appropriate in density, scale, and appearance, and provides safe and convenient access for all users;
- g. Incorporate new technologies and construction methods as part of building design, taking into account sustainability and resource efficiency;
- h. Be well connected to and fully integrated with the local area by linking existing pedestrian and cycle routes and encourage people to use public transport where possible;
- i. Make optimal use of land and does not undermine the development potential of adjacent sites;
- j. Include public realm and landscaping which is well designed, durable and consistent across the extent of the development site or key project area; and
- k. Incorporate safe, secure and convenient provision for cycle storage and refuse and recycling facilities which is integrated within the overall design.

How this policy works

5.4 The policy criteria under sections a - c. of the Policy E1 will generally apply to all types of development, including:

- Extensions;
- Garages, car ports, outbuildings, sheds and greenhouses;
- Boundary walls, fences or gates;
- Porches;
- Satellite dishes/radio aerials;
- Dormer windows or other alterations to the roof;
- Conversions and changes of use;
- Shopfronts;
- Signage;
- Lighting.

5.5 In addition, the criteria e. – k. are relevant to developments which include the creation of one dwelling or more and any new commercial floorspace. Criteria e. – k. are a guide and development will not be expected to fulfil requirements which are not relevant to the scheme in question.

5.6 The Council recognises that it is important to ensure that new signs do not result in a cluttered appearance on an individual building or on the wider street scene. Signs must also be of an appropriate size and scale for the building and its surroundings. Security shutters and other features can also create significant visual intrusions in the street scene. It is important that proposals are fit-for-purpose and are fully integrated within the design.

- 5.7 Illumination, particularly in or adjacent to conservation areas, heritage assets and in or adjacent to or visible from Chichester Harbour AONB, can detract from the overall appearance of a building or area. Signage in or close to the AONB should also have regard to the Policy E5 and the Chichester Harbour AONB Supplementary Planning Document (SPD) (July 2017).
- 5.8 Constructive pre-application advice is a valuable tool in guiding and progressing development proposals, prior to their submission. The Council's procedure for pre-application advice is set out under the planning pre-application advice guidance note which can be found on the Council's web site. For major proposals, developers will also be expected to engage with councillors, key stakeholders and the public on major proposals through the Council's Development Consultation Forums. Where appropriate, the Council will also consult the Design Review Panel on development proposals.
- 5.9 At pre-application stage, consideration will be given to the site's opportunities and constraints in light of the policies in the Adopted Local Plan; identifying any aspects which may need to be resolved, and relevant material planning considerations and constraints. Advice will be provided on planning obligations and the appropriate documents which would need to be submitted.
- 5.10 The Borough Design Guide SPD⁴⁶ complements this policy and provides detailed guidance to raise the standard of design across the Borough. The SPD sets out what developers are expected to deliver in terms of the design of new development, and how the distinctive character and qualities of the Borough could be enhanced through development. Designated Conservation Areas within the Borough also have Character Appraisals and Management Plans, which provide detailed information on these areas which should be given regard when proposing development in line with Policy E13 (Heritage).
- 5.11 The Council is supportive of new technologies and construction methods integrated as part of new development, including Passivhaus design principles in line with Policy E12 (Low Carbon Design). The sustainability and resource efficiency will be considered in the overall design and layout of schemes, including ensuring that, where appropriate schemes maximise solar gain and minimise the need for energy heating.

⁴⁶ The Borough Design SPD (December 2011) will be revised in line with this new policy.

E3 | Landscape and settlement boundaries

Why this policy is needed

- 5.27 The Borough has a rich and diverse natural environment with an extensive coastline including two harbours, rivers, streams, open spaces and woodlands. The Council recognises the importance of this unique environment and the need to protect and enhance the natural environment for its own sake, for its nature conservation value and for public access and recreation. This is especially important in the face of significant pressure for more housing development.
- 5.28 Landscape is not just about natural areas; it is also about landscape proposals in new development, and the interaction between built-up and undeveloped areas. What is important is that new development respects its surroundings and makes the most of attractive and distinctive landmarks and features to enhance what is special about the character of the Borough as a place.
- 5.29 There are strong links between this policy and those on design (Policy E1), heritage (Policy E13), the Ecological Network (Policy E14) and on the Chichester Harbour AONB (Policy E5), and these should be read in conjunction with this policy.

E3 | Landscape and settlement boundaries

Planning permission will be granted for development which:

- a. Contributes positively to local identity and distinctiveness of landscapes and settlements;
- b. Respects, complements and integrates successfully with the local landscape surrounding the site;
- c. Incorporates any key landmarks and natural features on the site into the design of the scheme and protects them from destruction or deterioration;
- d. Protects key views of important landmarks and landscapes; and
- e. Integrates successfully with the local landscape surrounding the site.

Planning permission for development outside of the defined settlement boundaries (as shown on the Policies Map) will not usually be permitted, unless it:

- f. Relates to small scale householder development; or
- g. Is proposed on previously developed land and does not represent a material intensification of use; or
- h. Specifically, and demonstrably requires a location outside of a built-up area; or
- i. Provides infrastructure that meets an overriding public need.

How this policy works

- 5.30 New development has a key role to play in shaping the way the Borough looks and feels. This goes beyond the design of the buildings themselves (see Policy E1) to encompass the way in which the scheme affects the surrounding landscape and townscape, and any natural or man-made features on the site. New development, whether on previously undeveloped sites or within areas that are already developed, is expected to take design and layout cues from the landscape and townscape around it.

- 5.31 Local distinctiveness, or sense of place, is concerned with the things that make a place special to the people who live there and to visitors. New development should celebrate the unique characteristics of the place and do its best to add richness to the environment. To achieve this, developments are expected to relate positively to, protect or enhance the aesthetic value of individual or groups of natural features, such as trees, hedgerows, streams or topographical features, as well as key man-made structures, whether historic or more recent, that contribute to a sense of place. These features may be within the development site, or in the area surrounding it.
- 5.32 Of course, not all areas have positive features worth integrating or protecting; in areas where landscape and/or townscape quality are poor, development should seek to improve on what is already there.
- 5.33 This policy does not intend to conserve every landscape and existing natural feature as it is today. It is acknowledged that development changes the character of an area. For example, a number of development sites are proposed through this Plan that will see land which has long been in agricultural use developed and gaps between settlements significantly eroded. In identifying these sites, the Council has carefully assessed land across the Borough and has identified the most suitable areas for development in light of the need for housing. On sites which lie beyond the existing developed area, it is especially important that the new development carefully considers its relationship with existing settlements under part a) of the policy.
- 5.34 The extent of the existing built-up areas together with the allocations in this Plan defines the settlement boundary. These are shown in Figure 16 and in detail on the Policies Map. There is a presumption against new development beyond the defined settlement boundaries, in particular against new residential or commercial development. This is in order not only to protect landscape character, but also to foster more sustainable patterns of development, wherein inhabitants and users of development have easy access to services, without the need necessarily to use a car. While some limited types of development may be considered suitable outside the built-up area, this exception to the presumption against development outside the settlement boundaries applies only to the types of development set out in part b of this policy. Notwithstanding the provisions of the NPPF, exceptions will not be made for entry level or rural exception sites.
- 5.35 For the avoidance of doubt, the Council does not consider any part of the Borough to be 'rural' in the sense that would justify applying the rural exceptions for small scale commercial or affordable housing development as allowed by the NPPF. While there are areas on the edges of the Borough, and notably on Hayling Island, that are rural in character, these are not sufficiently far from the nearest built up area to consider them in need of their own local housing or jobs offer. As such, the Council will not generally accept arguments based on the 'rural exception' as set out in the NPPF.
- 5.36 All developers should address the impact of their development on the local landscape and local distinctiveness in their Design and Access Statement. Applicants should refer to the additional detail for their area in the Havant Landscape Character Assessment⁵², and the Borough Council Design Guide⁵³. In designated Conservation Areas, Character Appraisals and Management Plans should additionally be given due consideration. Views from and to the sea and impacts on the seascape as well as the landscape must also be considered.
- 5.37 Where a scheme is likely to have a significant impact on the landscape, townscape or seascape, a Landscape and Visual Impact Assessment may be required. This should be based on an appreciation of the existing landscape and a thorough understanding of the development proposal, the magnitude of change, the sensitivity to change and the potential to mitigate impacts. The

⁵² [Havant Borough Landscape Character Assessment \(February 2007\)](#)

⁵³ [Havant Borough Design Guide Supplementary Planning Document \(December 2011\)](#)

cumulative impacts on character should also be considered in the context of the receiving landscape. Guidance on the methodology for Landscape and Visual Impact Assessments recommends the following methodology:

- Recording and analysing existing landscape features and characteristics and the way the landscape is experienced;
- Assessment of the nature and magnitude of change likely to result from the development and the sensitivity of the existing landscape to the change;
- Identifying the effects of the proposed change on views and visual amenity and assessing their significance, taking account of the nature of the visual receptors (people viewing the landscape) and the nature of the change on visual amenity;
- Evaluation of the significance of the changes identified (both landscape and visual effects) taking account of any mitigation strategies.

- 5.38 Conditions and/or planning obligations may be used to ensure the protection or replacement of natural or man-made features during construction and occupation of the development and their continued survival and/or maintenance. Appropriate landscaping schemes may be required to mitigate any impact on the local landscape, including provisions for their future maintenance. Developers are encouraged to explore the use of local materials and native plant species in such schemes.
- 5.39 With the significant level of development proposed through this Plan it is also increasingly important that residents can access undeveloped areas for leisure and health. Developers are therefore expected to facilitate, and in any case not worsen, connections from their site to open spaces, the countryside and the coast, where this is acceptable in terms of nature conservation (see Policy E14).

H1 | High quality new homes

Why this policy is needed

- 6.1 The NPPF highlights that high quality design and a good standard of amenity should be sought in new development. This policy sets out the quality standards that new housing in the Borough are expected to achieve and how the needs of different groups will be met.
- 6.2 National policy also recognises that local planning authorities should address barriers to improving health and wellbeing through a high standard of housing design. This policy therefore builds on Policy E2 (Health and Wellbeing) to provide opportunities for people to live healthier lives. It requires new homes to have appropriate space for occupants to enable them to have a good quality of life and healthy lifestyle.

H1 | High quality new homes

Planning permission will be granted for new homes that meet the following criteria:

- a. New homes are designed to meet appropriate internal space standards¹²⁰ to provide sufficient private and/or communal space for basic daily activities and needs; and
- b. Developments of 10 houses or more (gross) meet enhanced accessibility and adaptability standards on 30% of the proposed dwellings across all tenures to ensure that new homes are suitable for a wide range of occupants¹²¹; and
- c. Developments of 50 homes or more (gross) meet wheelchair accessibility standards¹²² on 2% of the total proposed dwellings as part of the affordable housing provision; and
- d. Sufficient private and/or communal outdoor amenity space is provided.

Private outdoor amenity space should be:

- e. Of a sufficient and functional size to meet the needs of the likely number of occupants; and
- f. Designed to provide a good level of amenity by maintaining a reasonable degree of separation between the new dwellings and the surrounding properties.

How this policy works

Housing Space Standards

- 6.3 Building to appropriate space standards will ensure new homes provide sufficient space for basic daily activities and needs. The Council will therefore require all residential development to meet the nationally described space standard (or any subsequent Government standard). The Council's starting point will be for all new homes, including subdivisions of larger properties and conversions, to meet the appropriate space standards, unless it can be shown that the standards are not practicable in the face of other material considerations and policy requirements. For example, an exception may be made where works needed to achieve the standards would adversely affect the significance of a heritage asset or would require unachievable changes to a building earmarked for conversion.

¹²⁰ Appropriate space standards are achieved by meeting the nationally described space standard, or any subsequent Government standard.

¹²¹ Enhanced accessibility and adaptability standards are achieved by meeting M4(2) of the Building Regulations 2015, or any subsequent Government standard.

¹²² M4(3) of the Building Regulations 2015, or any subsequent Government standard.

- 6.4 The Council recognises that innovative housing solutions such as the emerging 'build for rent' sector have a role in addressing specific housing needs in the Borough. These types of housing models can involve the development of high density housing in town centre locations though there are other types of housing that can be developed through a 'build for rent' approach as well. To ensure a good standard of living accommodation and to support the health and wellbeing of occupants, the same space standards will be required as mainstream housing. Where developers wish to deliver an alternative approach, this will need to be fully justified. Referring to, for example, good design practice and case studies, applicants must demonstrate how the proposed operating models can be successful in providing residents with a high quality of life.

Accessible and adaptable homes

- 6.5 Housing should offer functional and adaptable spaces for different groups including families, children, older people and disabled people. On major housing developments of 10 dwellings or more, 30% of new houses will be required to meet as a minimum Part M4(2) of the Building Regulation to ensure that new homes are suitable for a wide range of occupants. For the M4(2) standard, part b of this policy makes particular reference to houses as it is understood this housing type is more suitable for the delivery of this requirement.
- 6.6 To address a locally identified need, the Council expects 2% of the overall housing provision on larger housing developments (50 dwellings or more) to be designed to meet the wheelchair accessible homes standard. Nonetheless, wheelchair accessible homes must only be provided as part of the affordable housing provision where the local authority is able to allocate or nominate a person to live in that dwelling. This should be discussed with the Council as part of the pre-application process. However, it is acknowledged that there may be site-specific practical reasons why it may not be feasible to meet this requirement.
- 6.7 Favourable consideration will be given to development proposals where at least 50% of homes meet the enhanced accessibility and adaptability standards. This could include wheelchair accessible dwellings (over and above the 2% policy requirement) as part of the affordable housing provision where there are locally identified needs. Applicants are encouraged to explore how best to meet locally identified needs in consultation with the Council accordingly.
- 6.8 New houses designed to the enhanced accessibility and adaptability standards should be proportionally distributed across all tenure types, evenly spread across the site, and integrated with the rest of the development in line with Policy E1 (High Quality Design). For major housing schemes, developers should submit a schedule of accommodation which identifies the specific standard under M4 of the Building Regulations that each home in the proposed development will meet.
- 6.9 To ensure compliance with the specific standards, the Council expects to be provided with plans certified for compliance and/or written confirmation from an appointed building control body that the specifications for each dwelling meet the relevant standard. Where necessary, this will be secured through a performance-based condition prior to occupation.

Outdoor amenity space

- 6.10 All new homes should benefit from private outdoor amenity space solely for the use of the occupants of a sufficient size and quality to support physical and mental health and wellbeing. It should be designed to ensure there is no undue loss of privacy or overlooking of adjoining and neighbouring properties in line with Policy E1 (High Quality Design) and Policy E22 (Amenity and Pollution).

- 6.11 In terms of the functionality of garden spaces, external amenity space should be of a sufficient size to accommodate a storage shed (including a cycle store where no garage provision is possible), space to facilitate the drying of clothes (rotary or washing line), table and chairs suitable for the size of the dwelling, an area for children to play in and circulation space. External private amenity or communal space does not include car parking or turning areas.
- 6.12 In addition to the above, the Council expects that occupiers will be able to enjoy a reasonable degree of amenity and privacy in their gardens by maintaining reasonable relationship with neighbouring properties. A guideline depth of at least 10m is considered appropriate to preserve the amenity and privacy of residents.
- 6.13 For flatted developments, the Council's Healthy Borough Assessment¹²³ sets out that this should be a minimum of 1.5 sqm of private amenity space per bedroom or 1 sqm of communal space per bedroom.

¹²³ Havant Healthy Borough Assessment – Havant Borough Council (November 2018)

APPENDIX C

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

**Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417**

NORTHNEY & TYE

Village Design Statement



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With financial support from



Hampshire
County Council



What Makes Northney and Tye Special?



Comments and photos by local residents

"It's the closeness of sea and farmland."

"It's lovely to see the cows crossing the road and grazing in the fields."

"Like an oasis."

"We love the openness of the green spaces here."

"Church bells on Sunday mornings and for weddings lift my spirits."

"The meadows gleaming with golden buttercups are unforgettable."

"Standing on the sea defences with a strong breeze blowing clears your head."

"Summertime is golden fields of wheat ripening and busy harvests."

"The vivid displays of sea lavender in July."

"Seeing roe deer in the morning mist is worth an early rise."



Village Design Statement

Purpose and Aim

This Village Design Statement (VDS) is the result of extensive consultation, under the auspices of the North East Hayling Residents' Association, which began in 2005, and included a questionnaire that was distributed to every household at the start of the project. This was followed by well-attended public workshops, meetings, discussions and an exhibition. Publicity about the project was carried out through posters, fliers to each household, the Hayling Islander newspaper and our website. The VDS represents the considered and collective opinion of the people of Northney and Tye and is a statement about the local characteristics which the residents value in this beautiful area.

The purpose of this VDS is to help guide change and to conserve and enhance the historic and natural legacy of North East Hayling. It offers local guidance to all those making planning and development decisions for Northney and Tye and is intended for use by local householders, businesses and farmers, planners, engineers, architects, designers, developers, builders, statutory bodies and utility companies.

Change occurs not only by the creation of large developments but also by the smaller, sometimes less obvious, alterations to homes and gardens, commercial buildings, farmland and green spaces. On their own they may not seem to amount to much but their cumulative affect can alter the appearance of an area considerably.

Our VDS documents this community within its historic and landscape setting by highlighting the pattern of settlement, the style and location of buildings, and the views and green spaces. Each section is accompanied by Design Considerations to be applied to any future development or building modification. These Design Considerations should be read together with the relevant current planning policies and design guidelines that apply (See Appendix 1 for details). During the course of the VDS project a number of issues arose through the questionnaire, workshops and public consultation which although are not Design Considerations are, nevertheless, very important to the area (See Appendix 3 for details).

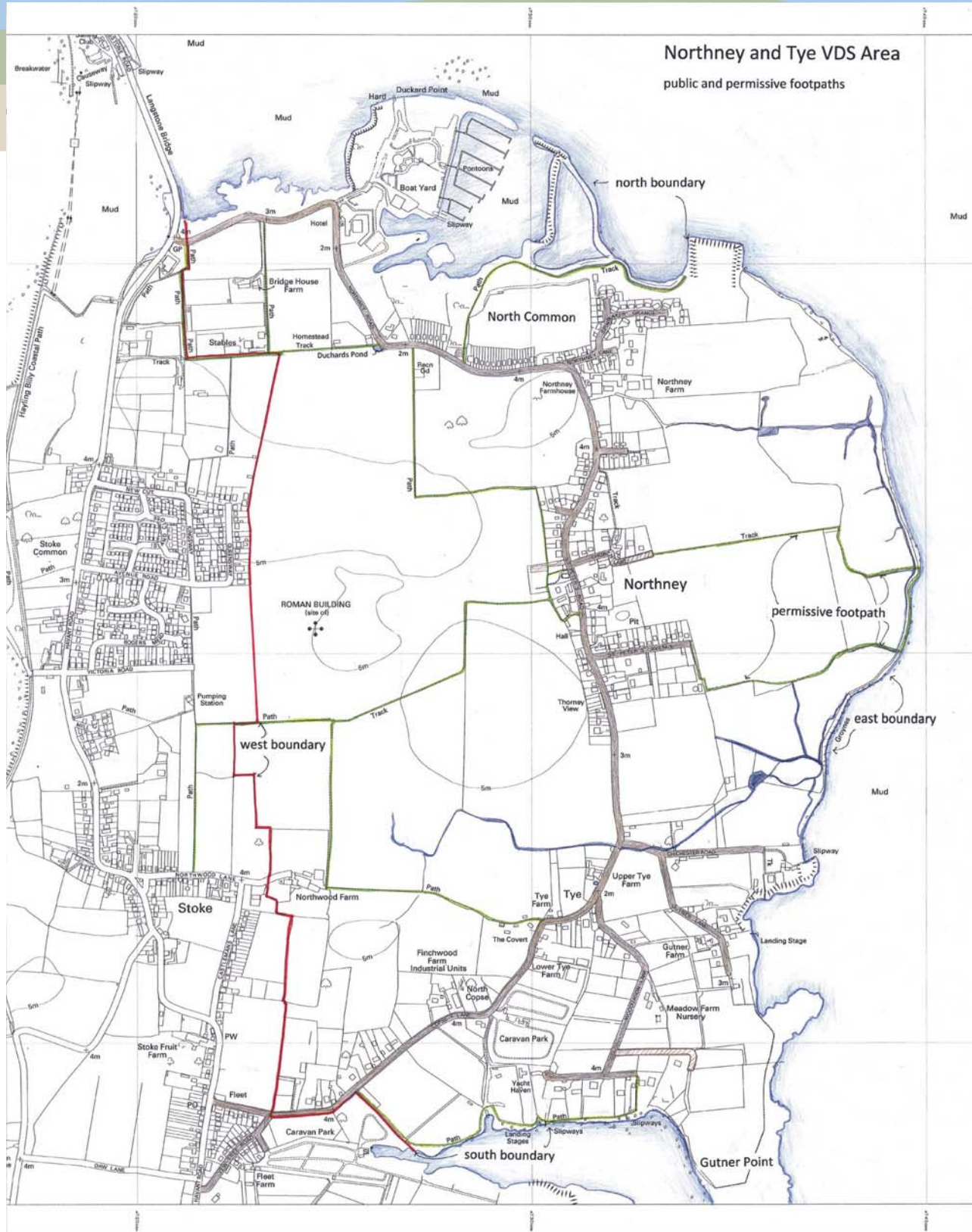
The production of this VDS has been aided by grants from Hampshire County Council, Chichester Harbour Conservancy and North East Hayling Residents' Association and their support is acknowledged with gratitude. The VDS Steering Group also appreciates the support and help from the people of Northney and Tye.

The Executive and the Full Council of Havant Borough Council have approved the Northney and Tye Village Design Statement and the Design Considerations it contains as non-statutory planning guidance and is to be used as material consideration in Development Control.

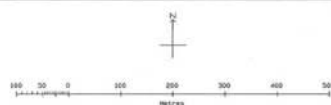
Our website is www.nehra.org.uk



public and permissive footpaths



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-  Footpaths
-  Tracks
-  Roads

Map of Public and Permissive Footpaths

Introduction

Northney and Tye, the area covered by this Village Design Statement, lies in the north east corner of Hayling Island, Hampshire and is recognised by Havant Borough Council as a character area which should be respected by any new development. St Peter's Conservation Area sits at the heart of Northney village with the church at its centre.

Parts of the VDS area fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), and are designated either as a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA) or a Ramsar site for protected wetlands (see Appendix – Sources websites); these designations often overlap. Much of the VDS boundary is the shoreline of Chichester Harbour and this gives the area its distinctive character and appeal.

The importance of the area shown by these bio-diversity and nature conservation designations arises from the tidal waters of Chichester Harbour, which provide internationally-known feeding grounds for a wide variety of birds. The outlook from the shore changes with the ebb and flow of the tide from a wide seascape to one of mudflats reaching out to Sweare Deep and Emsworth Channel. The land is protected from the tidal waters of Chichester Harbour by sea walls, mainly earth embankments, with some constructed by Napoleonic prisoners of war.

Northney and Tye lies on the old coach road that crossed the harbour by the Wadeway until it was replaced by a wooden toll bridge in 1824. This one road connects Langstone Bridge with Stoke in a semi-circular sweep through farmland. However, the road's narrow and meandering form remains a significant feature of Northney and Tye but is not well suited to the current heavy traffic usage. The majority of the 260 residential dwellings in the area are found on this route, the others front a number of short side roads.

There are about 25 commercial buildings, ranging from small specialist suppliers, such as the timber fencing and chandlery businesses, to the larger yacht sales and repair firms of Northney Marina. The Langstone Hotel and a few bed and breakfast establishments provide accommodation for visitors locally. Both Northney Farm and Lower Tye Farm and their land are of paramount importance to the character of the whole VDS area, providing much of the open green spaces.

Within this VDS area there is no public house, food/convenience shop or school and it is not served by any regular bus service. There is, however, a school bus which residents may use and a responsive taxi share scheme subsidised by Hampshire County Council Passenger Transport Department. The nearest petrol station cum convenience shop is situated on the Havant Road just south of the Langstone Bridge. Otherwise, shops, Post Offices, banks and schools, are to be found further south on Hayling Island or in Havant, on the mainland.



Amenities which can be enjoyed in the Northney and Tye area are nearly all outdoor-based. There are several walks on the outer edges of the area and some radiating from the churchyard. Northney Farm has made available a circular walk from the end of Church Lane, along the shore and back across fields to the village. The main roads and lanes of Northney are ideal for exploring by bicycle or horse. There are plenty of open views across land and sea and hedges are generally cut low. Chichester Harbour is extensively used by yachts, powerboats, dinghies and windsurfers and there are private and Chichester Harbour Conservancy moorings.

St Peter's Church organises many social activities for the community to enjoy and the Recreational Hall is also used for meetings and a variety of other events, such as barn dances, fairs and parties. Northney Farm holds a popular farm open day and hosts local school visits and several charity events are held in the grounds and barns.



History

Northwood, North Hayling, Eastney, Westney and Northney are all names (variously spelled) which, together with Tye, have historically applied to the area being covered by this VDS. The area provides evidence of the earliest stone built structure on Hayling, a Roman temple, the remains of which lie buried in a field to the west of St Peter's Road. The temple consisted of a circular tower in a square walled compound and was built on the site of a timber and daub Iron Age shrine.

The earliest settlers probably came from the mainland during the summer to fish and make use of the fertile soil, once recognised as some of the most productive farmland in England. Doubtless this slowly led to permanent residence, a process hampered by the lack of access other than by boat or the Wadeway, which was only useable at or near low water. Wade is an old English word for a ford.

Clearly visible at low water, the Wadeway still runs from the bottom of High Street, Langstone to a small lay-by on Northney Road, about 200 yards from the bridge. Believed to date from the Bronze Age, the track was wide enough for a single carriage and had been maintained regularly to serve settlements on the island until 1820. It was severed by the construction of the Portsmouth to Arundel canal, authorized by an Act of Parliament which also ordered the building of a toll bridge to compensate for the loss of the Wadeway.



Bill (left) and Harold Pycroft making bricks

The Wadeway



Agriculture in the Middle Ages was carried on mainly by the field strip system with unfenced strips in varied ownership and this persisted until the enclosures of the 19th century which formed discreet fields and commons. Since then, the number of farms has diminished as they have either been sold for housing or aggregated into larger units, resulting in one main working farm, Northney Farm, now covering an area of 530 acres. This farm has since changed from labour intensive, with

45 workers and a strong market garden section, to family run with one or two additional workers running a mixed arable and livestock farm and a farm shop in Stoke. In the 1920s and 1930s, the farmland was well known under the ownership of Harvey Brown, a renowned agricultural economist and sound practical farmer, whose lands recorded the best returns per acre of any in Britain (Agricultural Review 1959). Both arable and livestock farming provided the main occupations over the years but fruit orchards, salt manufacturing and brick making were also important until the last century. Remnants of the orchards are found in the gardens of many Northney and Tye houses.

In Saxon times, North Hayling was part of Hayling Manor, owned by the crown and the monks of St Swithun's, Winchester, until William the Conqueror gave it to the Norman Abbey of Jumiéges. Wars with France led Henry V to donate it to his own abbey of Sheen (near Richmond, south-west London) but Henry VIII gave it to the Earl of Arundel during the dissolution of the monasteries, and it remained essentially in the Arundel family ownership until sold to William Padwick in 1825. After his death, the manor was slowly broken up by sales to various interests, mainly for farming or building.

The governance of North Hayling lay initially with the manor and parish but, with the formation of Urban and Rural District Councils in 1894, it became part of Havant Rural District Council. Unlike South Hayling, North Hayling never formally became a Parish Council, remaining a Parish Meeting, but it proved to be a sturdy guardian of the area. A letter sent to the HRDC in 1906 could well have been written today. *"In consequence of the oft-recurring flooded condition of our roads, we call upon you as the Highway Authority, to instruct our Surveyor to pay attention to the wretched state caused by years of neglect and mismanagement of the ditches running by their sides and to apply a remedy."*

In 1932, North and South Hayling were merged as one ward of the rearranged Havant Urban District and, following further reorganisation in 1974, Hayling is now divided into the East and West Wards of Havant Borough Council.



Northney Farm circa 1900



One of the orchards

Paul Pycroft (left) and John Vickers beside a brick stack



St Peter's Church

Dating from 1140 St Peter's Church, with its broach spire clad in cedar shingles, was built by the monks of the Abbey of Jumiéges in Normandy and was known as Northwode Chapel, indicating the presence of a small community here. This community must have prospered and grown because during the 15th century the Bishop of Winchester agreed to a resident chaplain at Northwode, who was to be provided with a house by the parishioners.

The original church consisted of the main nave area, with flint and render walls and a tiled roof. A chancel and north chapel were added in 1250 and the interior has changed little since then. The chancel has three lancet windows and originally had two smaller buttresses. Two larger buttresses were added later but the east wall still leans outwards.

Equally as old as the church is the font and its oak cover dates from about 1600. The oak chest alongside is also believed to have come from the 12th century. Some of the original oak pews date from the 16th or 17th century and are still in use, with the remainder of the pews dating from 1886, together with the pulpit.

In 1999 the original one manual pipe organ was replaced with a Father Willis organ, originally built by organ-makers Henry Willis & Sons of Petersfield for the Wedgwood pottery family for its church at Barlaston, Staffordshire in 1890.

The north door is 13th century and the timber porch is 15th century, formed from an oak bole (tree trunk) sliced in two halves to form the front arch. On the west elevation there is a stained glass window, dated 1902, above the 15th century door which now links the old church with a new extension built in 2000. This award-winning structure is shaped like an upturned boat and is called The Ark. The building received the Borough of Havant Design Award 2000 and the Royal Institute of British Architects' South Conservation Award 2002, which said: *"The extension lifts the spirits and adds value to the building fitting within the constraints of a mature churchyard and a very ancient yew tree."*



St Peter's Church circa 1940



North door and timber porch



St Peter's Church



The Ark

Settlement Pattern

A map dated about 1665 shows North Hayling to have no roads and a few dwellings clustered around Northwood Church. The basis of the current road system had been established by 1776; the map showing Northney Road and Lane with St Peter's Road and Copse Lane linking to Stoke. The 1811 census showed North Hayling Parish, a larger area than the VDS area, to contain 42 houses and 254 inhabitants. The population had increased to 272 by 1851 and the 2001 census gave that of Northney and Tye as 667.

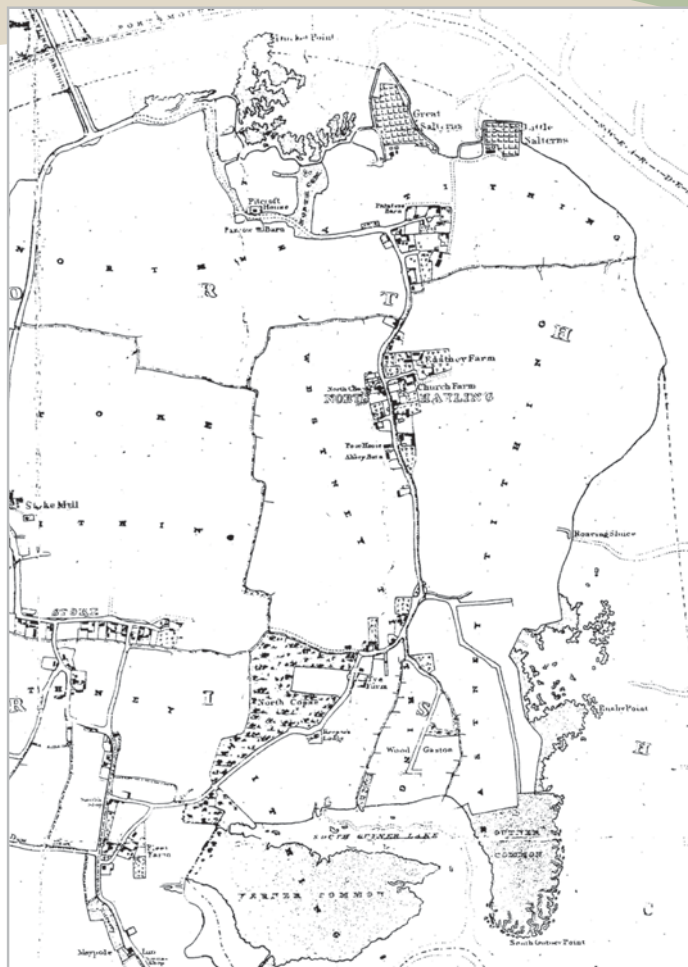
Maps drawn in the 1800s show the pattern of settlement to be similar to that of the present - largely linear - with the majority of housing spread along the main road. Most side roads had appeared, some (except Gutner and Woodgaston Lanes) with housing. Thorney View, at the southern end of St Peter's Road, had been constructed by 1895 and by 1920 dwellings were scattered along Copse Lane with Gutner and Woodgaston Lanes also inhabited.

Important causes of increased population were the construction of the first bridge in 1824 and the Hayling railway in 1865, although this increase was concentrated in the south of the island. The old bridge was replaced by the present concrete structure in 1956 and its tolls abolished in 1960.

By about 1940, at the time of the undated 6 inch:1 mile Cook, Hammond and Kell map, the Northney Road houses, Warner's Holiday Camp (built 1934) and the village recreational hall had been built. The 18th century settlement pattern has changed little since then, with new dwellings filling the gaps between the remaining old farm houses and farm workers cottages.

Current density is less than 10 houses per hectare throughout most of the area, however, the size of dwellings now being built is currently larger per plot, reducing the surrounding space and giving the appearance of greater density.

The existing situation is recognised by the Havant Borough Townscape, Landscape and Seascape Character Assessment which states that this area, perhaps more than any other in the Borough, retains much of its authentic rural settlement pattern, with Northney Farm situated along St Peter's Road creating a largely ribbon development. The number of roads leading off has resulted in an indented character with a mix of small pasture fields and rear gardens backing on to the open farming landscape.



Map of North Hayling 1834 (source Havant Museum)

Indeed, the Assessment states that:

"Infill or backland development within rural settlements should be resisted as this would fundamentally alter the authentic irregularity and density of settlement here. Further development to the north or south of the village core should also be resisted, as this could lead to the merging of the original detached hamlets of North Hayling, Tye and Northney."

Farmland separates Northney and Tye from the semi-urban nature of the remainder of the island, with pastures and arable fields meeting the back gardens of all but a handful of houses. In general, the characteristic of the settlement edges is open, with dwellings enjoying the views out across the farmland and sea. Conversely, from the perimeter of Chichester Harbour views are open into the settlement areas.

Design Considerations

- **The authentic rural and linear settlement pattern.**
- **The open characteristics of the settlement edges with views of agricultural land and the harbour environs.**
- **The size of extensions and replacement dwellings, in relation to plot size and location within each character area, in order to maintain the appropriate open space around each building.**

Northney looking north



Geology, Landscape and Green Spaces

The Havant Borough Townscape, Landscape and Seascape Character Assessment, which was adopted in February 2007, places the area covered by this VDS in two landscape types. Northney and Tye come within the Open Harbour Plain landscape type whereas the area south of Gutner Lane is considered as Enclosed Lower Harbour Plain. The difference is that the enclosed character type is an area of many smaller fields each surrounded by hedges.

This VDS area is low lying and predominantly flat with local variation producing low smooth mounds. The land rises gently from sea level in the east, some three metres above Ordnance Datum, to an average of 4.5 metres in the west. The entire area is underlain with river terrace deposits which lie over a number of chalk formations, while raised marine deposits exist along the edge of the harbour basin. The terrace deposits formed by sea level variation and Ice Age rivers have, over time, become a layer of brick earth, a slightly acidic soil of high fertility, Grade 1 and 2 agricultural land, apart from poorer Grade 4 land that fringes the harbour edge and is used for coastal grazing to produce beef for the Three Harbours Beef Scheme.

Except for the thin strip overlying the marine deposits on the eastern edge, the soil quality has been identified as *"a valuable increasingly rare resource that should be cherished and protected from further development for the sake of future generations"* – from a report by Cranfield University to Hampshire County Council and DEFRA (Dept for Environment, Food and Rural Affairs) in 2005.

Flint is common to the area, liberated from the chalk beds by erosion. In Northney it can be seen in St Peter's Church, some boundary walls and a number of older properties. Bricks were another readily available building material, produced locally at a number of sites on North Hayling in the 19th and 20th centuries, and can also be seen in many of the older properties.

No other hard rock is found in quantity in the area. Some erratics and sarsens, granitic or other rock boulders, occur but are not local and were probably transported south by glaciers during the Ice Ages or arrived more recently as ships' ballast.

Throughout the area an extensive network of man-made ditches follows the field margins to allow water to drain into Chichester Harbour. At low tide extensive mud and sand flats are exposed, drained by channels which merge and meander to the sea.

Spared any sizeable development in recent years, picturesque views and green spaces form the character of Northney and Tye. The historical development pattern of the VDS area, linear with a few short side roads, ensures that the majority of homes have open views of farmland or harbour and sometimes both. This openness, detailed in the following paragraphs, defines the character of Northney and Tye which is so highly valued by residents and visitors alike.



Extensive mud and sand flats



Arable crop growing in fertile soil



A flint wall



An erratic by the roadside



View from Northney Road to Langstone

The view eastwards from the Langstone Bridge end of Northney Road is a landscape masterpiece. Northwards to the left, salt marsh encroaches to the edge of the road and, on a sunny day at high tide, a shimmering expanse of blue water stretches out to the contrasting greens of the shore and fields beyond and on to the South Downs in the distance. The Ship Inn and Royal Oak pubs with old Langstone Mill can be seen over the marshes on the far shore. This is one of the most painted and photographed scenes in Hampshire. The remains of the Wadeway can be seen at low tide, to the south of the Royal Oak.

Directly ahead is the Langstone Hotel and close by is Northney Marina, hidden from general view although the yacht masts are visible over a chalk bank and trees.

On the right to the south are views over pastures and arable fields which stretch the full length of the VDS area, forming an important break between the A3023 Havant Road - the main road through Hayling Island - and Northney and Tye and define the western boundary. Horses and cows graze the immediate foreground and, coupled with a pond to the right on entering Northney village, all set a distinctive farming scene which typifies the area.

Windswept reclaimed salt marsh fields run along North Hayling's eastern shore defining the eastern boundary of the VDS area. From this shore are striking views of Thorney Island, Emsworth Channel and the South Downs to the north. To the south the view extends down the entire zigzagged eastern shore of Hayling Island to the harbour mouth.

Mill Rytte is a meandering channel providing a natural border to the southern boundary of the area. The land around the shore in this area is privately owned but a bridleway gives access to the shore and fine views over to Gutner Point and beyond to the sailing clubs and Chichester Harbour entrance in the distance.

Within this framework of farmland and shore a feeling of spaciousness abounds due to the important green spaces illustrated in the following paragraphs.



Duchards Pond

Looking south from Northney Road



The poplars lining St Peter's Road



Local residents value the space and open aspect of Plantation Field opposite Northney Farm. As well as being an important pasture for cows, a fenced-off corner of the field provides a safe playground for children.

South of Northney Farm on St Peter's Road is an open paddock giving a glimpse to the east across meadow and harbour waters to Thorney Island. The grazing pastures surrounding the farm highlight its position and importance to the landscape of the village, providing a strong connection to the area's farming heritage.

St Peter's churchyard is spacious, quiet and peaceful, with a pleasant scattering of trees and the opportunity for expansive views across the farm's main arable land to the west.

A shady tree-lined length of St Peter's Road separates Northney and Tye. This valued picturesque rural break in the linear domestic development allows spacious vistas looking across farmland.

Tye and the south of the VDS area provide a different mix of green space with secluded lanes, small fields and paddocks. The density of buildings is less in Tye than in Northney and the lanes are lined with hedgerows and trees, creating intimate scenes glimpsed through gates and gaps of the wider landscape beyond. This lower density and smaller, well-hedged fields which support a considerable number of horses, define the somewhat different character of Tye.

Meadows make up much of the character of the northern, eastern and southern areas, bordered by hedges of thorn. Several meadows are cut to provide hay for domestic animals. Others are grazed and a few remain untouched throughout the year except by foraging wild life.



Eastwards from the open paddock of Northney Farm

Cutting the meadows close to North Common



South eastern shoreline

Design Considerations

- The key feature is the open character of land, hedgerows and shoreline.
- The green spaces of Plantation Field, Northney Farm's paddock, St Peter's Churchyard and other farmland contribute to the character of the area.
- Houses are set back enhancing space and serenity.

Plantation Field



View of the South Downs from North Common



Conservation Sites

The entire shore area of Northney and Tye is in the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Landscapes of such national and international importance have the highest status of protection. Much of the shore habitat along this section of Hayling Island is the result of natural actions. The harbour's inter-tidal mud and salt marsh provide a rich feeding ground for waders and wildfowl. The mud and tidal areas bordering the area are listed as Sites of Special Scientific Interest (SSSI) and protected by Ramsar (a global convention for wetlands), SPA (EEC Special Protected Area), SAC (EEC Special Area of Conservation) and SCI (EEC Site of Community Importance) designations.



Old Saltings looking east

Although the land inside Chichester Harbour AONB and the mud rights, or ownership, belong to many different people, the conservation of the area is controlled by the Chichester Harbour Conservancy. The Friends of Chichester Harbour, a registered charity, keep the foreshore clear of litter and report to the Conservancy on the state of sea defences, public footpaths, water quality, bait digging activity and any destruction of wildlife habitat.

To the north and east, the land between the harbour shores and Northney and Tye includes three Sites of Importance for Nature Conservation (SINC): North Common, Northney Marshes and Gutner Point. Limited access leaves these areas largely undisturbed and of particular importance to migrating and wintering bird life. Their solitude encourages many species of insect, butterfly and wetland plants, some immigrants from Mediterranean climates.

North Common



North Common, accessed from a small car park on Northney Road, includes a narrow path leading to the shore with panoramic views across the harbour to the South Downs in the distance. The area is mainly rough grass, shrub and salt marsh, owned and managed by Havant Borough Council. As the site has matured and been managed, more and more different types of flora are thriving. Areas of native shrubs and small trees support a large number of insects, butterflies and birds.

At Northney Marshes, man-made sea defences and a system of ditches have created rich pasture in place of the marshland, providing grazing meadows for Northney Farm. This area sustains a quite different ecosystem alongside the adjacent maritime environment. Cropping the marsh grass provides conservation management in helping certain types of flora to flourish and the Chichester Harbour Conservancy recognises the importance of grazing marsh in ensuring biodiversity.

Much of the farm land comes into the AONB and wildlife is further encouraged by the provision of perimeter areas to some fields set aside for conservation. The Havant Borough Townscape, Landscape and Seascape Character Assessment recognises the importance of this area by stating: *"Maintain and manage the undeveloped swathe of coastal grazing marsh adjacent to the harbour edge."*

Gutner Point is a protected nature reserve, not open to the public, between the ends of Gutner and Woodgaston Lanes. It is owned by Hampshire County Council and managed by its Countryside Services. This is a most important roosting and feeding site and every effort is made to leave the birds undisturbed. To help keep the marsh grasses cropped and encourage other types of flora, a group of Highland cows, owned by the Countryside Services, periodically graze through the area. Wild orchids are relatively common. Thrift, samphire and sea lavender give spectacular displays of colour at certain times of the year – as they also do in other locations.

This reserve shows the purest example of plant succession from primitive algae below the low water mark to eel grass and seaweeds, strandline inhabitants to pioneer plants, grasses and shrubs and the wind sculptured trees at the back of the shoreline.



Northney Marsh



Highland cattle at Gutner Point



Plant succession at Gutner Point

Design Considerations

- The continuing conservation and enhancement of the wildlife habitats and scenic beauty of the AONB.
- Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions 2007 – Coastal Strip: North Hayling.

Flora, Fauna and Wildlife

Northney and Tye has an important part to play in sustainable development. It is a small but focal area sustaining life cycles for a wide variety of insect, bird, small mammal and plant life. Its mix of saline shore, fertile farmland, scrub and spacious cultivated garden is unusual and of considerable importance to the survival of the large variety of species in such a relatively small area.

Trees and Shrubs

The edges of the fields to the north of the village are dominated by mature high trees. These include a horse chestnut, two field maples and several Scots pines bordering Northney Road close to Northney Farm. Plantation Field, a grazing pasture, is bordered on the south and west sides by large majestic black Italian poplar trees, interspersed with Scots pines. This field also contains three distinctive clumps of mixed oak, ash, beech and hornbeam trees, one with a thriving, noisy rookery.

Between Northney and Tye the road is lined by distinctive mature Lombardy poplars, all the same age and height. Oaks grow naturally but often on the shoreline they are small and twisted, shaped by the wind. Elms were common in the area until ravaged by Dutch elm disease.

Most of the older houses have orchards, or remains of orchards, with a predominance of apple trees. Fir trees and thorn are common and there is a scattering of walnut, birch, hazel and cherry.

There is a yew tree, believed to be about 800 years old, on the north side of St Peter's churchyard (see Appendix 4). To mark the millennium in 2000, two small yew trees, grown from cuttings of an ancient yew at Canterbury Cathedral, were planted in the churchyard.

Common gorse and broom can be found in small quantities at North Common and Gutner Point. Wild roses flourish on North Common. Thorn is used extensively for hedging in fields and private gardens.

A list of trees and shrubs recorded locally for this VDS and Tree Preservation Orders can be found in Appendix 4.

Flora

The mosaic of coastal, salt water and terrestrial habitats provides the opportunity for a wide variety of plants to exist within close proximity to each other. The salt marsh habitats are of particular botanical interest and there are also plenty of fascinating plants to be found along the hedgerows and grasslands abundant in the VDS area. North Common has plants not found elsewhere on the island such as pepper, saxifrage, hairy sedge, common spotted orchid and strawberry clover.



Plantation Field

St Peter's churchyard yew tree



Wild dog rose

Common spotted orchid



Elsewhere, other wild orchids can be found with Green-winged orchid and Southern Marsh orchid being the most common.

Alongside the borders of its arable fields, Northney Farm leaves wildlife strips uncultivated. Here, and in the hedgerows, verges and ditches can be found all of the typical southern England species of wild plant and flower: cow parsley, ground elder, primrose, daisy, buttercup, nettle, thrift, ground ivy, sorrel, thistle and wild geranium.

There are plant checklists and publications on flora in the area issued by the Chichester Harbour Conservancy and available on its website (www.conservancy.co.uk). One pamphlet lists 369 species recorded in the nature areas and another 200 species in the harbour area.



Teasels

Fauna

Roe deer are the largest wild animal within the VDS area and a small number are regularly seen in early morning or late evening in the quiet woody areas or in the fields. The soft earth and hedge areas support a large number of rabbits and a population of foxes and grey squirrels. Hedgehogs, moles, rats and mice are common. Various small mammals provide a dwindling number of barn owls with their source of food. Common frogs, common toads and smooth palmate newts inhabit the garden ponds scattered throughout the village.



Deer in Northney

Birds

Northney is a Mecca for the ornithologist and North Common is one of two main sites chosen by the Chichester Harbour Conservancy for guided bird watching walks. Bird watchers visit this area during the migrating and wintering periods to see the many species. The harbour has the highest density of wetland birds in the UK, according to the Chichester Harbour Conservancy. Gutner Point is the second most important roosting site in the harbour.

Winter is heralded by the noisy arrival of great numbers of Brent geese from their breeding grounds in Siberia. It is not unusual to see more than a thousand together in the grassy areas of North Common and its shore waters or the farm pastures. Large flocks fly frequently over the area during the day.

In addition to this wealth of migrant birds, residents enjoy all the species attracted to the many garden habitats in the area and some less usual ones at home in a mixed farming environment.

Thousands of Brent Geese make Northney their home in the winter



The loss of traditional barns, haystacks, grain stores and outbuildings has altered the habitat adversely for birds. A lack of tolerance to small mammals has led to keener vermin control and wider use of poisons and harmful chemicals, aggravating the decline of some species. However, enthusiastic residents can still observe many different birds, often without moving from their home. Appendix 5 lists birds observed by one resident over recent years.



Plover

Bats

Pipistrelles and brown long-eared bats inhabit the church belfry, old barns and gable ends of several homes. They can be seen flying out at dusk on a summer's evening.

Entomology

The area has three distinctly different habitats: coastal and salt marsh, farmland and common scrub and garden and nursery. Sheltered from the prevailing south west winds, there are a variety of mature trees, shrubs and other food plants providing habitats for species of moths and butterflies normally associated with localities further inland as well as the normal coastal species. The mixed hedgerows and scrub, as found on North Common, are also an important resource for insect life.

Larger moths are well represented with 346 species recorded to date, representing about 40% of the current British list. In good migratory years *Convolvulus*, Humming-bird and, even more rarely, Striped hawk-moths arrive from across the English Channel. Coastal and salt marsh areas harbour moth species specific to this type of habitat and two of particular significance recorded in Northney are the Crescent Striped and Matthew's Wainscot.

Lack of pollution and excellent air quality has encouraged the lichen feeding species. One rare and recent arrival is the Tree Lichen Beauty, first recorded in Northney in 1999 and now probably resident. Leyland cypress trees within local gardens have led to an invasion from the continent of various species new to Britain. They are now well established in Northney and include Cypress Pug, Blair's Shoulder-knot and Cypress Carpet.

The area's spacious residential gardens also provide a rich source of species of *Lepidoptera* (butterflies and moths). In good migratory years the Clouded Yellow can be seen on North Common. A list of some of the butterflies and moths commonly seen in the VDS area is recorded in Appendix 6.

Other orders of insects also abound and await recording effort in Northney and Tye, including *Hymenoptera* (bees - particularly bumble bees - wasps and ants), *Odonata* (dragonflies), *Diptera* (true flies), *Coleoptera* (beetles - the area is a stronghold of stag beetle) and *Orthoptera* (grasshoppers and crickets). The distinctive coloured wasp spider is also found on North Common.



Little Egret



Cream Spot Tiger Moth



Clancy's Rustic Moth



Elephant Hawk Moth

Shore and Tidal Area

Over 50 species of fish have been caught around Hayling Island. The shallow harbour waters off Northney shores are a nursery for bass; cuttlefish are common and, occasionally during summer, mackerel shoals reach Sweare Deep off North Common. There is a small colony of common seals in the rythes, or channels, opposite Northney Marshes which, during their hunting sorties, are seen occasionally in Northney Marina.

Although many small crustaceans inhabit the large mud flat areas of the village shores, the oyster beds, once an important industry of these shores, have long disappeared and oysters are only fished in small quantities by trawling the deeper channels of the harbour. Mud snail, lugworm, rag worm and shore crab proliferate in the foreshore mud and, along with smaller crustaceans in prodigious numbers, provide food for wading birds.

The most notable seaweeds off Northney's shores are the green and brown algae. The two dominant green species are *Enteromorpha*, eaten by the Brent geese, and *Ulva*, eaten by a small snail which in turn provides food for Shelduck. Focus is the most noticeable of the brown seaweeds with its flat brown fronds and occasional bladders.

Marsh samphire is the first plant to appear above the low water mark and at North Common can be found in large quantities, some of which turn bright red as the season advances. Salt marsh or *Spartina angelica*, a spiky tufted grass, appears next with other plants interwoven or sometimes established in large patches of their own. These include sea purslane, thrift (sea pink), sea lavender, sea aster and sea club rush and some give spectacular floral displays in spring and summer.



Sea Lavender

Seals can be seen around our shores



Shoreline at Gutner

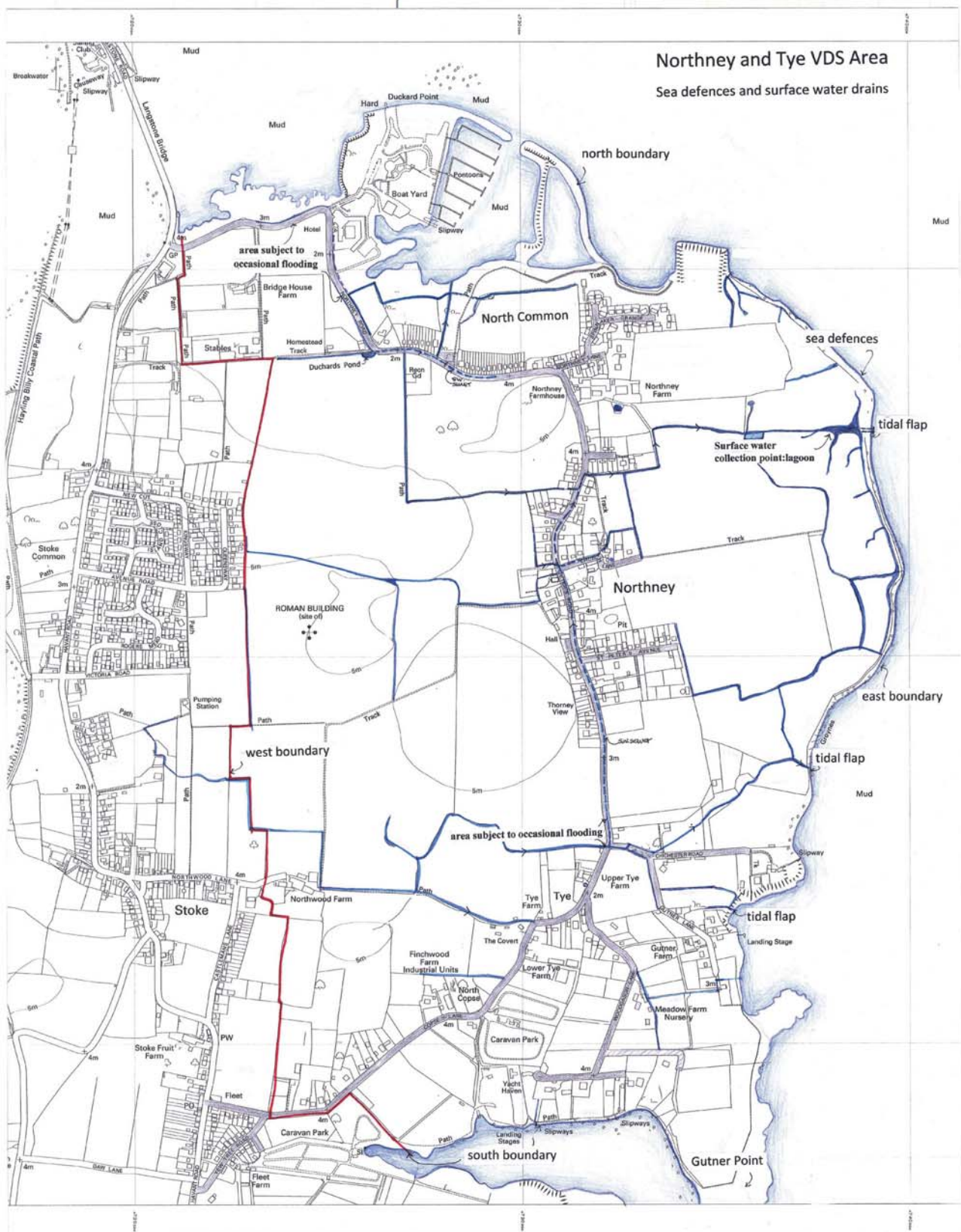




North Common shore

Design Considerations

- The sustainment and enhancement of the mudflat, marsh, farming and domestic garden environment, which provides such a unique combination of habitat in such a relatively small area.
- Potential impoverishment of natural resources. Planting hedgerows with native species will protect natural biodiversity.
- Although new development may only be relatively small, its impact on the ecological resource and its connectivity may break up the existing habitat mosaic and make movement between habitats more difficult.
- The sensitive management of public access to the shoreline in ways which help to sustain the peace and tranquility of these susceptible areas and the diverse quality of wildlife.
- The preservation of outbuildings, particularly traditional ones, where possible, in a way that continues to offer home to wildlife.
- Guidelines for remedial or construction work where there is evidence of bat habitation.



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Map of Sea Defences and Surface Water Drains

Sea Defences

Northney and Tye has extensive sea boundaries on three sides. Sea defences range from a short length of hard-faced bank protecting Spinnaker Grange to soft earthen bunds of varying height and thickness elsewhere. Behind the sea wall along the eastern side is rare coastal grazing marsh, known as Northney Marshes, established over many years. This has provided habitat for land birds, as well as flora and fauna, and forms an important part of the AONB.

The water table can be high at certain times of the year. A comprehensive system of man-made ditches drains excess surface water off land and roads into the harbour through one way tidal flaps along the north and eastern sea defences. If heavy and prolonged rainfall coincides with an extra high tide the ditches become tide locked. In these circumstances the marshy area behind the existing sea wall acts as a functional flood plain, which helps to limit the rainwater backing up in the ditches towards the residential area. There are no other watercourses except for two farm ponds, Duchards Pond and Upper Tye Farm Pond.

There are two separate sets of circumstances when water can cut the village off from vehicle access and also flood residential property. These occur when the ditch system of drainage does not clear away quickly enough and, in the reverse direction, when very low barometric pressure, spring tides and a strong wind from the south combine. In this latter set of circumstances sea water spills over the low sea defences and floods towards the residential area cutting access from either end of St Peter's and Northney Roads.

The North Solent Shore Management Plan under development will include all aspects of sustainable development and might find Northney coastline suitable for 'Managed Realignment' or 'No Active Intervention' or a mixture of both. In the VDS survey all the residents strongly favoured a 'Hold the Line' approach and preservation of the rare coastal grazing marsh used by the beef cattle.



Sea breach at Northney

Flooded ditch at high tide, Northney Road



Flooded Gutner Lane

Northney Marsh tidal flap



Design Considerations

- Use of soft engineering techniques, avoiding hard engineering solutions where possible.
- Repairs to existing defence require various licences and consents.
- Work that may result in a change of habitat requires Natural England's view.
- Possible effect on numerous environmental designations at the site and surrounding area.

An Introduction to the Distinctive Character Areas of Northney and Tye

The VDS area has been sub-divided into three local character areas; sections which correspond roughly to characteristics of building type and style and are also separated by natural gaps. There are a few general issues that apply to all areas and they are described here before a description of each area is specifically given, followed by the Design Considerations.

Building and Materials

The buildings are predominantly residential, with a variety of styles spanning several centuries of development. The abundant supply of alluvial brick earth enabled the bricks for all the older houses in the area to be made locally, using both kilns and clamps and these two characteristic styles of bricks can be seen in many of the older properties. This tradition continued until 1989, providing valuable local employment. Lime was also made locally for building. Local flint can be seen in St Peter's Church and many boundary walls.

Hedges and Boundaries

Throughout Northney and Tye properties are generally set back from the road with front gardens of grass and flower borders and many have large cultivated rear gardens, some with small orchards. This gives a feeling of space and serenity. Gardens are fronted by either hedges, mainly hawthorn, or low walls of flint and, more recently, brick. Narrow grassed verges soften the edges of the road enhancing the countryside character. Hedges and indigenous trees are the predominant boundary between properties and fields.



Open front garden



A listed stone wall in Northney



Property set back from the road

Layered hawthorn hedge



Access and Roads

Throughout this VDS area there is either a 30mph or 40mph speed limit. Roads and lanes wind through the area with few pavements. Without a footway, walking along the road is hazardous as it can be also for other non motorised users such as cyclists and horse riders. Various sections of the roadway are also liable to flooding or the collection of surface water. These factors all have implications for normal village life and for the safety of all road users.

Houses generally have private off-road parking, many have no turning space and access onto the road can be difficult due to the poor view of on-coming vehicles.

Road Signs and Street Furniture

Road signs have been installed in a piecemeal and uncoordinated fashion. Many are now untidy, appear to serve no useful purpose and fail to enhance road safety. There is low intensity sodium lighting at regular intervals throughout the full length of the two 30mph zones, but the styles of lamp-post vary widely throughout the village and many are in poor condition.

There is an old letter box built into the St Peter's Road wall of Church Farm opposite the church and two modern free-standing letter boxes, one near the east end of Northney Road and one in Copse Lane at its junction with Woodgaston Lane. There is a traditional red telephone kiosk by the village hall, which adds to the character of the area.



*Northney Road looking north from
Duchards Pond*



St Peter's Road



Copse Lane

Traditional letter box and telephone kiosk





Map of Northern Area

Northern area: Northney Road, Northney Lane and Spinnaker Grange

Building and Materials

Set apart from Northney village there are two residential properties which are a short distance from Northney Road and are surrounded by fields. Bridge House Farm is a 1970s red brick building while The Homestead dates from the 1930s and is painted white. In 2006 the Homestead installed photovoltaic cells and solar panels on its new roof to maximise sun and light energy. The Homestead's barn was badly damaged in the 1987 hurricane and has been rebuilt using traditional materials.



The Homestead Barn

The main character of this area is in the two uniform groups of houses – about 50 semi-detached dwellings - built along Northney Road and Northney Lane in the 1930s for farm workers. They line the north side of the road, are well spaced and set back with long gardens and space for garages, which have since been added. Many have other extensions, but most retain the original features of a brick band at first floor level, some are rendered and some are brick. There are also two older (1870s) semi-detached houses, Northney Cottages, at the eastern end of Northney Road. Additionally, a second group of traditional older properties lie at the eastern end of Northney Lane, which was originally known as North Farm with a house, cottage and barn.

The Homestead



North Farm House



Northney Road

Northney Cottages





North Farm Cottage

Northney Lane also leads to Spinnaker Grange, a development of 31 detached houses built in 1996. These houses are large in proportion to the width of the plots and although not identical are built using a uniform style in red brick. All the properties have low iron fencing at the front and some have high walls at the side or rear. Although it is of no higher density than much of Northney and Tye, the ratio of dwelling size to plot size is greater, emphasising the closeness of the dwellings to each other. There is already a greater coverage of plot and therefore limited room for extensions to the original houses. The style is at variance with the character of the rest of Northney.

Spinnaker Grange



Commercial Buildings

Within this area are sited the larger commercial buildings of the Langstone Hotel and Northney Marina. These are also the main employers in the area. The Langstone Hotel is a prominent building dominating the approach to the village and was built in two distinct stages with different materials and styles, although the same ridge height has been kept. The original hotel was built in the early 1970s with a later extension in 2006. Northney Marina consists of a number of modern buildings, some industrial, which have been built over the years to meet the needs of yacht owners. While these are necessary for boat sales and repairs they are visually dominant in places.



The Langstone Hotel

*Aerial view of Northney Marina and
Langstone Hotel and looking across
Chichester Harbour*





Open driveways of Northney Road

Hedges and Boundaries

All of the properties on Northney Road are set back, with open driveways, a mixture of low hedges and planting and some with wooden fencing or low walls of brick or render. Within the pavement there are occasional beds with low hedges. Northney Lane properties are closer to the road but have similar hedges and boundaries. Spinnaker Grange has iron railings along the roadside boundaries, more in keeping with an urban development. There are shrubs and trees within the gardens, but driveways are frequently paved with brick.

Access and Roads

Northney Road follows the edge of Chichester Harbour, before taking a sharp turn south at the entrance to the Marina and the Langstone Hotel, then enters a 30mph zone just before a blind corner at Duchards Pond. There is a tarmac footway from Langstone Bridge as far as the end of the Wadeway, but the unlit road from there to the hotel and on into the start of Northney Road has no footway. This stretch is also subject to flooding on exceptionally high tides, many of which are combined with heavy rainfall.

From Duchards Pond there is semi-detached housing with a tarmac footway on the north side as far as Northney Farm, and a wide verge by the Plantation Field to the south, which is used for off-road car parking along most of its length. There is another sharp bend south at Northney Farm, where the main road becomes St Peter's Road, while Northney Lane continues eastwards into Spinnaker Grange. There is street lighting in this area.



Hedges form boundaries



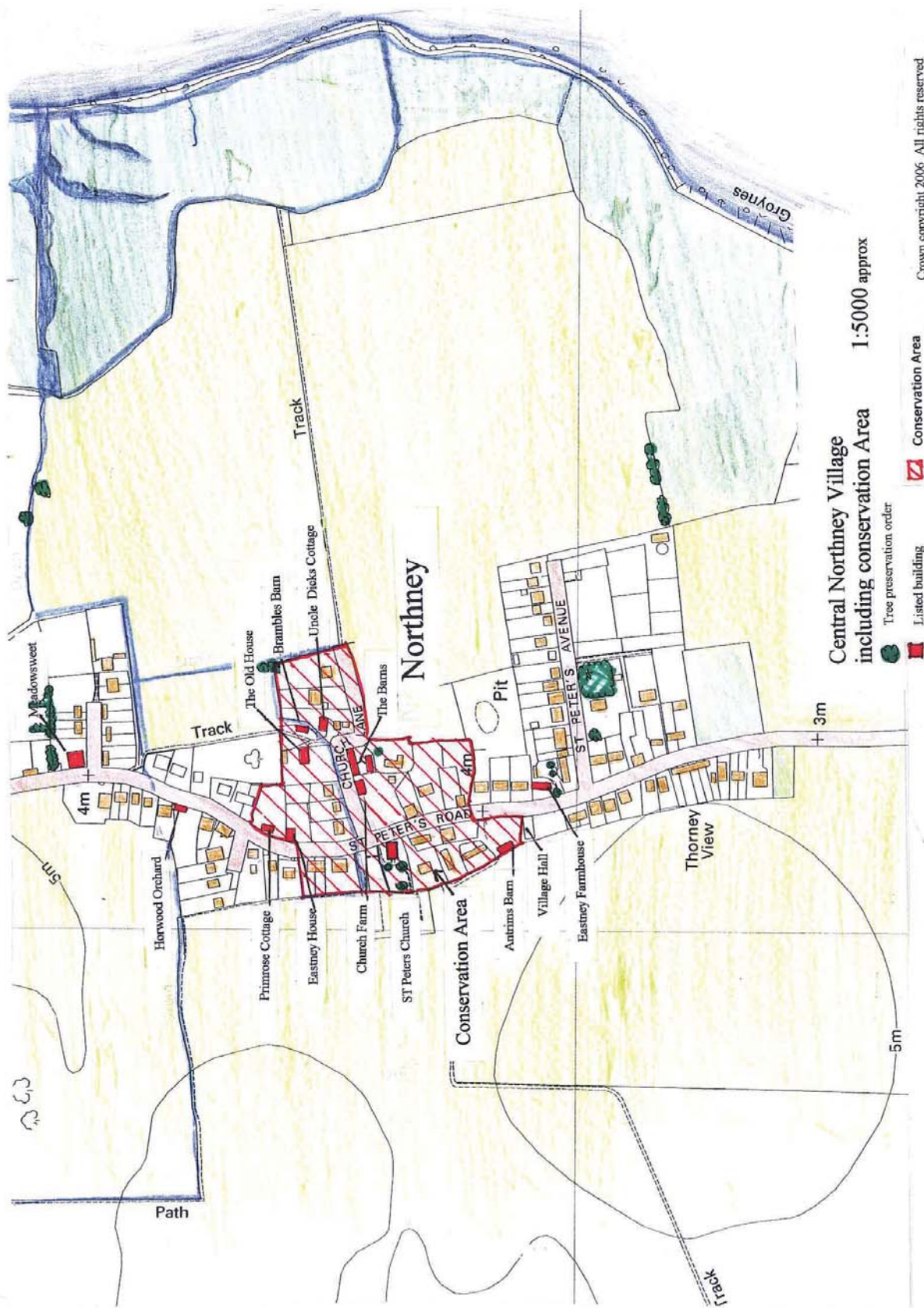
Northney Road



Entrance to Northney village

Design Considerations

- Scale and form of extensions to existing commercial buildings.
- The design and size of any proposed building in relation to the high visibility across the harbour on to north east Hayling
- The natural appearance and peace of the surrounding area.



Map of Central Area

Central Area: Northney Village including the Conservation Area

Buildings and Materials

This central area is the original part of the village and contains most of the area's listed buildings. Many of the buildings were once of timber construction and did not stand the test of time. A large fire in 1757 destroyed a number of cottages. Unusually, there never appears to have been a large manor house, dominating the whole area; just a collection of small farms and farm workers' cottages around the village church.

Northney Farm marks the start of St Peter's Road with a traditional thatched cottage, which was the original farmhouse. The main farm buildings include two older barns, one of which houses the farm's machinery and one, which was formerly used as stables, backs on to the road. Most of the farm's buildings are now functional prefabricated units.

Within the central area there are several barns, some of which are no longer used as a result of the amalgamation of the many original farms and three are Listed Buildings. Another small barn sits alongside St Peter's Road, close to Northney Farm, and has partially collapsed.

South of the farm is Meadowsweet, a thatched cottage on the corner of Clovelly Road, which was formerly three dwellings, set at right angles to each other. Clovelly Road is a short road ending in a cul-de-sac. In the main it has pairs of houses, built at different times and styles dating from Edwardian times, the 1930s and three bungalows dating from the 1960s to the 1990s. All the dwellings face on to the road and back on to open farmland. South of Clovelly Road on the west side of St Peter's Road lies Horwood Orchard, a timber-clad property with a thatched roof.



Conservation Area sign



Northney Farm

Clovelly Road



Meadowsweet



Horwood Orchard



In the area around the church are some of the oldest domestic buildings in the village. It is designated by Havant Borough Council as a Conservation Area and is also noted as being of archaeological importance. All the older buildings are constructed in local materials, such as hand made bricks, clay tiles, thatch, oak and flint. The scale is restrained, dictated by the structural knowledge and availability of materials at the time.

Each building has a relatively small footprint; even St Peter's Church is surprisingly small on plan. Most have low eaves, at least in part, visually tying the building to the ground. Traditionally, the earliest buildings were single storey with attic rooms but lean-tos and porches were added and continue to anchor the later dwellings. Windows are well proportioned and not overly large, cills are about a metre high, with window heads protected by the eaves in a time-honoured fashion.

There are 10 Listed Buildings within St Peter's Conservation Area (Appendix 2), the oldest being the 12th century St Peter's Church (Grade 1).

The Old House and Church Farm in Church Lane are both brick built farmhouses originating from the early 17th century with plain clay tiled roofs. The Old House has a separate barn, which was restored and sympathetically converted to a dwelling in 2005 called Brambles Barn. This conversion won an award from Havant Borough Council in 2005 and uses oak cladding on the original framework and a new thatched roof. It is a model for any future barn restorations in Northney and Tye.

Church Farm retains its granary on staddle stones and cart shed but the barn and stables are in separate ownership, as the stone built stables, which are dated from 1815, have been converted to a dwelling under a new slate roof. The threshing barn remains as a barn, complete with threshing boards, and the oak framework dates back to 1625, with an extension in 1818. Although a large building, the barn roof sweeps down to first floor eaves level adjacent to Church Lane. Farmhouses and most of the cottages have their own wells, as did most dwellings prior to 1970 when mains water was brought to this area of the Island.

Other original buildings in this area include thatched farm cottages, such as Uncle Dick's Cottage and Primrose Cottage, the latter being built as three dwellings under the one roof. Both dwellings have timber framework and brick or render infill panels, with low eaves and dormer windows.



The Old House



Brambles Barn

Church Farm Barn



Church Farm House



Uncle Dick's Cottage



Primrose Cottage



Granary at Church Farm



Eastney House in St Peter's Road is an 18th century Georgian house and has contrasting brick headers on the façade but the windows are elegant timber sliding sashes, not casements as at Church Farm. By contrast, Eastney Farmhouse, further south in St Peter's Road, is a rendered property with plain tiled roof, barn hipped ends and the eaves at the same low level. First floor windows are low dormer windows, constructed on the wall immediately above the eaves. Nearby, there is Antrims Barn, an over-grown listed barn with attached cowshed, adjacent to the village hall.

There are a few houses built in the Victorian era. These fall into two groups: firstly, white painted semi-detached dwellings, close to and facing on to the road and, secondly, a terrace of houses known as Thorney View in St Peter's Road, each of which has a small frontage and limited off-road parking. They have brick walls, slated roofs and traditional sash windows, some of which have been modernised. The brickwork at first floor level is only single skin and has been updated in various ways, for example with tile hanging.

Another small terrace, West Haye Cottages, lies behind the village hall set back off St Peter's Road and has been converted to two dwellings. These buildings are part flint and brick and retain the original cottage element.

In about the 1930s several smaller semi-detached bungalows with rendered walls and slated or tiled roofs were built in St Peter's Road. The next phase of building in this area of Northney, including St Peter's Avenue and Pycroft Close, started in the 1950s and 1960s when the orchards and gardens of earlier houses were also used for infill detached properties, many with integral garages, as the car began to make its presence felt.

They are two storey dwellings, increasing in size overall but many with eaves at a lower level on at least part of the building, as was common in the original farmhouse-style. The roofs still follow the traditional level of pitch (ie: in excess of 40°) with a plain tile or slate finish, with hips or gables, and chimneys.

The majority of houses, whatever age, have at least one chimney. Most are brick, with a simple oversailing course, and are topped by terracotta pots. Many of the original houses gave access directly into the living room, however, the main way in was via a rear porch for people wearing muddy boots.



Eastney Farmhouse



Highland Cottages



Northlands



Antrims Barn



Eastney Farmhouse well pump

White Gates and Eastney Cottage



Church Cottage



Consequently, porches have been added to the main entrances over the years, mostly in keeping with the original house (for example, the Old House).

Many of the original windows have been replaced with UPVC and, while this may appear to be maintenance-free, its long-term durability is still unproven. Now, many of the traditional timber windows are available with a guarantee and have more slender and visually preferable sections.

From 1990 onwards the newest buildings erected have a larger floor plan and higher eaves, coupled with an unwelcome tendency to close the gap between the buildings that was characteristic of this rural area. The use of more mass-produced materials, tile hanging over large areas, ostensibly to reduce the visual impact of the overall height, and other non-vernacular use of materials is creating a different phase to the village architecture, which does not blend in so readily with the existing dwellings.

North Hayling Recreational Hall is a non-residential building located on St Peter's Road, to the south of St Peter's Church. The land for the village hall was purchased from farmer Harvey Brown for £95 in 1925 and the hall was paid for by the people of Northney, each household contributing 2s 6d and built by a group of local young men.

Erected in 1925 the hall is single storey brick built with a pitched roof over the timber and steel tied trussed construction, typical of that time and now has standard UPVC windows. There are several single storey extensions around the perimeter which have been added as funds became available. It is almost domestic in scale with low eaves and only the car park and ramped access give any indication that it is more than a house.

Northney has developed gradually over 400-500 years, with infill carried out in many stages between the original houses. In order to maintain the spatial character of the village, further infilling should be carefully considered. Therefore, any new housing is, of necessity, achieved by replacement dwellings and these are the subject of the Design Considerations at the end of the three character areas.



Porch at The Old House

Porch at West Haye Cottage



Northney Village Hall



Design Considerations

- The materials and scale of the dwellings that have existed for centuries in Northney village and the Conservation Area.
- Character of Northney Farm's traditional farm buildings.

Hedges and Boundaries

Some of the garden boundaries on St Peter's Road are more enclosed, with a mixture of hedging, including beech, hawthorn, *Elaeagnus* and small-leaved evergreens and a few of the driveways are gated. However, many frontages allow pleasant views through to the houses and gardens. Some have low fences or walls with informal low shrub plantings and others have lawns that meet the road and use specimen shrubs and small trees as shelter. St Peter's Church is fronted by a flint wall and bounded by hedges and trees. Further south along St Peter's Road is an avenue of Lombardy poplars on the western side and a layered hawthorn hedge, interplanted with aspen poplars, maple and ash, on the east side.

Access and Roads

From Northney Farm St Peter's Road has a short stretch with open fields on both sides giving clear views east and west before entering the main part of the village. Clovelly Road is a short spur to the east, and then about 140 yards further on Pycroft Close branches to the west. There is a footway between these spurs but, apart from this, there is no dedicated footway.

The road now enters Northney's Conservation Area for a stretch of 220 yards, and is closely bounded on each side by either flint walls or old mixed hedges. St Peter's Church with its own private car park is on the west and Church Lane, with no footway, to the east. The village hall and its car park lies just to the south of the Conservation Area boundary.

St Peter's Avenue is an unadopted tarmac road that branches off on the eastern side into an area of newer housing. St Peter's Road leaves the village and reverts to a 40mph zone where it becomes a pleasant tree-lined avenue as far as the junction with Gutner Lane.

St Peter's Road looking towards Northney Farm



West Haye Cottages

Flint wall with hedge in St Peter's Road



Church Lane

St Peter's Road leading to Gutner Lane



Southern Area of Tye: Copse Lane, Gutner Lane, Woodgaston Lane and Chichester Road

Buildings and Materials

The southern area has a different character again with a variety of houses, materials and roof pitches but still following the pattern of infill between existing properties. The surrounding land is used rather differently, although green fields still abound. There are several horse stables, a plant nursery and a few camp sites. There is also a small group of pre-fabricated buildings used as small light industrial units, which are screened by trees.

St Peter's Road becomes Copse Lane as it enters the hamlet of Tye with first Gutner Lane and then Woodgaston Lane on the eastern side. These lanes are more isolated and rural so the supply of gas and mains drainage has not reached all properties. The individual properties are bounded by fields and in many cases face the shore, some with their own moorings. The land is low level and the landowners are responsible for clearing the ditches to allow water drainage.

Buildings in these lanes are of various ages, mainly from 1960s onwards, some on the site of earlier properties, with one or two older dwellings in each lane. Some are brick and some rendered, plain or with part tiling, or timber cladding. There is a mixture of roof types: shallow, steep pitched or some almost flat. Within this area lies Meadow Farm Nursery, whose single storey timber-clad buildings merge with the rural aspect. The dwelling on site was brick built with a traditional tiled roof in 2005.

Copse Lane leads past Upper Tye Farm, now a thatched cottage with two or three fields on the west side of the road with a couple of outbuildings and a brick-built granary, which is listed. There is also a timber granary in the adjoining field.



*The Meadows
Upper Tye Farm*



The lych gate at Upper Tye Farm



Hawkstone

South of the farm, on both sides of the road, are dwellings of mixed ages, some from the turn of the previous century and some like Lower Tye Farm, which dates back to 1758. Lower Tye Farm still has the original farmhouse, thatched barn and cowsheds, now used as stables. A flint and brick barn with tiled roof was constructed near the road in the 1990s. There is a caravan site on the eastern side, only evident by its entrance as it is well screened by trees.

The remaining houses lie on the west side of Copse Lane, which meanders towards Stoke. They are of varying age and style, both single and two storey, rendered or brick walls, tiled or slated roofs. All are individual detached properties with hedges of indigenous species and an open aspect on to the road in general, with one or two exceptions. A wooded area partially conceals a number of residential caravans, with limited permitted occupancy. One property has a small certified site for holiday caravans.

Hedges and Boundaries

Copse Lane runs through Tye with more dispersed housing surrounded by paddocks and woodland, with boundary hedges of elm and elder saplings, hawthorn, ivy and bramble. The southern end of Copse Lane is canopied with oak, lime and field maple trees. Gutner and Woodgaston Lanes are bounded by many fine old oaks.

Access and Roads

The junction of St Peter's Road and Gutner Lane is beside a culvert that is subject to flooding after storms and here the road becomes Copse Lane. Gutner Lane is an unadopted road leading to a few dispersed houses on the edge of the harbour and to Chichester Road, also unadopted. Woodgaston Lane is a little further along, branching off east towards a plant nursery and older housing looking out to Mill Rythe. Copse Lane continues southwards through several sharp bends lined with mature trees and enters another 30mph zone, before finally rejoining the Havant Road at Stoke. There are no footways or pavements throughout this area.

Copse Lane towards Stoke



Northwood Farm House



Tye Farm



Sharp bend at Copse Lane



Chichester Road



Finchwood Farm



Cranbrook Villa

Lower Tye Farm



Barn at Lower Tye Farm



Granary Store at Tye Farm



The Covert



The White House

Secluded houses in Tye



Design Considerations for all Character Areas

Landscape and Approach to each Dwelling

- The character of the landscape and the existing views throughout the area.
- The open approach to a property to be maintained, with particular care given to location of garages, carports or extensions.
- The open aspect of traditional gardens in alterations and rebuilding; ideally with low hedgerows on the road boundaries and using traditional field gates or be left open with no high walls or security gates.
- Permeable surfaces for parking, rather than hard paving, to allow the ground water to be replenished and reduce loading on the surface water system of pipes and ditches. This is particularly important as it helps the area to cope with storm surges.

Buildings

- The current pattern of development and dwelling type in each character area.
- The size of any development (extension or replacement dwelling) in relation to the plot is critical to reflect the local scale and maintain the space around buildings.
- A street scene drawing of a new development project will establish its overall impact, especially in height, in relation to the neighbouring properties.
- Residential alterations to reflect the style of surrounding properties with special care given to semi-detached properties.
- Maximising solar heating and providing for the storage and use of rainwater and grey water, where possible.

Materials and Details

- The use of solid timber front doors in traditional buildings.
- Materials to respect the colour palette used in the area. For example: white or cream render, bricks to tone with those formerly made locally. Timber frames and boarding finished with a clear stain, black, white or various shades of brown. Roof tiles terracotta, brindle or brown, and slates in grey.
- Traditional building materials to match the original building. This is particularly important with listed buildings - even the smallest extension. Porches in scale with the elevation to which they are attached.
- Timber windows and doors, where possible, respecting the proportions and sizes of traditional members.
- Design of UPVC windows, if used, without small sub-divisions, so that the plastic sections are not dominant and the visual appearance is acceptable.
- Chimneys on a new dwelling of the same design as used in the area. Those chimneys in existence should be retained where possible.

Selection of house walls of flint and brick





Selection of windows

Selection of doors and porches



Barn Conversions

- Maintenance and repairs of existing barns and their surrounding spaces.
- Conversions benefit from appropriate new parking areas in traditional materials with sympathetic boundary treatments.
- Restoration of a barn requires good quality traditional materials and methods, incorporating new materials within the structure for the latest insulation requirements.
- Utilisation of existing openings for new doors and windows, where possible, with a minimum of new openings.
- Timber cladding stained or left clear to weather if oak. Traditional brickwork repaired with lime mortar and reclaimed bricks.



Brambles Barn before and after restoration in 2005



The Barns after conversion

Access and Roads

- Residents to ensure, where possible, that any fixed roadside boundaries (including hedges or shrubs) do not encroach on areas of verge owned by Havant Borough Council or the Hampshire County Council Highway Authority, so that pedestrians will have adequate space to move out of the way of vehicles when necessary.
- The desirability of off-road parking and turning spaces for dwellings, while retaining hedges where possible.
- The impact of property boundaries and access points on the safety of all road users, particularly pedestrians, cyclists and horse riders.
- Soft grass verges on roadsides are characteristic rather than hard kerbs or tarmac footways.

Traffic calming in Northney and old style lamp post



Tarmac and soft boundaries



Excessive signs in Northney Road



Hedges and Boundaries

- The use of thorn hedge boundaries is a local characteristic. Native hedges are preferable to high brick walls and fences where privacy is required between residential dwellings.
- The use of trees and shrubs, preferably native, where possible to reduce the impact of commercial and larger residential buildings.
- Retention of trees is important as they form an integral part of the area's character.
- The use of fast growing 'quick-fix' coniferous trees to be discouraged, as this often leads to later management problems.
- Maintenance of existing tree lines and hedges.
- Conservation of the secluded character of local lanes through the sympathetic management of hedges and trees by their owners. Hedge-cutting is best done in late summer or autumn when birds have finished nesting.
- Siting of hedges, trees and shrubs to allow the sun to shine onto properties but provide shelter from wind and subsequent wind chill. This would help to conserve heat in buildings and reduce domestic energy use.
- Management of the felling and heavy pruning of trees, allowing them to retain their natural character and habit.
- Planning for and planting more trees and hedges to allow for losses; for example in Plantation Field copse and along the current line of poplars in St Peter's Road between Northney and Tye. Use of indigenous trees such as oak, beech, hawthorn, field maple and disease-resistant elm is preferable.
- Farmers and landowners to be encouraged to make maximum use of grants to retain and enhance hedgerow and woodland with an emphasis on the use of indigenous species.
- The trees, field and lane hedges, in conjunction with green garden boundaries, act to create a harmonious landscape and a green corridor for wildlife.
- If used, low fences and walls of natural materials are preferable in order to complement rather than detract from the rural location.
- Maintenance of low brick and flint walls, with re-pointing where necessary, as this is more cost-effective than rebuilding or replacement.

Signs and Street Furniture

- The number and style of street signs to be in keeping with the character of the area.
- Traditional style street lighting.
- Location and direction of security lights on public and residential buildings to avoid light pollution and dazzle.

*Hedges and boundaries
in the central area*



Canopy of trees at Copse Lane



A laid hawthorn hedge



Economic Activities

A few local businesses have developed over the years. All of them, except for Northney Farm, occupied small sites no bigger than the average garden in the area, until Duchards Point was developed into Northney Marina and the Langstone Hotel.

Northney Farm grew by absorbing smaller farms as time went by to reach its present size of 530 acres. It is a mixed farm of livestock, fruit and arable crops, although the fruit side has all but disappeared. The farm under a rotation system grows a variety of crops. Its grazing pastures support a herd of Ayrshire dairy cows for milk and a smaller number of beef animals for meat production.

The presence of Northney Farm is highly valued by local residents as an integral part of the area. Its open farmland contributes to the local distinctiveness as it provides many key views and green spaces.

Meadow Farm Nursery is a family business with an Agricultural Holding reference number, growing and selling nursery stock plants. The work is seasonal and up to eight more people are employed in the summer months. There is also a plant consultancy section with advice available and on-line mail order service.

As one of the original small farms in the area, Lower Tye Farm with its house, barn and former cowsheds dates back to 1758. The farm now keeps a few sheep and the cowsheds have been converted into horse stables. Some of the horses are trained and used for pulling carts and carriages and annual horse and carriage shows are held on the premises. Meadows are also used as certified locations for the Caravan Club.

Tucked away at the end of Clovelly Road's cul-de-sac is a family run timber fencing business, which blends in naturally with the landscape when viewed from all sides. The business deals in all types of wood and makes and installs fencing, gates and garden furniture.

Finchwood Farm Industrial Units consist of about 10 small single storey, light-colour painted buildings set back off Copse Lane that cannot be seen from the road as trees and shrubs provide a natural screen. As light industrial businesses they provide a few local people with an income without having to leave Hayling Island.



The stables at Lower Tye Farm



Northney Farm entrance



Various crops on Northney Farm



Summer grazing at Northney Farm





Summer flowers at Meadow Farm Nursery

Boats moored at Northney Marina



Design Considerations

- The importance of future farming practices to the rural character of the area.
- The planting of indigenous trees to reduce the visual prominence of some of the larger commercial buildings. Where possible, trees and shrubs to provide natural screening.
- The minimisation of light pollution from external lighting.
- Commercial units of single storey and muted in colour are more likely to be in keeping with the character of the area and blend in with the environment.
- Signage of businesses in the same location is better contained on one common style board in keeping with a rural area.
- Shielding of noise and containment of fumes from commercial activities.

Local Amenities

There are several walks on the outer edges of Northney and Tye and some radiating from the churchyard.

North Common can be accessed from a small car park off Northney Road by using a public footpath of good quality in most weathers. There are various branches which can be explored and many people exercise their dogs along these paths. The area is also a favourite haunt of bird-watchers.

A public footpath from the church goes around the fields at the rear of St Peter's Road houses, past Duchards Pond, ending at the petrol station on the main Havant Road. Another takes a westerly route along the farm track across the fields to Eaststoke Farm and divides either west into Stoke village or eastwards to Copse Lane.

There is a walk along Church Lane which runs into a farm track leading to a permissive footpath to the shore of Chichester Harbour. The path continues southwards along the sea defences and then returns to the eastern end of St Peter's Avenue.

Another picturesque walk starts in Woodgaston Lane, using a short public footpath between private property to Mill Rythe creek shore which then continues westwards along the creek bank to Copse Lane.

A small children's playground off Northney Road is set back from the road, surrounded by mature black poplar and Scots pine trees giving a shaded, safe and secluded spot. A large grassy area can be used by older children for ball games, while younger children can play on the equipment.

Over the years, the recreational hall has been used by all age groups for various activities, including a day care centre for the elderly on some weekdays. Although St Peter's Church now has a small extension, called The Ark, the hall is still used occasionally for larger church functions such as harvest suppers, as well as local meetings and events. There is a small garden and parking adjacent, but this is a space for hall users rather than a general village communal area.

The main road and lanes are ideal for exploring by bicycle. There are plenty of open views and hedges are generally cut low. Many horses and a pony and trap are exercised along the roads of Northney and Tye. In the southern area is a short off-road bridle path for horses as part of a registered riders scheme, which seeks to improve the bridleways for off-road riding throughout the whole island.

Chichester Harbour is extensively used by yachts, powerboats, dinghies and windsurfers and there are also some private and Chichester Harbour Conservancy moorings. Northney Marina has multiple berths and two slipways. Safety and a peaceful atmosphere is maintained by regulating power boats to a maximum speed limit of 8 knots.



Chichester Harbour Information board

North Common



Walk at Gutner Point

Annual gymkhana



Design Considerations

- Retention of the playground and equipment in Northney village.
- Maintenance of public and permissive footpaths and bridleways by the private owners or the appropriate local authority.

*Cycling during the
Scarecrow Festival*



*Children's play area
in Northney Road*



*Moorings in
Chichester Harbour*



Walking in the fields behind the Church

North Common looking over Chichester Harbour



Appendix 1. Relevant Local, County and National Policies to this VDS

These can all be sourced from the appropriate authorities whose contact details are below.

Havant Borough District-Wide Local Plan 1996-2011

www.havant.gov.uk/havant-4889

HBDWLP contains policies for the countryside and coast, nature conservation, design, landscape and historic heritage. The policies provide the framework for determining planning applications.

Havant Borough Townscape, Landscape and Seascape Assessment - February 2007.

www.havant.gov.uk/havant-7364 - see section 5 LCAs 29-34.

This study was commissioned by Hampshire County Council, Havant Borough Council and the Countryside Agency. There are full descriptions of the characteristics common to the landscape types of the VDS area and includes planning recommendations.

Contact: Havant Borough Council, Civic Centre Road, Havant PO9 2AX.
Tel 02392 474174
www.havant.gov.uk

Hampshire County Structure Plan 1996-2011 (Review)

www.hants.gov.uk/structureplan/

This is designed to shape the pattern and quality of development and the conservation of the landscape and environment up to 2011 and beyond.

Contact: Hampshire County Council, The Castle, Winchester, Hants SO23 8UJ
Tel: 0800 028 0888
www.hants.gov.uk

Chichester Harbour AONB Landscape Character Assessment (Conservancy June 2005)

Chichester Harbour AONB Management Plan, 2004-2009

Chichester Harbour AONB Design Guidelines for new dwellings and extensions 2007 – Coastal strip: North Hayling

Contact: Chichester Harbour Conservancy, Harbour Office, Itchenor, West Sussex PO20 7AW. Tel: 01243 512301
www.conservancy.co.uk

Appendix 2. Listed Buildings and St Peter's Conservation Area Appraisal

A - Listed Buildings in Northney and Tye

- a) Antrims Barn with attached cartshed, adjacent to the village hall
- b) Barn at Church Farm (The Barns)
- c) Barn at Lower Tye Farm, on east Side of Farmyard
- d) Barn east of The Old House (Brambles Barn)
- e) Church Farmhouse
- f) Eastney Farmhouse
- g) Eastney House
- h) Granary 10 yards north of Upper Tye Farm
- i) Granary (Cutler's Barn) 30 yards west of Tye Farm
- j) Horwood Orchard
- k) Lower Tye Farmhouse and attached outbuilding
- l) Meadowsweet
- m) North Farmhouse
- n) Northney Farmhouse
- o) Primrose Cottage
- p) St Peter's Church (Grade 1)
- q) Stable at Church Farm (The Barns)
- r) The Old House
- s) Uncle Dick's Cottage



a



b



c



d



e



f



g



h



i



j



k



l



m



n



o



p



q



r



s

B - St Peter's Conservation Area Appraisal

for information refer to:

www.havant.gov.uk/havant-3930

Appendix 3. Local Priorities and Concerns

During the course of the VDS project a number of issues arose through the questionnaire, workshops and public consultation which although are not Design Considerations for the local authority are, nevertheless, very important to the area's residents. These are listed here:

- Green spaces are a local characteristic and it is desirable that they are left to develop naturally unless farmed or managed by environmental or wildlife plans.
- Recognition of the importance of Northney Farm as one of the few mixed farms still surviving and so vital to this area's wildlife habitat in any envisaged change.
- The preservation of the existing shoreline and sea defences by maintenance and any necessary improvements.
- Regular maintenance of surface water ditches and tidal flaps to regulate the outflow of rainwater thus avoiding the accumulation of water on the land and subsequent flooding.
- Conservation of wildlife habitats to encourage indigenous species.
- Residents are increasingly concerned about the speed of traffic on the winding road through Northney and Tye. Most houses along this route have blind exits onto the road and, therefore, into traffic. In addition, in the long stretches with no footpaths (2.2 miles of the 2.4 miles length), motorised vehicles need to integrate more safely with vulnerable users including children, walkers, cyclists and horse riders, who all share the same road space.
- Retention of the traditional phone kiosk and letter boxes by the relevant owners – BT and Royal Mail - as part of the character of the area. (As part of this project we are making them aware of our recommendation.)



Green spaces are a local characteristic

Gutner Point Conservation site



Northney Farm



Gutner Lane water ditch



Gutner shoreline



Appendix 4. Trees

a) Record of tree and shrub species found in Northney and Tye:

Trees found in the fields and gardens

English oak, evergreen oak, elder, elm, lime, field maple, ash, hawthorn, beech, Scots pine, black poplar, Lombardy poplar, rowan, willow, cedar, hazel, birch, cherry, apple, crab apple, damson, sycamore, laburnum, blackthorn, horse chestnut, liquidambar, yew.

Hedging and garden boundary shrubs

Hornbeam, beech, thorn, hazel, holly, laurel, lilac, bay, lavender, dog rose, shrub rose, privet, pittosporum, lavender, viburnum, strawberry tree, hebe, rosemary, cotton lavender, *Abelia*, *Berberis*, *Elaeagnus*, *Escallonia*, *Forsythia*, *Griselinia*, *Lonicera*, *Pyracantha*, *Senecio cineraria*, *Weigela*.

b) Tree Preservation Order for North Hayling.

There are several Area TPOs, Group TPOs and individual TPOs in the Northney and Tye area.

c) Record of North Hayling yew tree in St Peter's Churchyard.

Listed on www.havant.gov.uk/havant-2196 and www.ancient-yew.org

Appendix 5. Record of Birds Seen in Northney and Tye

(source: Ann Klitz, Northney resident, sadly deceased in 2006 before completion of VDS)

Wetland birds

Brent goose, cormorant, curlew, great crested grebe, mallard, mute swan, little egret, little grebe, red-breasted goose, moorhen, shelduck, lapwing (peewit), snipe and whimbrel.

Farmland birds

Barn owl, green woodpecker, grey heron, kingfisher, magpie, pheasant, rook, crow, spotted woodpecker, partridge, tawny owl, wood pigeon and wryneck.

Birds of prey

Buzzard, Harris's hawk, hen harrier, kestrel, red kite, osprey and sparrow hawk.

Garden birds

Blackbird, blue tit, bullfinch, chaffinch, collared dove, fieldfare, goldcrest, goldfinch, great tit, greenfinch, grey wagtail, hedge sparrow, house martin, house sparrow, jackdaw, lark, linnet, little owl, long-tailed tit, mistle thrush, pied wagtail, redstart, redwing, robin, starling, stonechat, swallow, swift, warbler, wheatear, whitethroat and wren.

Appendix 6. Record of Butterflies and some Moths Common to Northney and Tye

(source: John Phillips, Northney resident and National Recorder for the British Entomological Society, Conservation Working Group)

Butterflies

Brimstone, Small Skipper, Large Skipper, Clouded Yellow, Large, Small and Green-veined White, Orange tip, Small Copper, Common Blue, Red Admiral, Painted Lady, Small Tortoiseshell, Peacock, Comma, Speckled Wood, Wall Brown, Gate Keeper, Meadow Brown, Holly Blue. Small Heath.

Moths

Burnets, Eggars, Hook-Tips etc

Six-spot Burnet, Oak Eggarr, Scalloped Oak, Barred and Pebble Hook-Tip, Chinese Character, Peach Blossom, Buff Arches.

Emeralds, Waves, Carpets, Pugs, Thorns, Beauties, etc

Large, Blotched, Common, Small and Little Emerald, Maidens Blush, Blood Vein, Rosy Wave, Riband Wave, Vestal, Gem, Silver Ground, Common, Garden, Galium and Ruddy Carpet, Pine, Grey Pine, Spruce and Cypress Carpet, Toadflax, Foxglove, Lime-speck, Freyer's, Current, Common, Bordered and Yarrow Pug, Magpie, Brimstone moth, Large, August, Canary-shouldered, Dusky, September, Early and Purple Thorn, Swallow-tailed Moth, Peppered Moth, Willow Beauty, Mottled Beauty, Barred Red.

Hawk moths

Convolvulus, Privet, Pine, Lime, Eyed, Poplar, Humming-bird, Striped, Elephant and Small Elephant, Hawk Moth.

Prominents, etc

Buff-Tip, Iron, Pebble, Swallow, Coxcomb and Pale Prominent, Chocolate-tip, Vapourer, Brown and Yellow Tail, Black Arches.

Footmen, Tigers, etc

Rosy, Dingy, Scarce, Common and Buff Footman, Garden and Cream-spot Tiger, White and Buff Ermine, Cinnabar.

Darts, Underwings, Rustics, Wainscots, Sallows, etc

Heart and Dart, Heart and Club, Sand Dart, Large Yellow, Lesser Yellow, Broad Bordered, Lesser Broad Bordered, and Least Yellow Underwing, Setaceous Hebrew Character, Square-spot Rustic, Nutmeg, Cabbage Moth, Dot Moth, Bright-line Brown Eye, Pine Beauty, Hebrew Character, White Point, Delicate, Striped, Southern, Smoky, Common, Mathews, L-album, Obscure and Shoulder-striped Wainscot, Black Rustic, Blair's Shoulder-knot, Centre-barred, Barred, Sallow, Pink-barred Sallow, Tree-lichen Beauty, Copper Underwing, Angle Shades, Rosy Rustic, Bordered and Scarce Bordered Straw, Burnished Brass, Silver-Y, Spectacle and Dark Spectacle, Red Underwing, Herald.

Snouts, Fan-foots

Snout, Fan-foot and Small Fan-foot.

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Biodiversity Action Plan for Hampshire

Volume 1 (1998) – reviews status of Hampshire wildlife and sets out a framework for action over 10 years

Volume 2 (2000) – lists action plans for priority habitats and species

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Friends of Chichester Harbour - www.friendsch.org

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Hampshire County Council, Hampshire Treasures, Volume 7 (Havant) – Page 49 Hayling East – www.hants.gov.uk/hampshiretreasures/vol07

Northney Farm - www.northneyfarm.co.uk

Meadow Farm Nursery - www.meadowfarmnursery.co.uk

Northney Marina - www.mdlmarinas.co.uk

Langstone Hotel - www.langstonehotel.co.uk

Three Harbours Beef – the production of free range beef; animals are naturally reared on marshes and grazing pastures and allowed to mature slowly - www.threeharboursbeef.co.uk

Other interested groups: Friends of Hayling Trees Society

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Gutner Lane, Tye





APPENDIX D

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

**Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417**

Date: 11 July 2018
Our ref: 251012
Your ref: APP/18/00593



Mrs E Chisnall
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mrs E Chisnall

Planning consultation: APP/18/00593 Erection of a pair of 3xbed semi-detached houses on former garden of number 1 Northney Road with new access and parking. (Resubmission of APP/17/00304).

Location: 1 Northney Cottages, Northney Road, Hayling Island

Thank you for your consultation on the above dated 27 June 2018 which was received by Natural England on 29 June 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

This application is within 5.6km of Chichester and Langstone Harbours Special Protection Area and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has recently adopted a planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership Definitive Strategy (SRMP). Provided the applicant is complying with the policy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s). We advise that an appropriate planning condition or obligation is attached to any planning permission to secure this measure.

The development area is also located adjacent to a Core Area as identified in the Solent Waders and Brent Goose Strategy. Natural England therefore recommends the following condition is secured with any planning permission:

No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive).

The proposed development is for a site within or close to a nationally designated landscape namely Chichester Harbour AONB. Please see below for detailed advice.

Special Protection Area Functional Land

The proposals have the potential to affect SPA functional land, which forms part of a network of terrestrial sites located outside of the Solent SPAs boundaries used by SPA species (including qualifying features and assemblage species) as alternative areas for roosting and foraging. These sites support the functionality of the designated sites and are therefore protected in this context.

The site affected (Site H65) is classed as a core site and supports high numbers of brent goose, redshank, greenshank, curlew, oystercatcher and turnstones. As a result, Natural England advise that best practice measures are adopted during construction to limit noise and visual disturbance to the adjacent sensitive habitat. We advise the following condition is secured with any planning permission:

- No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive).

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

Appropriate Assessment

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question due to recreational disturbance.

Natural England also advise that the above planning condition is secured with any permission to ensure there is no adverse impact of construction noise on the adjacent SPA functional land.

Provided both these mitigation measures are appropriately secured with any planning permission, your authority may be assured that Natural England agrees that the Appropriate Assessment can conclude that there will be no adverse effect on the integrity of the European Sites. Natural England does not require a further Regulation 63 appropriate assessment consultation.

Protected Landscapes – Chichester Harbour AONB

The proposed development is for a site adjacent to a nationally designated landscape namely Chichester Harbour AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the

AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals-outside the designated area but impacting on its natural beauty.

Environmental Enhancement

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Planting additional street trees.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Water environment

Natural England advises that all new development adopt the higher standard of water efficiency under the Building Regulations (which equates to 110 litres /head/day including external water use) and re-use in line with best practice. Consideration should be given to the use of grey water recycling systems and efficient appliances.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 07552268113.

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

Should the proposal change, please consult us again.

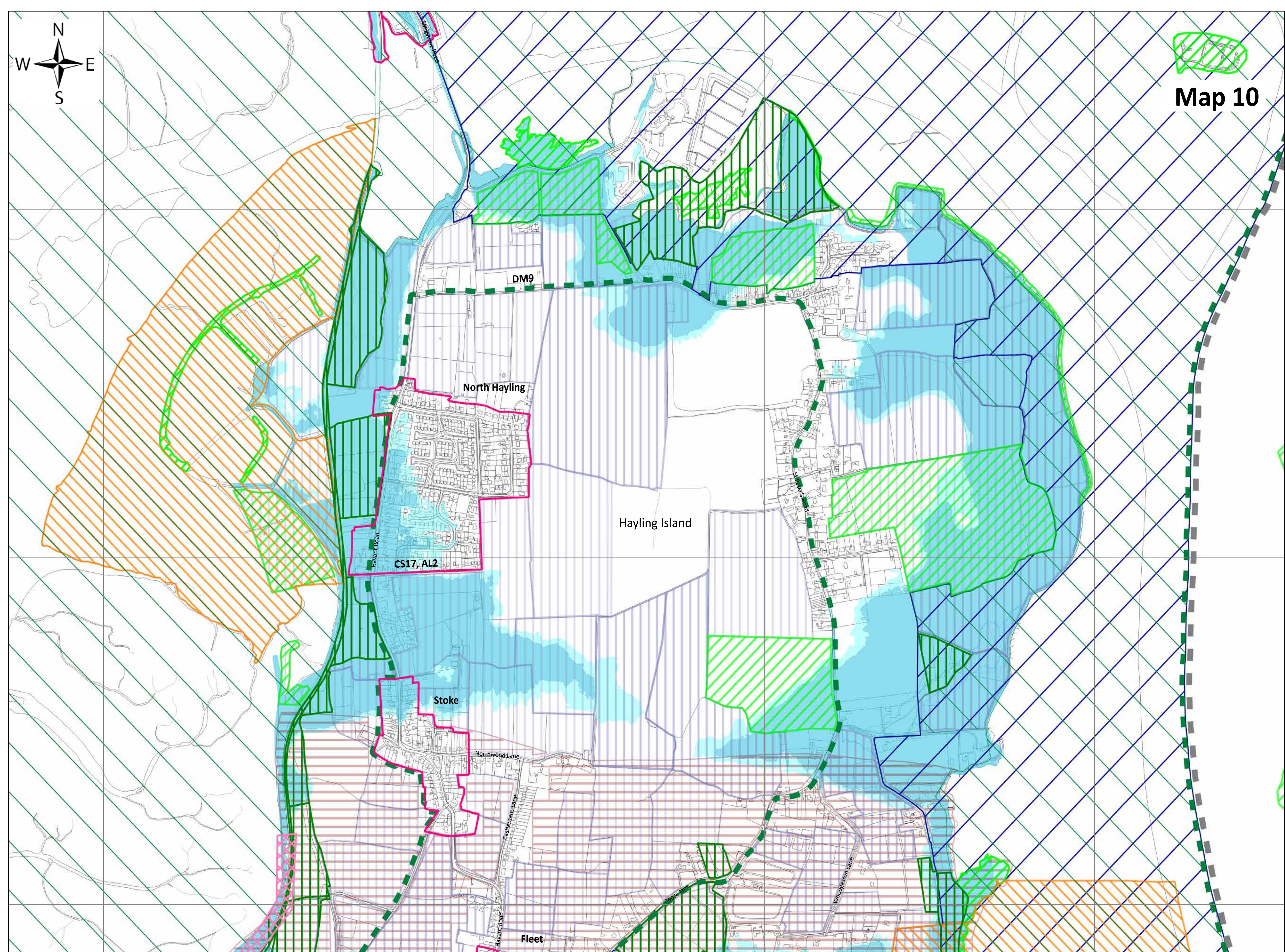
Yours sincerely

Rebecca Berry
Planning Adviser

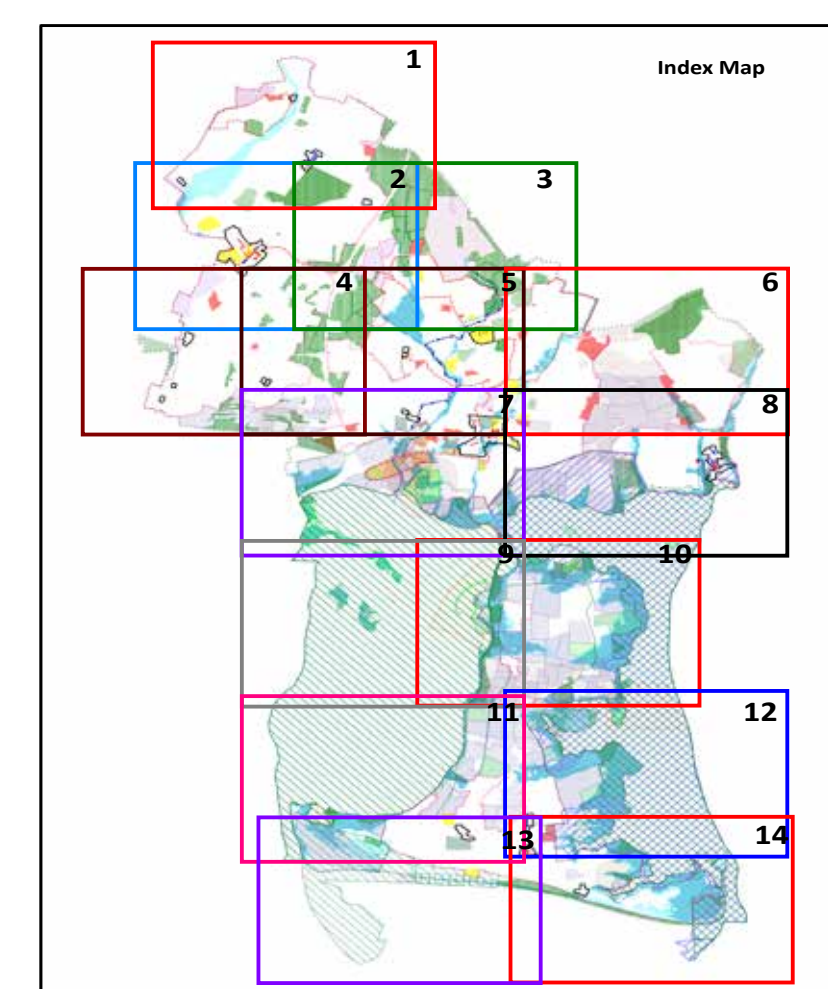
APPENDIX E

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417



- Promoting Havant Borough's Economy (CS5)**
- (CS4) (AL3.1) Town, District and Local Centres
 - (AL3.3) Primary Frontages
 - (AL3.4) Secondary Frontages
- Protecting and Enhancing the Special Environment and Heritage of Havant Borough (CS11)**
- (AL8) Local Green Spaces
 - (CS11.3) Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA), Ramsar, Special Areas of Conservation (SAC)
 - (CS11.3) Site of Importance for Nature Conservation (SINC)
 - (CS11.3) Local Nature Reserve (LNR)
 - (CS12) Chichester Harbour Area of Outstanding Natural Beauty (AONB)
 - (CS15) Flood Zone 2
 - (CS15) Flood Zone 3
 - (DM9) Development in the Coastal Zone
 - (CS11) (DM23) Important Sites Brent Geese and/or Waders
 - (CS11) (DM23) Uncertain Sites Brent Geese and/or Waders
 - (AL4) Coastal Change Management Areas
 - (CS6) Regeneration of the Borough
- Spatial Distribution and Strategic Sites**
- (CS17) (AL2) Concentration and Distribution of Development within the Urban Areas/Urban Area Boundaries
 - (CS18) Strategic Site Delivery
 - (AL6) Havant Thicket Reservoir Pipeline (Route)
 - (AL6) Havant Thicket Reservoir Pipeline (Underground Water Storage)
 - (AL7) Heritage Stream
- Housing**
- Allocation EM1, HB1, HY1, LP1, LP2, WA1
- Mixed Use**
- Allocations HB3, HY2, LP3, WA2
- Employment**
- Allocations EM2, HB2
- Infrastructure, Implementation and Monitoring**
- (CS19.8) Safeguarding Requirements of Infrastructure Providers
 - (AL5) Indicative Cross - Borough Bus Rapid Transport Route (BRT)
- Hampshire Minerals & Waste Plan (HMWP)**
- Hampshire Minerals & Waste Plan (HMWP)
- Other**
- Havant Borough Boundary



Note

- (CS4)(AL3.1) Town, District and Local Centres – large scale maps to the rear booklet.
- The following designations are at January 2014, this information is regularly updated:-
- (CS15) Flood Zones 2 and 3
- (CS11.3) Site of Importance for Nature Conservation
- (CS11)(DM23) Important and Uncertain Sites Brent Geese and/ or Waders are taken from The Solent Waders and Brent Goose Study (2010)



Reproduced from the Ordnance Survey Digital Data with the permission of the Controller of HMSO, Crown Copyright Reserved 2012. Licence No LA100019217, Solent Waders and Brent Goose Strategy 2010 Mapping Layers used by permission created using OS OpenDate Ref: D. (2010) Solent Waders and Brent Goose Strategy 2010 Hampshire and Isle of Wight Wildlife Trust

APPENDIX F

**APPEAL – 1 Northney Cottages, Northney Road,
Hayling Island**

Local Planning Authority Reference:- APP/18/00593
Planning Inspectorate Reference:-
APP/X1735/W/19/3222417

Five Year Supply Update

- 1.1 When assessing sites for potential inclusion within the boroughs five-year supply of housing regard was given to PPG guidance which states that:

“clear evidence is required to demonstrate that housing completions will begin on site within 5 years”
- 1.2 For sites with detailed planning permission that have already commenced - numbers are included within the 5-year supply for remaining dwellings to be completed as of 31st March 2018. Annual site visits are conducted to confirm the progress of sites under construction and trajectories updated accordingly. Trajectory and five-year supply figures are also updated based on communication with land owners and developers throughout the year.
- 1.3 Where there is clear pre-application work and intention to bring the site forward within five years these figures are included.
- 1.4 For any larger sites, delivery is split across several years to reflect how sites are incrementally brought forward. This often means that delivery is expected to commence within the five-year supply period and continue beyond it.
- 1.5 Windfall permissions of less than 5 dwellings are included within the five-year supply based on expected delivery. Windfall permissions have been calculated as delivering slightly more dwellings than expected within this monitoring period. Although it is not intended to adjust the windfall figure applied to the whole plan period windfall figures included within five-year supply calculations have been removed from the whole plan period supply of windfall to avoid double counting.
- 1.6 The 5-year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply can be found at table 1.
- 1.7 Of note with regard to the Council’s 5-year housing supply position is the particularly high completion figures in the 2016/17 monitoring year within the Borough. This is due to sites from the Havant Borough Council Allocation Plan (2014) coming forward and completing and creating a peak in supply. Within the interim period the Council has released its Local Plan Housing Statement (2016) to maintain market confidence in the ability of new sites to come forward outside of the currently adopted plan. As well as providing enough allocated sites within the Havant Borough Local Plan 2036 to confirm continuing supply. Whole plan trajectory information is provided in the Council’s 2019 update to the Strategic Land Availability Assessment¹

¹ <http://www.havant.gov.uk/localplan/evidence-base>

Table 1: Five Year Supply – Data on completions and outstanding permissions taken from a particular point in time (April 2018)

**Five Year Supply Calculation for period 2018-2023 (Liverpool Method)			
	Calculating the required supply		Dwellings
a	OAN requirement 2016-2036		9,260
b	Completions 2016/17 - 2017/18		939
c	Remaining requirement	a-b	8,321
d	Remaining years of period		18
e	Annual requirement	c / d	462
f	Five year requirement	e x 5	2,311
f(i)	Five year requirement with 5% buffer		2,427
f(ii)	Five year requirement with 20% buffer		2,774
	Identified Supply		
g	Supply over 5 year period 2018-2023		2,479
	Five year land supply (expressed in years):		
	Excluding buffer	g / (f/5)	5.4
	With 5% buffer	g / (f(i)/5)	5.1
	With 20% buffer	g / (f(ii)/5)	4.5

- 1.8 The Council's Housing Implementation Strategy within the Havant Borough Council Strategic Land Availability Assessment (2019) provides details of risk associated with housing delivery projections. As well as the measures the Council has and could take to mitigate any shortfalls that would result from identified risks to supply.

APPENDIX G

**APPEAL – 1 Northney Cottages, Northney
Road, Hayling Island**

**Local Planning Authority Reference:-
APP/18/00593**

**Planning Inspectorate Reference:-
APP/X1735/W/19/3222417**

Dear Mr Tutton,

I refer to your emails below. As the application has been withdrawn I assume that you are seeking guidance in relation to considerations that may apply to any further planning application.

To be of assistance in that I would make the following comments which should be addressed in any future application (along with other matters identified in my email of the 31st May to Mr Bowerman).

There are three dimensions to sustainability identified in the NPPF, economic, social and environmental. They all have a part to play in assessing the sustainability of a proposal.

In my email I touched on all these dimensions, although you will appreciate that the email was essentially an update in relation to considerations rather than a detailed assessment/officer report. I separate out the three dimensions of sustainability and how they relate to the issues raised in my email (although they overlap to some degree):

Economic:

It is recognised that the provision of two dwellings on the site would make a small contribution to the Councils housing needs, however, this needs to be balanced against the harm identified.

Social:

The proposed development is located outside the built up area as defined by the Havant Borough Local Plan Proposals Map. Within such areas development is restricted to that which requires an overriding justification. No such justification has been submitted in relation to this application.

The location is also considered to be unsustainable in relation to new development lacking public transport links, shops, schools or employment opportunities and being heavily reliant on the use of the private car.

Environmental:

The location of the site is semi-rural in nature with lines of dwellings, gaps and fields. The Northney & Tye Village Design Statement (NTVDS) notes under design considerations:

- *The authentic rural and linear settlement pattern.*
- *The open characteristics of the settlement edges with views of agricultural land and the harbour environs.*

With particular reference to this area (Northern Area) the (NTVDS) states under design considerations:

- *The design and size of any proposed building in relation to the high visibility across the harbour on to north east Hayling and,*
- *The natural appearance and peace of the surrounding area.*

This analysis sets the context for the consideration of potential impacts on the character and appearance of the area from new development..

The site itself marks the transition between the linear 1930's semi-detached houses, the older semi-detached pair of Northney Cottages. The site forms an important gap between the built form with long distance views across the flat land to Chichester Harbour. In my view the provision of a pair of semi-detached houses on the site would alter the character of the area and be harmful to the semi-rural character.

In your original email you refer to home deliveries. It is not considered that these are likely to substantially address the relative reliance on the private car for trips to and from new buildings located at the application site.

Finally you refer to the definition of Sustainable Development in the HBC Local Plan (Core Strategy) 2011. I consider that the comments in my email are compliant with the definition of *Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs.*

Should further advice be required in relation to pre-application matters the Council offers a Pre-Application service details of which can be viewed via the link below:

<https://www.havant.gov.uk/do-i-need-permission/pre-application-advice-service>

I trust that these comments are helpful.

Regards

David Eaves

David Eaves
Principal Planning Officer
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Havant Borough Council
Public Service Plaza
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Havant
PO9 2AX
Direct Line: 02392 446549
David.eaves@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: Robert Tutton [<mailto:roberttutton@msn.com>]
Sent: 21 June 2017 12:44
To: David Eaves
Cc: Niall
Subject: Land adjacent to no.1 Northney Cottages, Hayling Island

Dear Mr Eaves

Subsequent to our previous email on this subject (below) we have reminded ourselves that your Council's Core Strategy defines Sustainable Development' as '*Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs*'. How did that definition lead you

to conclude that Sam Wilson's proposal would be '*unsustainable in relation to new development*'?

Kind regards,

Robert Tutton

Director

Robert Tutton Town Planning Consultants Ltd

23 Romsey Avenue, Fareham, Hampshire, PO16 9TR

T: 01329 825985 F: 01329 230175 E: roberttutton@msn.com

W: www.planningfareham.co.uk

From: Robert Tutton <roberttutton@msn.com>

Sent: 19 June 2017 07:38

To: David Eaves @ Havant BC

Subject: Land adjacent to no.1 Northney Cottages, Hayling Island

Dear Mr Eaves

We have been retained by Sam Wilson to review your prospective handling of planning application APP/17/00304 and advise how he should best respond.

We have read your email to Derek Bowerman at 1635 hours on 31st May, in which you contended that '*The location is also considered to be unsustainable in relation to new development*'. In our respectful submission, sustainability can be assessed and measured at many different levels and it would be rare indeed for a site on the semi-rural Hayling Island to be treated as *completely* unsustainable. In order that we may test your contention in this case, we would welcome clarification of the definition of 'sustainability' on which you rely - distance from bus routes, schools, shops, community facilities etc. Do you accept that home deliveries have added a new dimension to the accessibility question?

Thank you for your kind assistance with this matter.

Kind regards,

Robert Tutton

Director

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HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MR WILSON AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR THE ERECTION OF A NEW PAIR OF 3BED SEMI-DETACHED HOUSES ON FORMER GARDEN OF NUMBER 1 NORTHNEY ROAD WITH NEW ACCESS AND PARKING (RESUBMISSION OF APP/17/00304) AT 1 NORTHNEY COTTAGES, NORTHENY ROAD, HAYLING ISLAND, PO11 0DW

Planning Inspectorate Reference: APP/X1735/W/19/3222417

LPA Ref: APP18/00593

SUGGESTED CONDITIONS

If the Inspector is minded to grant planning permission for the development, then the LPA would suggest the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 No development shall take place until finished floor levels for the proposed building relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 16161-02 to serve the development hereby permitted shall be made fully available for use prior to the development being first occupied and shall be retained thereafter for their intended purpose. This shall include all other vehicle access arrangements including the provision of the dropped kerb.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension or outbuilding permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: To protect the character and amenity of the area and to secure satisfactory levels of private amenity space for future residents and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbA max- measured at the sensitive receptor) shall be undertaken during the bird overwintering period October to March inclusive.
Reason: To protect the nearby wildlife and the Core Area as identified in the Solent Waders and Brent Goose Strategy having due regard to policies DM10 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act and the National Planning Policy Framework.
- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Site Plan including Parking Plan and Street Elevation Plan: Drawing No 16161-02
Site Location Plan, Block Plan, Proposed Floor, Elevations and Section Plan: Drawing No 16151-01
Reason: To ensure provision of a satisfactory development