

Land North of Sinah Lane, Hayling Island



Infrastructure Delivery Statement



BARRATT
HOMES

1.0 **Purpose**

The Council adopted the Local Plan Housing Statement (LPHS) on 7TH December 2016.

Consultation on the Draft Local Plan Housing Statement (LPHS) highlighted specific infrastructure issues requiring further investigation on Hayling Island through the Havant Borough Local Plan 2036 (HBLP). In particular, stakeholders emphasised infrastructure issues relating to flooding, highway capacity, the single access on to the island, healthcare, education and utilities provision. On this basis, the Land North of Sinah Lane was not considered appropriate for “early release” within the Adopted LPHS.

However, since the adoption of the LPHS, Havant Borough Council has further explored the sustainability of future development in the Borough, including on Hayling Island, through the Infrastructure Delivery Plan, which has informed the Draft Local Plan. The application site is now allocated as a site suitable for residential development within the emerging Local Plan (Policy H31) subject to the outcome of the Transport Assessment and more detailed Hayling Island Highway and Transport Infrastructure Assessment.

Guiding Principle 4 of the LPHS states “The Transport Assessment and more detailed Hayling Island Highway and Transport Infrastructure Assessment will fully explore the strategic transport constraints and issues facing this part of the Borough, as well as determining whether there is scope for development proposals on these sites to mitigate constraints. The Pre-Submission Local Plan will be fully informed by the borough-wide Transport Assessment and the Hayling Island Highway and Transport Infrastructure Assessment.”

The planning application submitted, which relates to the land north of Sinah Lane, requires the submission of an Infrastructure Delivery Statement as the site has been identified as a housing development site within the LPHS (Policy UE18) under Guiding Principle 4 and within the emerging Local Plan (Policy H31), albeit currently with uncertain potential pending the outcome of the Transport Assessments. Guiding Principle 4 states that if any proposals are submitted as a planning application, they should be accompanied by an Infrastructure Delivery Statement (in accordance with the requirements of the LPA to demonstrate how the impact of the development would be completely mitigated).

Whilst it is acknowledged that the Borough-Wide Transport Assessment has not yet been released and as such is not reflected within this document, Barratt David Wilson Homes will ensure that the Infrastructure Delivery Statement is updated to reflect the findings of the borough-wide Transport Assessment and the Hayling Island Highway and Transport Infrastructure Assessment as necessary following their release. Barratt Homes and their consultants have engaged with a variety of infrastructure providers and key stakeholders in the formulation of proposals for the site.

This Infrastructure Delivery Statement has been prepared to address the infrastructure topic areas suggested by Havant Borough Council and the suggested template approach advocated within the Council's document entitled "Guidance for Site-Specific Infrastructure Delivery Statements" has been followed. It covers the following Infrastructure topic areas- Transport/Highways, Education and Early Years, Flood Risk and Drainage, Healthcare, Open Space, Community and Leisure Facilities and Utilities.

Transport/Highways

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	What projects/programmes are already in place to serve the development?	What Infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?
Infrastructure on Havant Road	Havant Road acts as the main route out of Hayling Island, up to Langstone and the A27.	A full review of the Havant Road corridor has been completed through the TA through junction modelling and percentage impacts. The scope of junction modelling was determined at the pre-application stage with HCC. The TA conclusions identified one junction: Havant Road/West Lane, requiring improvements.	Havant Borough Council are undertaking a Borough wide TA and a specific Hayling Island Traffic Microsimulation model which are likely to determine highway improvements along this route. PBA/Barratts have proposed a contribution is provided for the Havant Road/West Lane junction given that any improvement scheme would need to tie in with HBC proposals.	Contribution to be provided for the Havant Road/West Lane junction to alleviate capacity issues but in accordance with HBC proposals which are likely to come forward as a result of their own TA and modelling work.
Roundabouts	There are no roundabouts in close proximity of the site. The Langstone Road/A27/Park Road South roundabout acts as a key junction out of Hayling Island/Langstone.	Discussions with HCC through pre-app identified that the traffic impact of this junction should be considered. Through the TA, an impact assessment of this roundabout was completed. Two assessments were	HBC are undertaking a Borough wide TA which may determine highway improvements to this junction as a result of the implementation of the Local Plan as a whole.	Not applicable.

		completed, one reviewing the impact on the roundabout as a whole and the second completed on the Havant Road/Langstone Road arm. In all cases the percentage impacts were below 5% and therefore no further capacity assessments were required as it was deemed the development would not have a severe impact on the operation of this roundabout and no off-site highway works would therefore be required.		
Pedestrian Infrastructure	The need for a footway along the access road to serve the development and connect with existing pedestrian infrastructure. Hayling Billy Trail in need of some upgrades and re-routing due to coastal erosion. Zebra crossing across Manor Road off pedestrian desire line.	Access design incorporates a 2m wide footway along the eastern side of the access road with connects with the footway along the northern side of Sinah Lane. Hayling Billy improvements dealt with via a contribution, with the development connecting into the trail at two locations.	As part of the Barratts 'The Oysters' development pedestrian improvements were implemented along Station Road to facilitate pedestrian movements towards West Town. Such improvements included the provision of a footway along the northern side of Station Road to the west of 'The Oysters' to provide a continuous pedestrian connection to the bus stop, a dropped	No additional pedestrian infrastructure required to support proposed development, except pedestrian footway along access road. Financial contribution towards Hayling Billy Trail.

	Route towards West Town and local schools reviewed in TA and deemed sufficient given recent improvements as part the Barratts 'The Oysters' scheme.	Opportunities for additional pedestrian crossing reviewed as part of TA with conclusion being that existing crossing location is most suited due to existing constraints along the highway and desire lines for the wider West Town population. No additional works required.	kerb/tactile paving crossing north to south of Station Road, widening the footway on the southern side of the Station Road to 1.2m in width, removing the centre line of the carriageway and providing a buff anti-skid surfacing and implementing advisory 'Road Narrowing' signage.	
--	--	--	--	--

Education and Early Years

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	What projects/programmes are already in place to serve the development?	What Infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?
Nurseries & Pre-Schools	None raised during the Pre-Application process with Havant Borough Council.	None.	Hayling Island benefits from seven nurseries/pre-schools: Cherry Island Nursery, Meadow Farm Nursery, Childsplay Nursery School, Hayling Community Pre-School, Cherry Harbour Nursery, Gorseway Nursery School, Angelfish Pre-School. These all cater for babies up to children about to start school. Other Nurseries and Pre-Schools are also available in Havant.	None.
Primary Schools	The proposed development would generate 58 primary age pupils. This would require the provision of two additional classrooms, one at an infant school	Discussions have taken place with Martin Shefferd of Hampshire County Council. A developer contribution towards the provision of additional primary school places as	Hayling Island is currently served by the following Infant and Junior Schools; - Mengham Infant and Junior School;	The provision of additional classrooms to accommodate 58 additional primary age pupils.

	and the other at a Junior School.	Hayling Island will be full from existing dwellings has been agreed.	- Mill Rythe Infant and Junior School.	
Secondary Schools	Hayling College serves the proposed development. There is a sufficient number of secondary school places available to accommodate the yield from the proposed development.	Review of Havant Borough Councils Pre-Application Response dated 24 th May 2017.	None identified by HCC.	No contribution sought by HCC to provide additional secondary school places owing to the surplus places within the existing school.

Flood Risk and Drainage

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	What projects/programmes are already in place to serve the development?	What Infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?
Flood Risk	The site is located within Flood Zone 1, which is considered lowest risk of flooding from fluvial sources. Whilst the site lies wholly within Flood Zone 1, it is recognised that vehicular access on and off Hayling Island is only via Langstone Road, located further north of the site. Part of Langstone Road lies within Flood Zone 3 considered a high risk of Tidal Flooding.	Early consultation has been carried out with the Environment Agency, East Solent Coastal Partnership, Hampshire County Council and Havant Borough Council regarding flood risk and drainage matters relating to the development. A Flood Emergency Plan, describing early flood warning and procedures for the development in the event of a peak tidal surge event has been included which is proposed to be implemented to inform and assist future residents in the event of a peak tidal flood event.	None.	SuDs features will be provided to the south of the site, including balancing ponds and swales.

Foul Drainage	Southern Water Services Limited are the Local Sewerage Authority in this area. The development proposals will seek to discharge to the existing Southern Water Public Sewer Network via an on-site pumping station.	Consultation with Southern Water will be carried out during and post consent.		An on-site Pumping Station will be provided which will connect to the existing 200mm diameter sewer located just north west of the development site, subject to agreement with Southern Water.
Surface Water Drainage	The shared onsite surface water drainage infrastructure will remain private under the control of a management company.	A meeting was held with the LLFA on the 7th June 2017 as part of their pre-application process. Details of the key elements of the constraints and opportunities discussed at the meeting are noted below: • HCC are not averse to the strategy using pumping provided Barratts could demonstrate that this was the only alternative and content although pumping was being proposed, efforts had been made to bring in SuDS to manage the water quality and quantity;	None	A surface water drainage strategy has been devised and hydraulically modelled to demonstrate that the scheme can be suitably implemented without increasing the level of flood risk. SuDS in the form of an attenuation ponds, basins and bio-retention areas have been incorporated within the scheme. The scheme seeks to ensure a reduction in the pre-development site discharge for peak storm events, SuDs features are wholly incorporated within the scheme, consideration is given for the improvement of water

		• HCC would expect to see the site discharge to the greenfield run-off rates. Consultation with Southern Water will be carried out during and post consent.		quality within the design and the designed drainage scheme can satisfactorily retain a critical 1 in 100 year storm event with climate change.
--	--	--	--	--

Healthcare

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	What projects/programmes are already in place to serve the development?	What Infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?
GP Practices	Local residents were concerned with the impact on GP Practices	The applicant has consulted with the NHS choices website. This identifies that Hayling Island is served by two GP Practices, The Elms Practice and Waterside Medical Practice. Both practices are currently accepting new patients and so have capacity to register patients from the proposed development.	The Government has committed to improving access to GPs in the evenings and weekends through surgeries putting on extra sessions where appointments can be pre-booked. In 2014 the Prime Minister set a goal of providing weekend access to GP's across the country by 2020. The policy was also included in the 2015 Conservative election manifesto. The Department for Health has also recently confirmed that in order to deliver a seven-day service an extra £2.4bn was being invested into GP services which will help to expand the workforce.	All of the local practices should be encouraged to offer further extended opening hours during the week and at weekends to meet the demand for GP appointments locally. Greater use of the 111 service should also be made to alleviate the pressure on the A&E department at QA Hospital.
Hospitals	None raised by the community.	Applicant has consulted with the NHS choices website. This identifies	None	None

		nearby hospitals, including QA Hospital, Spire Portsmouth Hospital and Elmleigh Hospital. QA offers an A&E department and a wide range of treatments by Portsmouth Hospitals NHS Trust. Spire Portsmouth Hospital offers some NHS Choose and Book services and a range of treatments and procedures to insured and self-funding patients. Elmleigh Hospital offers local inpatient mental health services.		
Dentists	None raised by the community.	Applicant has consulted with the NHS choices website. This identifies three dental practices on Hayling Island; Rails Lane Dental Practice, Elm Grove Dental Practice and Shore Dental Practice. These practices are currently accepting new patients.	None	None
Active and Healthy Lifestyles	None raised by the community, however, the applicant is aware and supports the need to encourage active and healthy lifestyles.	No discussions have taken place with the Council	N/A	The scheme proposes an Orchard and a pocket park together with links through to the Hayling Billy Trail. This not only enhances the

				pedestrian/cycle networks throughout the site and into the wider area, but promotes a more active lifestyle through encouraging walking/cycling. The orchard and pocket park will be taken over by a management company who will carry out the future maintenance of these areas.
--	--	--	--	---

Open Space

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	What projects/programmes are already in place to serve the development?	What Infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?
Existing Open Space	Not applicable.	Not applicable.	None. There are existing areas of public open space in the area.	None. Havant Borough Council can use CIL money from this and other developments to fund the provision of new, or improvements to existing, open spaces in the area.
Provision of New Open Space	None raised by the Local Community.	Discussions have taken place in respect of the layout with Havant Borough Council as part of the pre-application process.	N/A	The proposed development includes several areas of public open space, including a LEAP, Orchard, Pocket Park and SuDs features to the North of the site. The new provision of open space would equate to 0.724 hectares which exceeds the Councils Open Space Standards and is therefore sufficient in line with the emerging Local Plan Requirements. The non-usable amenity

				areas were not included in this calculation. The public open space will be provided by the applicant and maintained by a management company.
RSPB Land	The impact of any future proposals on wintering birds using land adjacent to the site and the nearby Chichester and Langstone Harbours SPA has been identified as a potential constraint. The potential impacts are likely to consist of disturbance due to increased recreational pressure and loss of foraging habitat over the winter months.	Discussions with the RSPB have taken place. WYG have carried out winter bird surveys on the field during the winter of 2017/2018. These showed that up to 450 brent geese were utilising Area A of the field from November through to February. On one occasion a group of approximately 100 brent geese were recorded within Area B on the 5th of January 2018, these had separated from a larger group of 450 birds that were present in area A. No brent geese were recorded in Area C at any point. A Winter Bird Mitigation Strategy has been	None.	A Winter Bird Mitigation strategy has been produced to mitigate for potential adverse effects upon brent geese and to make sure that there is no negative impact upon the integrity of the Chichester and Langstone Harbour SPA and Ramsar. This area will not be available for public access to protect the Brent Geese.

		produced by WYG as a result.		
--	--	---------------------------------	--	--

Community and Leisure Facilities

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	What projects/programmes are already in place to serve the development?	What Infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?
Orchard	None raised	Discussions with the Council throughout the pre-application process.	None	An Orchard will be provided within the centre of the site. This will provide community space which encourages active healthy lifestyles as well as outdoor living.
LEAP (Local Equipped Area of Play)	None raised.	Discussions with the Council throughout the pre-application process. A contribution was suggested by local Councillors to improve and enhance the existing local play facilities. If this is the preferred option by the Local Planning Authority, the LEAP shown on the proposed plans can be removed from the scheme.	None	A LEAP will be provided within the Orchard to encourage outdoor play. This will also provide a safe space for children to play which is overlooked enabling parents to closely watch their children.

Utilities

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	What projects/programmes are already in place to serve the development?	What Infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?
Electricity	The electricity operator within the vicinity of the site is Scottish & Southern Electricity Networks (SSE).	Consultation with SSE. Discussions confirmed that the site can be serviced without the need for off-site reinforcement works.	None	The UKPN records received indicated that there are both LV and HV networks adjacent to the site. There are existing overhead HV cables running through the centre of the site and below ground LV cables across the site access.
Gas	The gas utility company operating within the vicinity of the site is SGN	Consultation with SSE. The SGN records received indicates that there is an existing low pressure 180mm dia. and 125mm dia mains located within Sinah Lane. SSE have confirmed the site can be serviced based on a previous quantum of development.	None	No diversionary works are anticipated to accommodate the new development.
Telecommunications	BT Openreach and Virgin Media are the known telecommunication provider operating within	Consultation with BT Open Reach and Virgin Media. As BT Openreach has plant located within the vicinity of the site, the	None	Further consultation with Telecommunications providers will be carried out during and post consent.

	the vicinity of the proposed development.	proposed development should be serviceable from this plant. BT Openreach will confirm the most suitable point of connection post planning permission under BT's 'new sites' process. Virgin Media have provided a budget estimate for the diversion of the existing below ground cables to accommodate the new site access.		
--	---	---	--	--

As the Council expects Infrastructure Delivery Statements to evolve and develop throughout the planning application process, Barratt Homes would be pleased to revisit this document following the release of the Borough-Wide Transport Assessment and Detailed Hayling Island Highway Transport Infrastructure Assessment, to add or amend its existing content.