

Sinah Lane, Hayling Island
Report on Community Engagement

July 2018



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1. INTRODUCTION AND BACKGROUND

This Report on Community Engagement has been prepared by DevComms in support of a planning application by Barratt Homes for the proposed development of Land off Sinah Lane, Hayling Island.

DevComms is a dedicated property communications consultancy which specialises in public engagement on new development proposals. DevComms has undertaken community and stakeholder engagement on behalf of Barratt Homes in relation to Land off Sinah Lane, Hayling Island.

Land off Sinah Lane

The site is located on Hayling Island, situated off the south coast of England, east of Portsmouth and south of Havant. Within the southern area of the island, known as South Hayling.

The site currently consists of undeveloped agricultural land covering an area of 5.35Ha. An overhead power line crosses the site on a South West to North East axis. The site is bounded to the south by the rear gardens of existing residential properties on Sinah Lane. To the west and north-west the site is bounded by the rear gardens of existing residential properties on North Shore Road.

The scheme being brought forward proposes 195 new homes, 30% of which will be provided as affordable homes.

Local Context

The site has been carefully considered and will complement the development at The Oysters; another Barratts development less than 50 meters from Sinah Lane allocated for 76 dwellings with 1,000 sqm for light industrial use.

The site is suggested as an allocation in the emerging draft Local Plan and there is therefore an indication that the site is suitable for development, subject to answering questions regarding the sustainability of new development on Hayling Island.

Our Approach

Barratt Homes has been committed to engaging with the local community from the outset to ensure that all key stakeholders had the opportunity to view and comment on the development proposals. A variety of means have been used for consultation including a leaflet mailing, a public exhibition and a project email address and phone number.

This report provides an overview of the consultation undertaken, including the stakeholders who were identified and the methods used to engage with them. It also identifies the main themes arising through the consultation process and outlines how the scheme responds to these themes. This report forms part of a comprehensive package of documents submitted in support of the planning application and should be read alongside them.

2. POLICY BACKGROUND TO CONSULTATION

2.1 National Policy

The National Planning Policy Framework (NPPF) recommends that developers engage with local communities during the pre-application stage, referred to as 'frontloading'. Paragraph 188 of the NPPF states: "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community". Local Planning Authorities are to encourage developers to engage with the local community, even when not required by law, before submitting applications (NPPF paragraph 189). Early pre-application consultation with statutory consultees is also supported in the NPPF (paragraph 190).

2.2 Local Policy

Havant Borough Council's (HBC) Statement of Community Involvement (SCI), adopted in 2013, encourages developers and applicants to consult with the public prior to submitting a planning application. The SCI states that the NPPF encourages pre-submission consultation with the local community and further states that: *'Community engagement should occur throughout the various stages of preparing the local plan. To be truly effective, this must provide appropriate opportunities for information, participation, consultation and response. For planning applications, particularly 'significant' ones, this means involving the community as early as possible in the pre-application stage, through to notifying interested groups and individuals of the Council's decision.'*

Barratt Homes has consulted in accordance with these guidelines.

2.3 Best Practice

In addition to the requirements and advice in the NPPF and the Council's SCI, DevComms and Barratt Homes have sought to ensure all materials are prepared to reflect the following best practice principles:

- Prepare 'plain English' clear, concise and understandable briefing material
- Make information and material accessible to the local community
- Publicise the proposals and events
- Contact local community groups and individuals likely to have most interest in the proposals - to explain the approach to consultation, provide a briefing on the proposals and seek their feedback

This report however does not name individuals and under no circumstances will personal data be shared for marketing purposes or with companies outside DevComms and/or Barratt Homes. Published results do not include personal information or anything that could identify individuals.

Consultation respondents will only be contacted again in the future in relation to the application proposals, unless they requested not to be contacted again.

3. RATIONALE AND APPROACH TO STAKEHOLDER ENGAGEMENT

Given the nature of the proposals and the location of the site, Barratt Homes was committed to undertaking widespread engagement with all key stakeholders prior to submitting a planning application.

A comprehensive engagement programme was developed by DevComms, which utilised a range of methods to engage with all key political and community stakeholders, including:

- Local politicians – Member of Parliament for Havant Alan Mak; Key Havant Borough Councillors, including the ward members for Hayling West and Hayling East.
- Local community – residents and businesses situated in close proximity to the site.
- Local groups – local community and business groups in the local area, including Hayling Island Residents Association and Hayling Island Focus Group.

3.1 Local politicians

It was considered appropriate to brief the local ward members for Hayling West and Hayling East in the first instance and emails were issued to the six local Councillors announcing the proposals, offering a briefing meeting and providing an invite to the public exhibitions.

Development Consultation Forum

Development Consultation Forums (DCF) are a mechanism run by Havant Borough Council to enable developers to explain to Councillors, key stakeholders and the public, proposals for significant development prior to submitting a planning application.

The DCF meetings are held in public but are not public meetings and therefore only invited speakers, Councillors and Council officers can contribute. Members of the public can attend the forum to listen to the debate, with the option of completing feedback forms or emailing their feedback to the Planning Services team after the meeting.

Barratt Homes arranged a DCF to be held on 14 November 2017, there were approximately 80 members of the public in attendance. Representatives from Barratt Homes addressed the Forum and provided an overview on the proposals. Representations were also heard from local groups; Save Our Island, Hayling Island Residents Association and South West Hayling Group. Questions from local politicians were also heard to which Barratt Homes representatives responded directly.

3.2 Local community

A crucial part of the pre-submission consultation was ensuring that residents and businesses situated around the site were notified of the proposals and provided with an opportunity to comment on the scheme.

Leaflet Mailing

Leaflets were issued on 27 September 2017 to those residents and businesses situated in close proximity to the site. The leaflet provided an overview of the proposals, as well as inviting recipients to the upcoming public exhibition event. A sample copy of the leaflet is included at Appendix A.

The leaflets delivered on 27 September mistakenly labelled the exhibition as *Thursday 4 October* instead of *Wednesday 4 October*. This mistake was addressed by delivering corrected flyers on Friday 29 September. In addition:

- Letters were sent to local Councillors and stakeholder groups on 25 September providing an update.
- Adverts were placed in the Portsmouth News.
- A press release was issued to the Portsmouth News with an online and print story published on 3 October.

A Representative of Barratts also posted an update on the following active Hayling Island Facebook groups on 28 September:

- Hayling Island
- Hayling Island Official
- What's on Hayling Island

Public exhibition

The public exhibition was held on 4 October 2017 between 1pm and 7.30pm at the Hayling Island Community Centre. This venue was chosen due to its proximity to the site and convenience for local residents, as well as having good disabled access. Approximately there were 300 attendees to the event.

15 information boards were displayed which detailed a range of information about the scheme:

1. Introduction providing an overview of the proposals and information on Barratt Homes
2. Background to the scheme, including existing site and scheme evolution
3. Planning policy background
4. Overview of facilities in the area around the site
5. Overview of cycle facilities on Hayling Island especially the Billy Trail
6. Overview of infrastructure challenges facing Hayling Island
7. Suggestion board (for attendees to make suggestions and comments using Post-It notes)
8. SWOT Analysis of the development with map as a visual aid
9. Proposal of the development – Birds Eye View map
10. Proposal of the development – Ground level view images
11. Overview of Build for Life 12 priorities
12. Overview of roads access and parking
13. Overview of landscaping and ecology
14. Overview of flood risk and considerations
15. Next steps in the proposal

Representatives from Barratt Homes, Paul Basham Associates (Transport), IDP Partnership (Architects), RCP Consultants (Drainage Engineering) and DevComms were available to answer any questions from attendees. A copy of the exhibition boards displayed is included at Appendix B.

Feedback forms were available for attendees to provide comments on the proposals and freepost envelopes were also provided to allow attendees to provide comments by post. The deadline for submitting comments was Friday 20 October 2017.

In total, 148 responses were received; 144 responses were received within the public exhibition and four were received afterwards. All feedback has been considered together within section 4 of this report.

Focus Group

Three representatives from Barratt Homes were invited to attend a meeting of the Hayling Island Focus Group, which was held on Friday 10 November. There were 13 total attendees from different organisations including:

- The Bridge Centre
- Hayling Lions
- Citizens Advice Bureau
- Hayling Island Horticultural Society
- Havant Borough Council's representative for Hayling West ward
- Hampshire Libraries
- Practice Manager, Waterside Medical Centre
- Police Constable
- Mengham Infant School

The general discussion focused on local information. The three Barratt Homes representatives provided an overview of the housing need required in the Borough, provided an overview of proposals and the feedback from the public exhibition on 4 October 2017. There was also general discussion on a range of local matters including the Billy Trail, local shops and sources of revenue for community projects.

Media

A press release was issued to the local newspaper Portsmouth News in order to promote the public exhibition and provide clarity for dates and times.

In addition, press adverts were taken out in the local newspaper Portsmouth News. Any queries raised by the local journalists were answered within the deadlines given. Press statements and releases are provided at Appendix C.

4. FEEDBACK AND COMMENTS RECEIVED

This section provides a breakdown of the feedback received during the public consultation. Feedback was received during the exhibition event in October in written form and in subsequent emails. In total, there were 79 written forms submitted, 65 post-it notes (from the suggestions exhibition board) and 4 emails.

4.1 Feedback

There were two key mechanisms through which local residents and stakeholders were able to provide feedback on the proposals, via the feedback form provided at the exhibition and email.

All comments received were analysed and collated, in order to identify any key themes that emerged.

The table below lists the key comments received, and the main areas of interest that arose within this feedback have been outlined at 4.2.

Table of Responses

Comment	Frequency
Roads cannot cope / Congestion	43
Doctors is at capacity	40
Local schools are at capacity	23
Need another bridge / Bridge is at capacity	20
Current infrastructure is at capacity	19
Hayling Island is overcrowded	14
Emergency services cannot get over bridge quickly	10
Water pressure is low on Island / Utility concerns	8
Funding needed for community enhancements	6
Do not develop greenfield sites	6
Not enough jobs on the Island	6
Erosion of Hayling Island's character	5
Hayling Island infrastructure review not complete	5
Suggestion to improve Billy trail	5
Need more road infrastructure	4
Drainage concern	4
Suggestion to widen roads	4
Estimate of bridge use is inaccurate	4
Concern regarding proposed access	4
Need for homes aimed at downsizers/First time buyers	3
Showing support for project/ support for new homes	3
Concern re road safety – Pavement width	3
Lack of leisure/play facilities	3
Land acts as coastal drainage area	3
Indication that work to the Billy Trail would not be welcomed	3
National housing crisis but Hayling Island is already full	3

Biodiversity impact	3
Request for bungalows	3
Concern re impact on tourism	3
Welcome exhibition	3

Post-It Notes

Post-it Notes were provided to enable attendees to the exhibition to provide short-form feedback on the suggestions board at the public exhibition. There were a total of 62 "post-its" collected and analysed.

Description	Count
"DON'T BUILD" (or similar)	19
Improvements to Doctor's Surgery	5
Improve Cycle routes	4
Infrastructure not good enough on Hayling Island	4
Roads need improving on Hayling Island	4
Emergency services access across bridge can be blocked by cars	4
Too many cars from new homeowners	3
Increase local bus services	3
Play area upgrades required	3
Buffer zone requested between properties	2
Develop West Lane road	2
Improve ferry services	2
Comment re Infrastructure review	2
Welcome more investment into area	1
Concern re Bats	1
Reduce housing numbers	1
Island ruined by new houses	1
Shops	1

5. RESPONSE TO COMMENTS RAISED

As outlined above, all comments received were collated and analysed in order to understand the main areas of interest arising from the consultation. Responses covering the key planning related and most frequently raised issues are provided below.

5.1 Highways matters

As outlined in section 4, the most frequent comment made during the public consultation referred to traffic capacity of local roads and, specifically, the capacity of the A3023 Langstone Road bridge.

Whilst developing the scheme, Barratt Homes recognises the sensitivities given the Island's single access and egress route. However, it should also be noted that there are other peninsular and Island locations, such as Portsmouth, which have limited accesses to much larger conurbations.

A full Transport Assessment has been undertaken by Paul Basham Associates which analyses the impact on local junctions. The Transport Assessment has been submitted in support of this planning application.

We also understand that the Hayling Island Highways and Transport Infrastructure Assessment will be published soon, and our application will therefore be considered alongside this Assessment.

The main vehicular access route into the site will utilise the existing field track entrance from Sinah Lane, between properties no.6 and no.10 Sinah Lane. Due to the inaccessibility of the other boundaries, the Sinah Lane access will be the only vehicular access to the site.

5.2 Health and educational facilities are overstretched

A number of feedback forms referred to the capacities of the local health centre and schools.

We have held discussions with Hampshire County Council to understand the current capacity levels of the primary and secondary schools in the immediate area.

It is expected to provide a financial contribution in accordance with Hampshire County Council's Developer Contribution Guideline document.

In respect of health care, we had high-level discussions with the Practice Manager at Hayling Island Health Centre to discuss their capacity and needs. Discussions will continue with the relevant regional health care bodies, such as the CCG and other providers, through the planning process. It is expected that a financial contribution will be provided to improving existing health facilities.

5.3 Housing Need

Havant Borough Council has an Objectively Assessed Need for 11,250 homes (2011-2036). 6,441 of which have already been planned for leaving a requirement for 4,809 units which does not include an estimation of windfall sites providing 1,191 units. 1,650 sites are proposed to be allocated, which would leave 1,733 homes that still need sites.

The Sinah Lane development would provide approximately 195 dwellings, 30% of which will be provided as affordable homes.

5.7 Water pressure and utilities

Some respondents to the consultation raised concerns with the water pressure and the provision of other utility services on Hayling Island.

Through the planning process the relevant utility providers will be consulted as statutory consultees. Barratt Homes will engage with the utility providers and will ensure the development is connected to and does not have an adverse impact on the existing services.

5.8 Ecological concerns

Brent Geese have been monitored close to the site and on the Island. This has been acknowledged by a number of residents in their responses to the consultation.

Given the presence of Brent Geese close to the site, Barratt Homes engaged closely the Council's ecology team and the RSPB.

These discussions have secured the delivery of an important ecological area to the north of site as a Wader and Brent Goose Refuge area. This area was not included in our original plans and is now coming forward following comments raised by the community at our public consultation and from the Council.

The Wader and Brent Goose Refuge area, which sits to the north of the site up to the coastline, will be positively managed to deliver a natural habitat providing significant biodiversity benefits and protected in perpetuity.

6. CHANGES TO PROPOSALS FOLLOWING INITIAL ENGAGEMENT

Following the initial engagement, discussions continued between Barratt Homes and Havant Borough Council, including with the Council's ecology team and the RSPB. These discussions have secured the delivery of an important ecological area to the north of site as a Wader and Brent Goose Refuge area. This area was not included in our original plans and is now coming forward following comments raised by the community at our public consultation and from the Council.

The delivery of the Wader and Brent Goose refuge area also enables a comprehensive masterplan for the entire site off Sinah Lane to come forward cohesively, including an area of land which was previous shown as vacant land.

To assist the Council in meeting its housing need requirements and to provide certainty for the entire site, the proposals were revised to include additional homes in this area. The whole site would therefore provide a total of 195 new family homes, including 58 affordable homes (30%) and more meaningful open space.

In order to disseminate the detail of the proposed changes to the plans following the public exhibition in October 2017 and the Development Consultation Forum in November 2017, the following activities were undertaken:

- Letters were sent to all Havant Borough Councillors representing Hayling Island wards
- Leaflets providing an overview of the revised plans were delivered to residents close to the site
- Letters, providing a copy of the leaflet, were issued to those residents directly neighbouring the site
- A press release was issued to the Portsmouth News and Hayling Islander newspapers

Copies of the above documents are provided together at Appendix D.

As well as the above activities, a meeting was arranged with the Leader of the Council and all local ward members for Hayling West and Hayling East were invited to the meeting. The meeting was attended by three Councillors representing the wards within Hayling Island, as well as a member of the Council's planning team.

The purpose of the meeting was to introduce the revised proposals and advise Councillors of the programme for the submission of the planning application.

As explained during the meeting, it was Barratt Homes' intention not to submit the planning application until the Hayling Island Highways and Transport Infrastructure Assessment (including micro-simulation model) had been released.

Unfortunately, this Assessment has been frequently delayed. Due to this delay Barratt Homes is now in a position where it must contractually submit an application. However, it is proposed that the application not be determined until such time that the Transport Assessment (including micro-simulation model) has been issued, subject to this being before the end of 2018. It has been agreed that a Planning Performance Agreement be entered between Barratt Homes and Havant Borough Council and resource provided to allow for this extended determination period.

7. CONCLUSION

In order to ensure that the local community was fully briefed and provided with an opportunity to comment on the plans, a comprehensive public consultation was carried out. The consultation utilised a broad variety of methods including a detailed mailing to local politicians, consultation event and a project specific phone line and email address, to make sure that all relevant stakeholders were fully consulted and able to provide feedback.

During the evolution of the plans and following the public consultation, concerns and matters raised have been considered in detail and, where possible, addressed proactively within the plans.

Feedback received during the public engagement period has been analysed and considered as part of this report.

Going forward Barratt Homes is committed to continuing to engage with the local community and to work together to resolve concerns as far as possible.

ENDS

APPENDIX A

Leaflet issued to residents in September 2017

**Public Exhibition Presenting Proposals
for a Residential Development on
Land at Sinah Lane, Hayling Island**

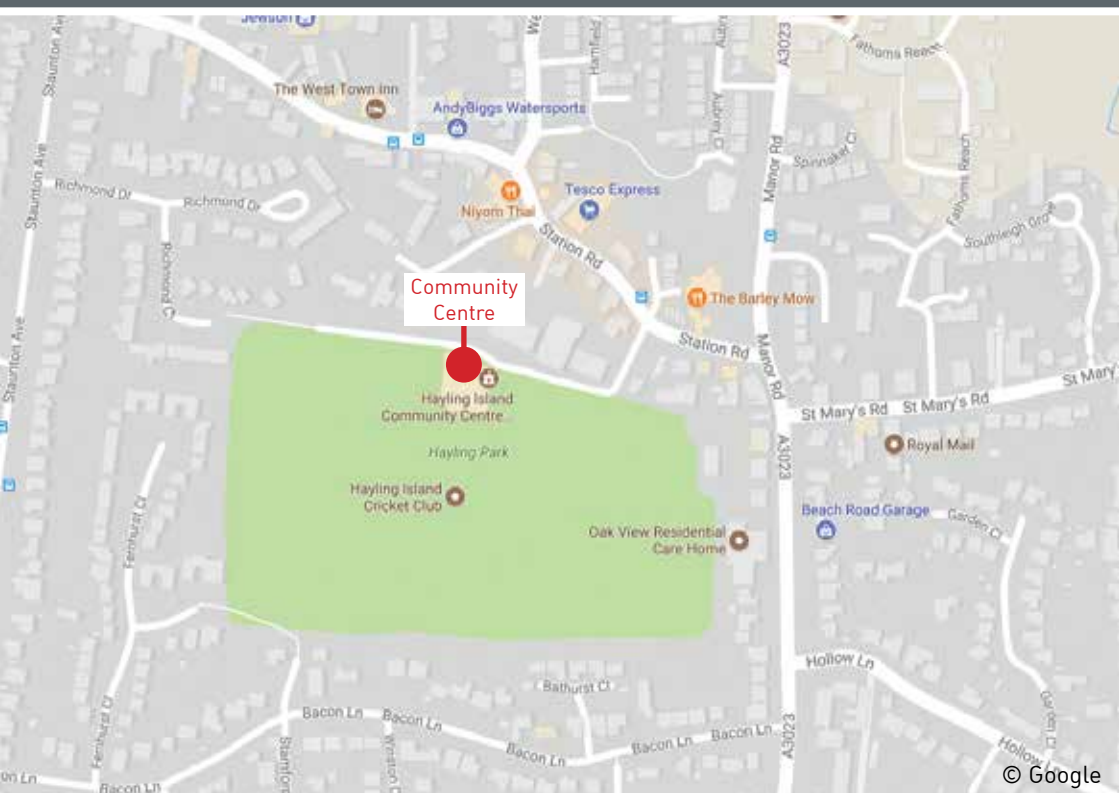


DATE CORRECTION

**On Wednesday, 4th October 2017
between 1.00pm and 7.30pm
at
Hayling Island Community Centre, Station Road,
Hayling Island, P011 0HB**

**You will find us at
Hayling Island Community Centre, Station Road,
Hayling Island, PO11 0HB**

Details are below and parking is available at the site



We look forward to meeting you



APPENDIX B

Copy of exhibition boards

Land at Sinah Lane, Hayling Island

Introduction

Welcome to this public exhibition which presents draft proposals for new residential dwellings at Land north of Sinah Lane.

Havant Borough Council is currently assessing and analysing the strategic infrastructure issues on Hayling Island. This assessment will highlight constraints at a site-specific level together with strategic infrastructure issues on Hayling Island and whether there is scope to mitigate these constraints and issues. This will form a comprehensive Local Plan Infrastructure Delivery Statement that will be part of the Havant Borough Local Plan 2036. The findings are due to be released by the Council in January 2018.

There is no intention to submit a planning application immediately, as we need to fully understand the infrastructure pressures on Hayling Island.

The following boards explain the work that has been undertaken and the issues that need to be considered in preparing proposals for the site. We have prepared a draft layout plan for the site which has been progressed in response to background studies and our thoughts about the design of the scheme.

This public exhibition is your opportunity to have your say on our draft proposals for the site and also on your thoughts to improvements that can be made in the local area. We welcome your comments and feedback, which will be considered by the design team and used to inform the proposals for the redevelopment of the site.

There are a number of people here today from the project team who are available to discuss general or detailed issues with you. Copies of the boards and any further updates can be found on the website below.



Indicative Visual

Land at Sinah Lane, Hayling Island

Site and Surroundings

The site is located on Hayling Island, within the southern area of the island, known as South Hayling, the site is located in the western part of the settlement known as West Town. Adjacent to the site is the former terminus of a railway line which once linked Havant with Hayling Island. This route now forms the Hayling Billy Coastal Path.

The site is an irregularly shaped area of undeveloped agricultural land covering an area of 5.35 hectares. An overhead power line crosses the site on a south-west to north-east axis, and is supported by poles within the site. The site is relatively flat.

To the east the site is bounded by the Hayling Billy Coastal Path. An existing BMX /mountain bike track is also located adjacent to the Hayling Billy Coastal Path. The site is bounded to the south by the rear gardens of existing residential properties on Sinah Lane. A gap between no.6 and no.10 allows the site to be accessed from Sinah Lane. To the west and north-west the site is bounded by the rear gardens of existing residential properties on North Shore Road.



Views of the Site and Surrounding Area

Land at Sinah Lane, Hayling Island

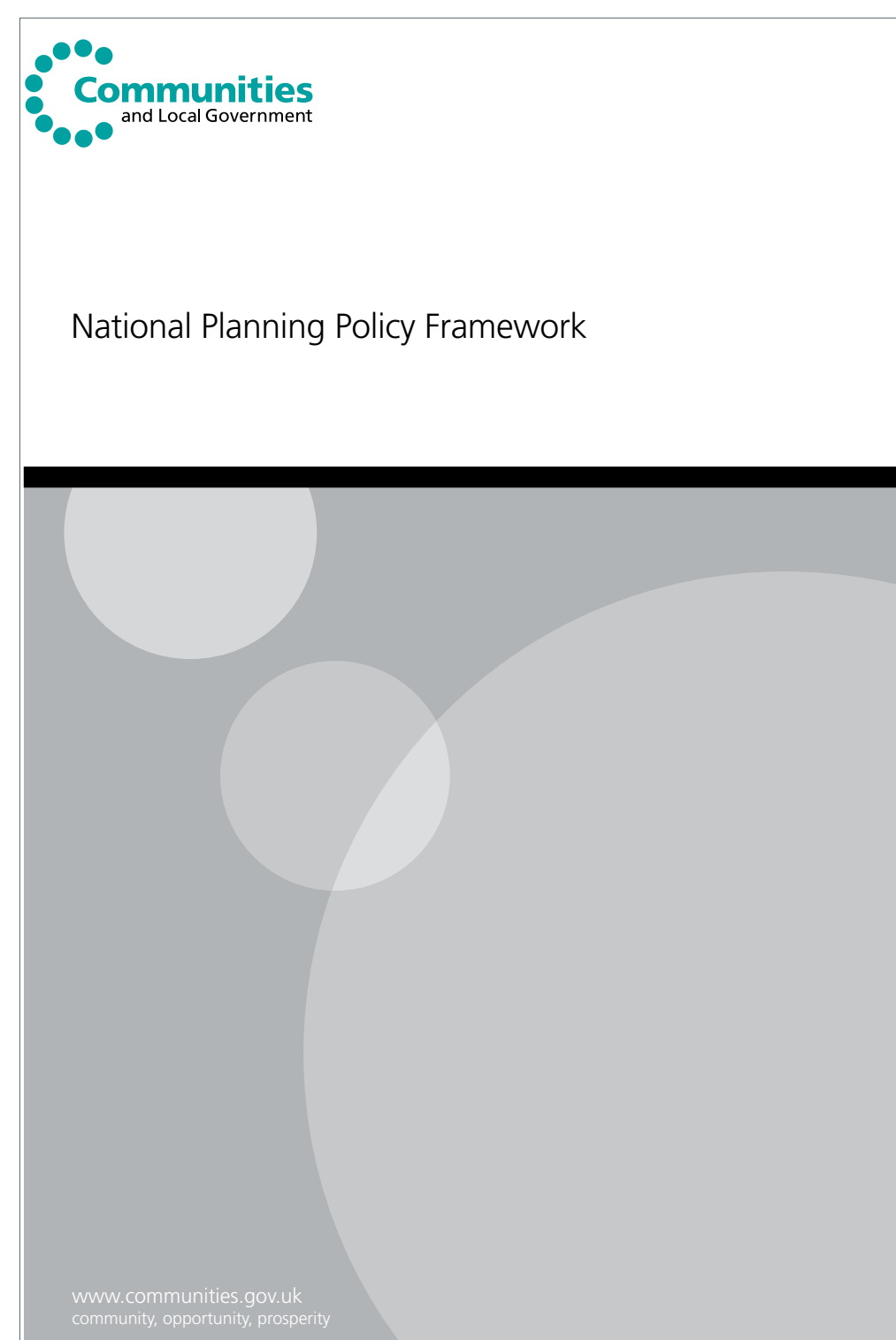
Planning Policy

National Planning Policy Framework (NPPF)

The NPPF provides national planning guidance and one of its objectives is to “significantly boost housing supply”. It places a presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.

The NPPF states Councils should;

Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The NPPF also promote mixed use developments.

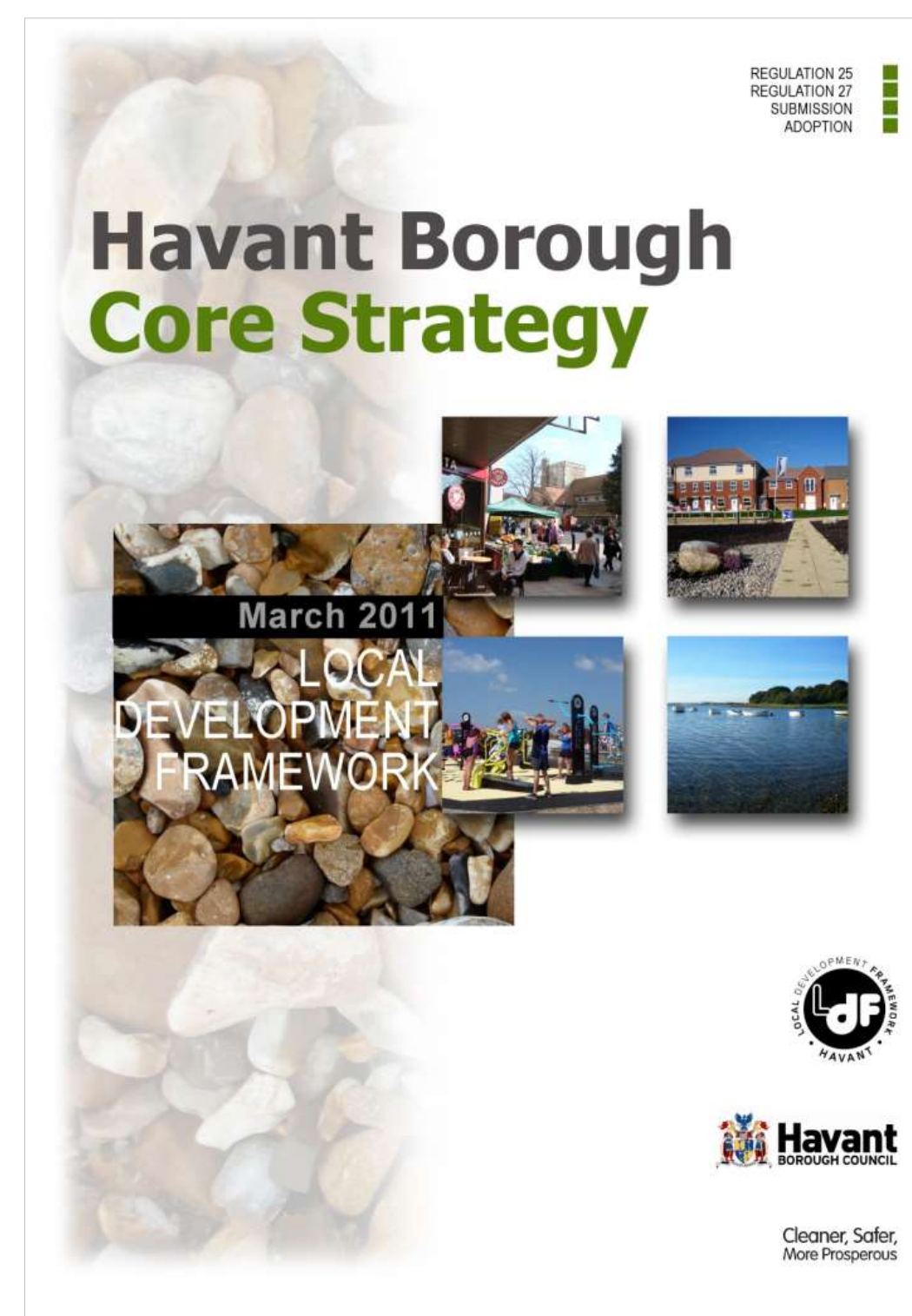


Havant Borough Council Core Strategy

In March 2011 Havant Borough Council adopted its Core Strategy which sets out the spatial planning strategy for the area up to 2026. The Core Strategy sets out how many new homes and jobs are needed in the Borough and their distribution. It also sets out what services, facilities and infrastructure such as green spaces, shops and community services are needed and how they will be delivered, whilst having regard to the borough’s high-quality natural environment.

Havant Borough Local Plan (Allocations)

The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy). This document plans for the delivery of the Borough’s vision for growth and prosperity up to 2026, which is set out in the Havant Borough Local Plan (Core Strategy). The Local Plan (Allocations) was adopted by Council on 23 July 2014.



Local Plan Housing Statement

The Local Plan Housing Statement is the first stage in the review of the Adopted Local Plan which will address the housing need for the Borough. The new Local Plan will need to go beyond how housing needs are best addressed, and plan for the business, industrial and infrastructure requirements the Borough needs to ensure that it can continue delivering sustainable, inclusive and mixed communities.

In response to key issues raised through consultation on the Draft Local Plan Housing Statement, the Council determined that sites on Hayling Island were not appropriate for ‘early release’ and the site or area specific issues raised should be fully explored through the new Local Plan. These sites will be re-categorised as sites with ‘*uncertain potential*’ in the SHLAA.

The consultation on the Draft Local Plan Housing Statement highlighted specific infrastructure issues on Hayling Island which will require further investigation before future development can be considered sustainable under the NPPF. In particular, stakeholders highlighted issues relating to flooding, highway capacity, the single access to the Island, healthcare, education and the provision of utilities. These are strategic issues which relate to the Island as a whole and not necessarily within the ability of a single development proposal to overcome in the absence of a comprehensive framework, which can only be provided through the new Local Plan.

The Council will continue to explore the sustainability of future development on Hayling Island through the production of the Havant Borough Local Plan 2036 and the evidence base which supports it. It will continue to explore the evidence regarding the suitability of development on these sites. This will inform the approach towards these sites in the Pre-Submission draft of the Havant Borough Local Plan 2036.

Land at Sinah Lane, Hayling Island

Current Facilities in the Area

Retail, Health and Community Facilities

The nearest retail facilities are at West Town, a 500 metre walk east from the site. This includes a local Tesco Express and pharmacy. There are also two public houses in this area, as well as a church, community centre and park.

There are also retail facilities available at Mengham, a 1.7km walk west of the site. In this area there are two supermarkets, two pharmacies, a post office, a church, a health centre and dentist.

Educational Facilities

Mengham Infant School and Hayling Island Library are a 1.5 km walk west from the site. Mengham Junior School sits further to the west, at a walk of 1.7 km from the site. The nearest secondary school is Hayling College, which is a walk of 2 km from the site.

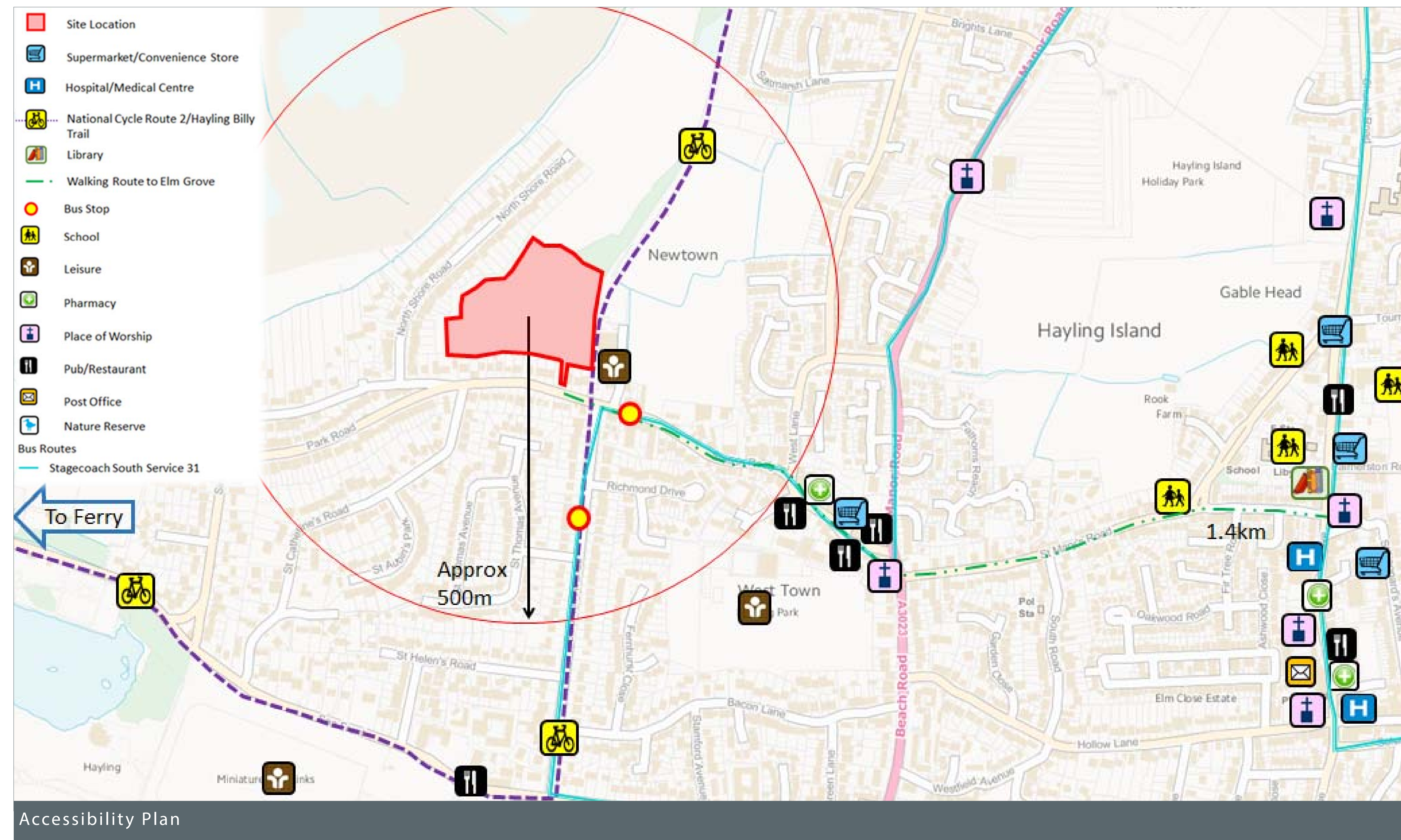
Buses

The nearest pair of bus stops are located on Station Road, a 120 metre walk east from the site's southern access onto Sinah Lane. The westbound stop is served by service 30 which provides access to Havant via an anticlockwise loop around South Hayling.

Service 31 travels in a clockwise loop around South Hayling, before serving the eastbound stop at Station Road and continuing, via Newtown, to Havant. Both services operate at an approximately half hourly frequency on Mondays to Saturdays. On Sundays, the services operate hourly.

Rail

The nearest railway station is at Havant, 7 kilometres north from the site.

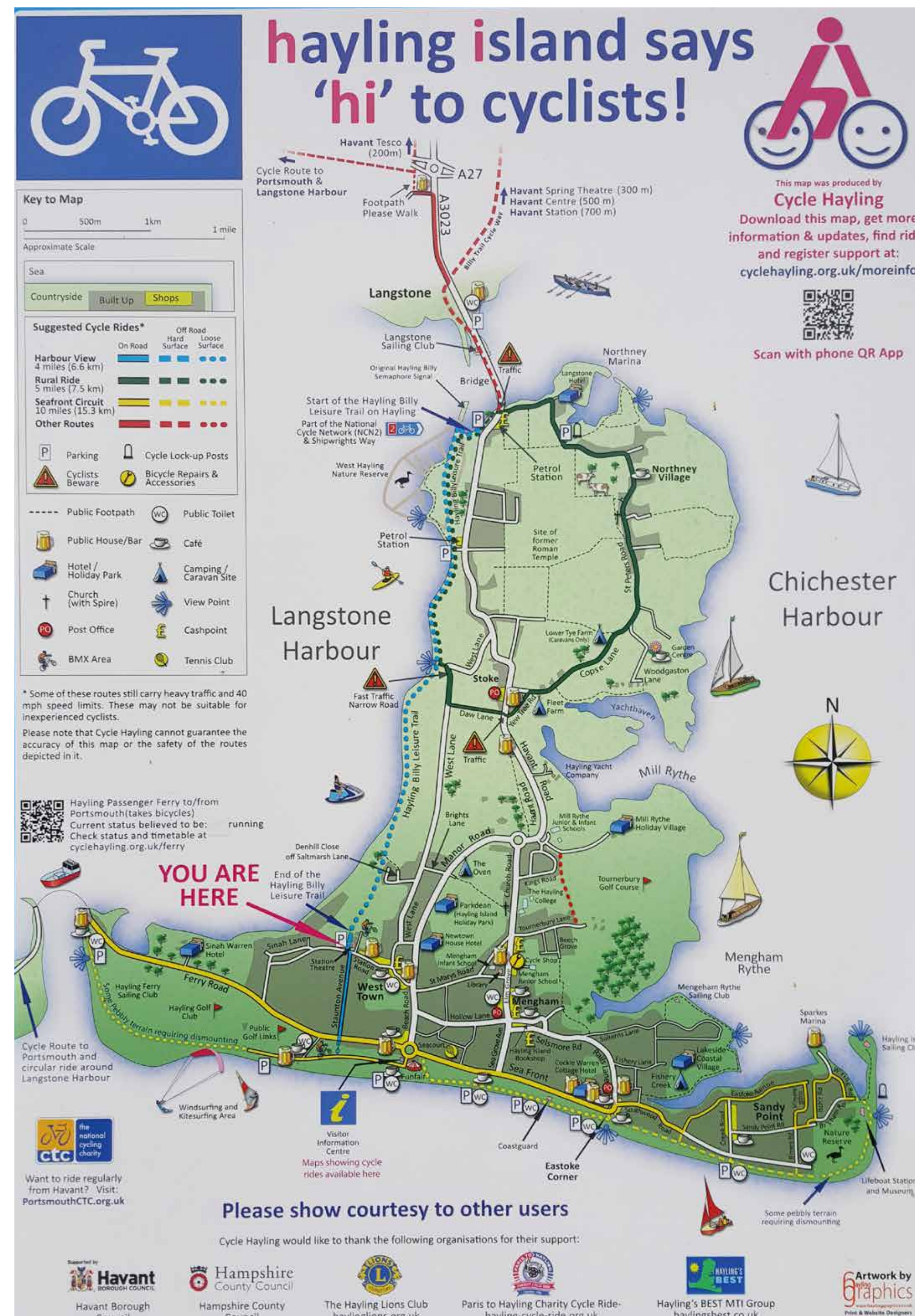


Land at Sinah Lane, Hayling Island

Cycle Facilities

Cycle Routes

To the east of the site is the Hayling Billy Coastal Path (a former railway line). The Hayling Billy Coastal Path is a track used by walkers, cyclists and horse riders along the bed of an old railway line between Havant and Hayling Island. The Hayling Billy Coastal Path starts in the car park of Havant train station and ends in South Hayling, close to our site. The trail is approximately 9.8 miles.



Land at Sinah Lane, Hayling Island

Current infrastructure Challenges

Schools

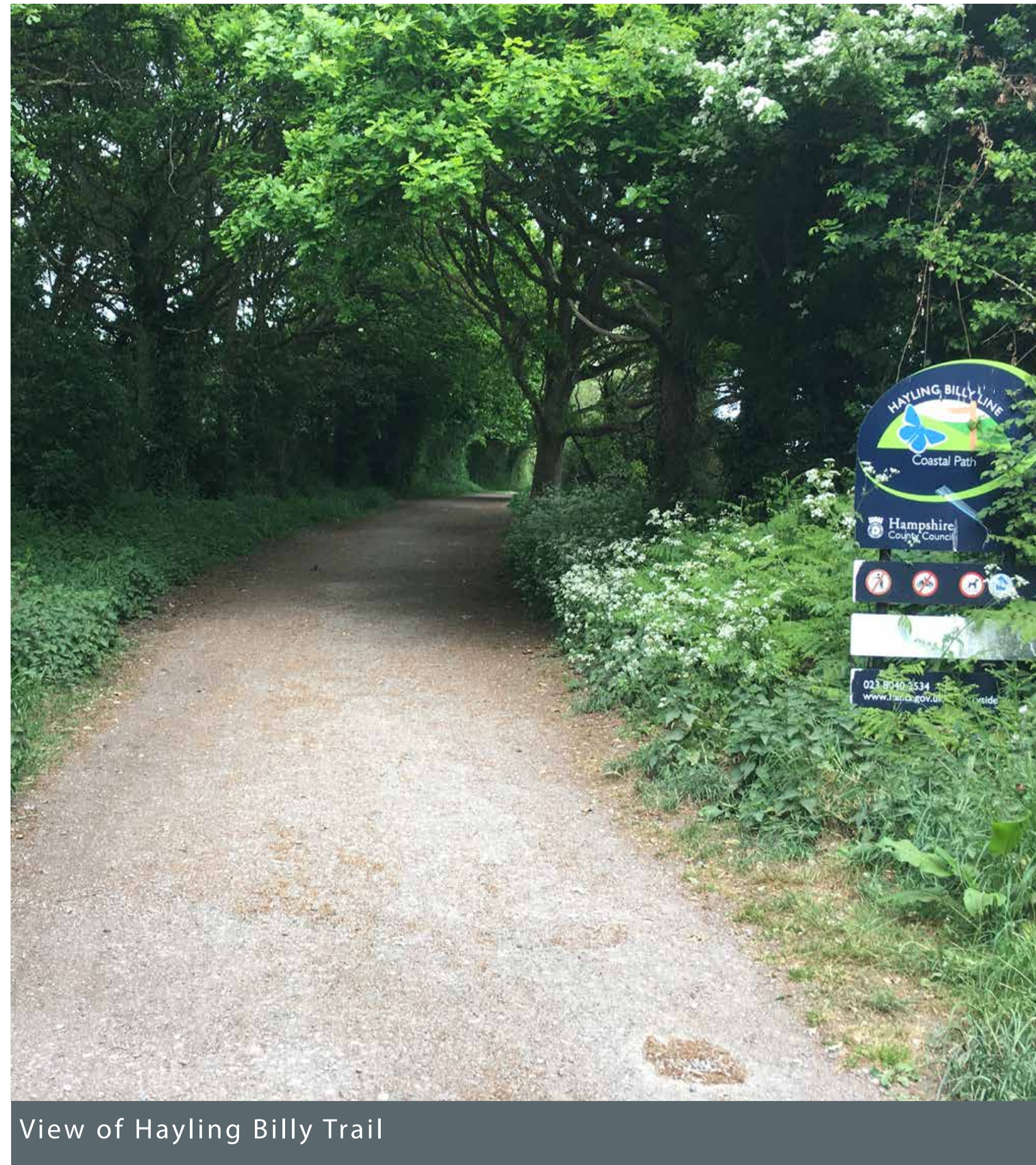
We are currently in consultation with Hampshire County Council to understand the current capacity levels of the primary and secondary schools in the immediate area. Our proposed development of 160 dwellings will yield approximately 48 primary age pupils. We are therefore expecting to pay a financial contribution in accordance with Hampshire County Council's Developer Contribution Guideline document, towards additional classrooms.

Hayling Billy Coastal Path

The Hayling Billy Coastal Path is a popular track used by walkers, cyclists and horse riders, and leads directly to Havant train station. It also forms part of 'The Shipywrights Way'. The condition of the Island section of the trail is not good, and sections are now vulnerable to erosion. An upgrade will not just benefit existing users, principally cyclists (75%), walkers (21%) and horseriders (4%), but also disability 'buggy' drivers and runners. There may be opportunities to improve its condition or re-route the trail.

Health Care

We have made contact with the local doctor's surgery to understand their capacity and needs. On-going discussions will take place regarding health care.



View of Hayling Billy Trail

Highways

There are a number of improvements to be put forward by the development, either through physical improvements or via contributions to wider schemes. The proposal will likely provide contributions towards;

- Improving the Hayling Billy Trail as it is known that some areas are eroding away; and
 - Improvements to the public transport infrastructure
- In relation to the local road network, a full assessment of the operation of local junctions is being undertaken with a modeling exercise identifying any additional capacity improvements that may be needed to accommodate this development.

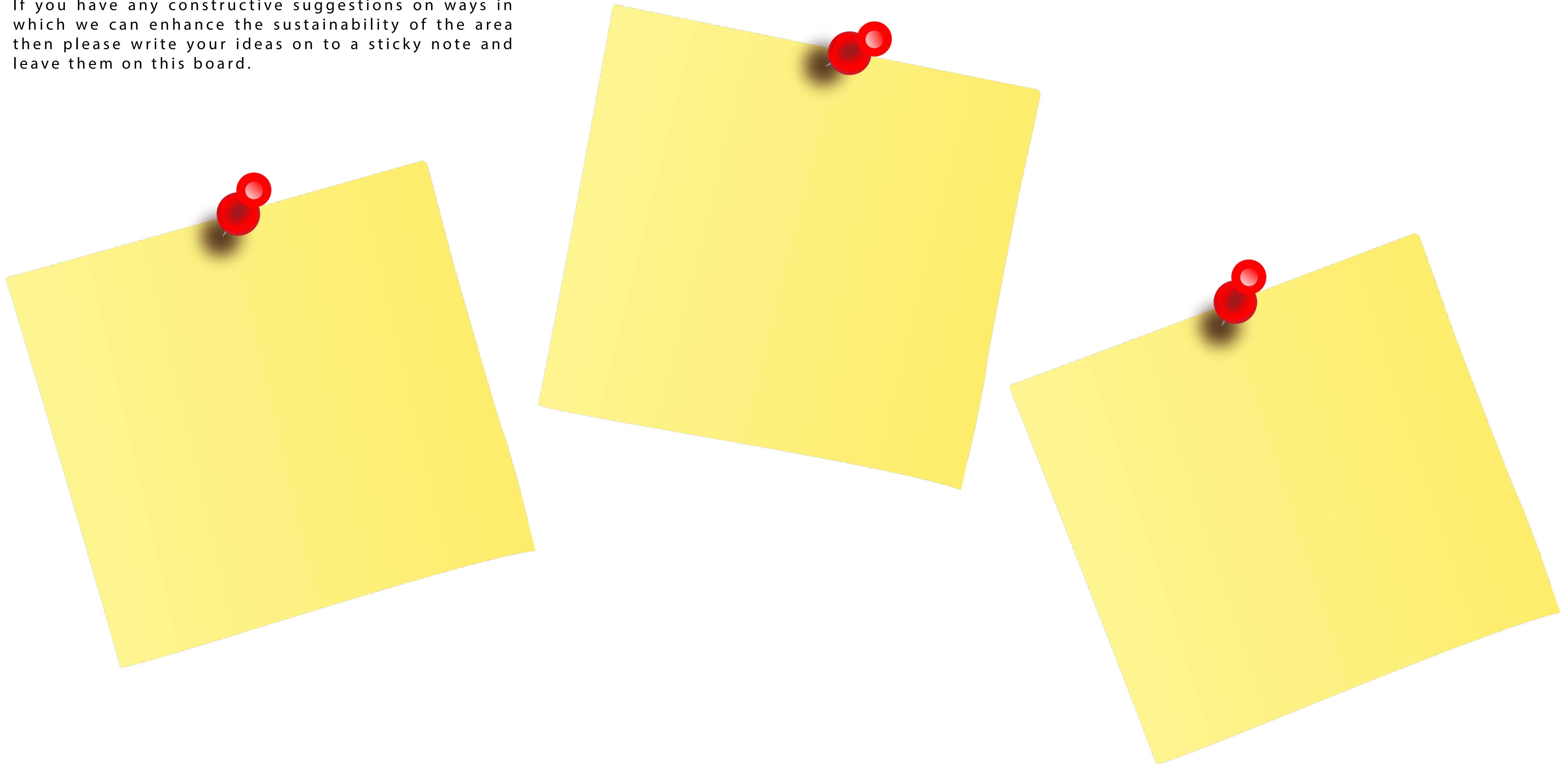
Traffic Impact Comparison

The traffic impact of the development is expected to be accommodated by the local road network, with any potential mitigation works only helping the existing situation. The site is anticipated to generate approximately 100 trips in the AM peak period (0800-0900) and 120 trips in the PM peak period (1700-1800), which equates to one trip every 30 seconds onto the local road network during these hours. Discussions with Hampshire County Council identified the need to consider the route off the island and in particular the impact of the development on the A27 junctions. This will be further assessed within the Transport Assessment.

Land at Sinah Lane, Hayling Island

Suggestions Board

If you have any constructive suggestions on ways in which we can enhance the sustainability of the area then please write your ideas on to a sticky note and leave them on this board.



Land at Sinah Lane, Hayling Island

SWOT Analysis

The site analysis information shown in this section has been summarised in the form of a SWOT analysis, in which the site is examined in terms of its strengths, weaknesses, opportunities and threats. This exercise has facilitated the formation of the concept proposal for the site. The findings are illustrated on the adjacent diagram and are summarised below:

Strengths

- The site is relatively flat
- Previously undeveloped land
- Proximity to a range of local facilities
- Existing cycle route along former railway line
- Nearby bus stops are within walking distance
- Attractive landscape setting with some established vegetation

Weaknesses

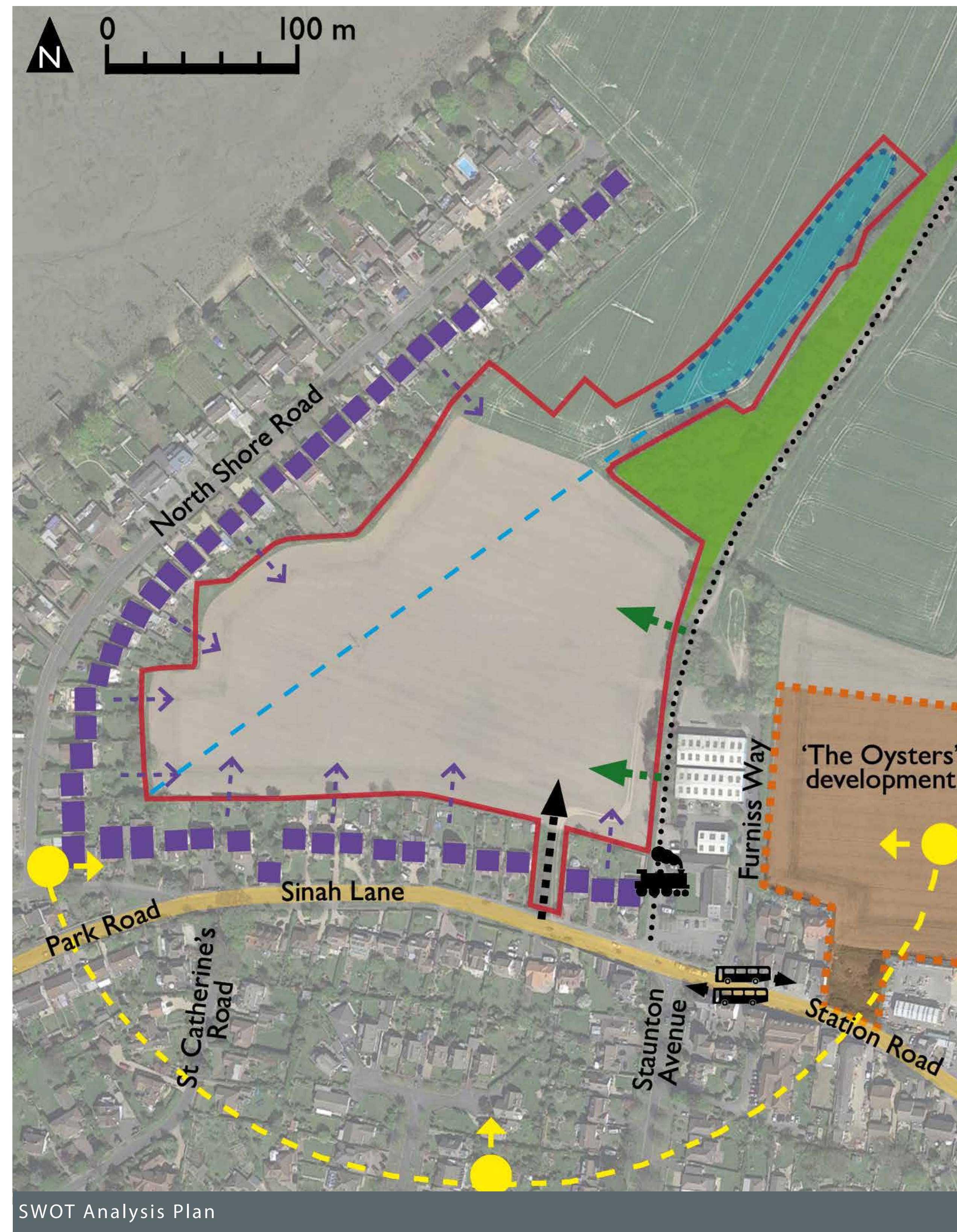
- Existing overhead lines over site

Opportunities

- Potential vehicular access point from adjacent main road
- Potential new pedestrian entrances into the site
- Potential new SuDS pond

Threats

- Potential overlooking and privacy issues from some adjacent properties



Land at Sinah Lane, Hayling Island

Proposed Development

The proposed layout demonstrates how the site comprises an area of residential development and, to the north, a SuDS basin and pumping station. The main vehicular access route into the site will utilise the existing field track entrance from Sinah Lane, between properties no.6 and no.10 Sinah Lane.

The proposed layout demonstrates how the site could accommodate a range of homes, from 1 bed maisonette's through to 4 bed family houses. The site can provide approximately 162 new homes, 30% of which will be affordable units. The dwellings proposed would all be two storey in height.



Proposed Residential Layout

Land at Sinah Lane, Hayling Island

Proposed Development

The following images are an example of the design and built form of the detailed development.



Indicative Visuals



Indicative Visuals

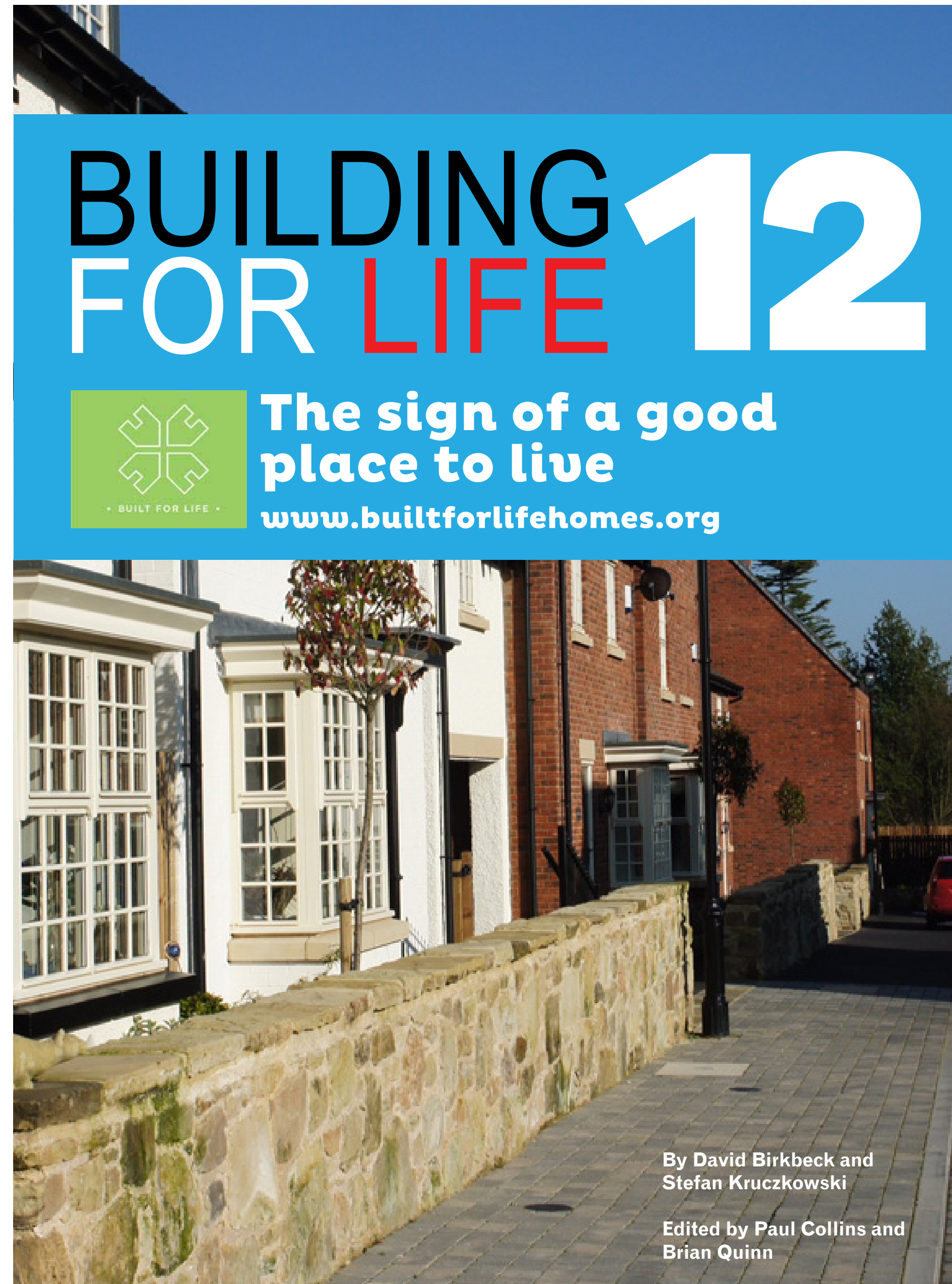
Land at Sinah Lane, Hayling Island

Building for Life 12

Building for Life is the industry standard, endorsed by the Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places.

Barratt Homes is committed to ensure all their schemes meet Building for Life 12 (BfL12). BfL12 is based on the new National Planning Policy Framework and the Government's commitment to building more homes, better homes and involve local communities in planning. The 12 questions are designed to help structure discussions between local communities, the local planning authority, the developer of a proposed scheme and other stakeholders. BfL12 is also designed to help local planning authorities assess the quality of proposed and completed developments.

We are committed to ensuring that the scheme is designed to meet the BfL12 status and achieves the 'Built for Life' Kite Mark.



Simpler, easier and better

Each headline question is followed by a series of additional questions that we suggest are useful to ask at the start of the design process. We've also provided five recommendations for how you might respond with the aim of offering a range of responses.

Recommendations are designed to stimulate discussion with local communities, the project team, the local authority and other stakeholders to help you find the right solution locally.

We've travelled the country visiting hundreds of residential developments. During these visits, we found common problems. Our avoidance tips help you avoid these pitfalls. We also discovered many well-designed developments, their qualities have been captured in our recommendations.

Finally, we've added endnotes providing further detail, clarity and where appropriate, references that you may find useful.

Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Land at Sinah Lane, Hayling Island

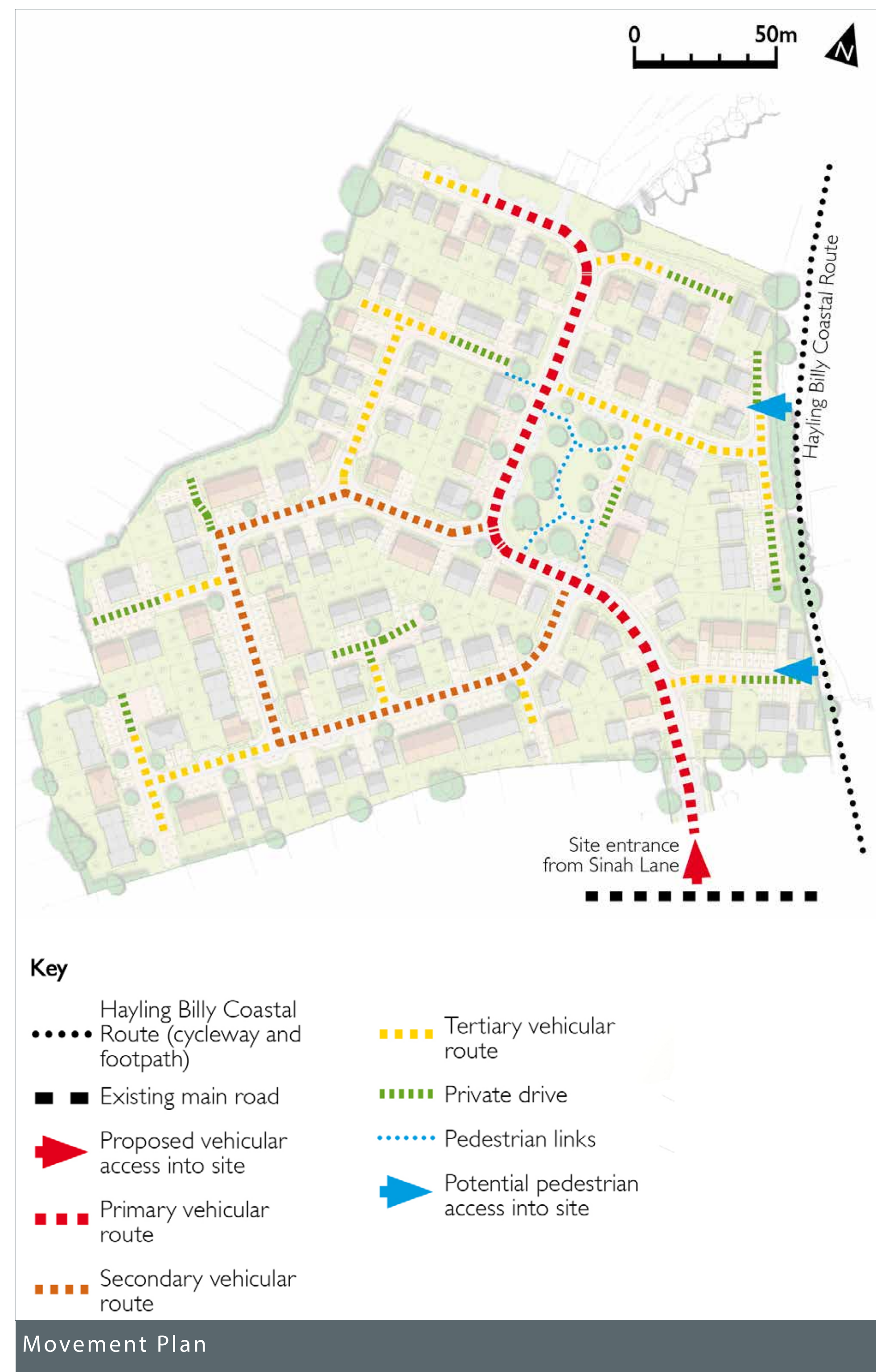
Access, Movement and Parking

Accessibility

The site is situated within walking distance of both West Town and Mengham and their associated facilities. Sinah Lane and Station Road benefit from enhanced pedestrian networks from the Barratt Homes 'The Oysters' development, with dropped kerbs and tactile paving provided where appropriate, facilitating the movement of all non-motorised site users around the local area. In addition, the site is situated adjacent to the 'Hayling Billy Trail' and within a 5 minute walk of the nearest bus stop, therefore providing a good opportunity to promote sustainable travel and create a sustainable development. An Accessibility Map has been prepared to highlight the facilities within close proximity, with this proposal looking to provide further improvements to the accessibility of the site through improved permeability.

Access

The site will be served via a single vehicular access point onto Sinah Lane, in the location of the existing entrance to the land. The access road will provide visitor parking bays upon approach into the site reducing the risk of potential overspill parking. The site access has been designed with a footway flanking the eastern side which will tie into the existing footway on Sinah Lane. Tactile paving and dropped kerbs are also provided at the entrance to the site, facilitating all non-motorised site users. Visibility splays have been assessed based on recorded speeds in accordance with national design guidance, and the design accommodates the requirement for large refuse vehicle access.



Parking

The parking strategy has been informed by Havant Borough Council's parking standards, which includes a mix of driveways, garages, parking courts and formal and informal visitor parking. The parking strategy is as such that the site is wholly self-contained and should not lead to any overspill parking onto local roads.



Land at Sinah Lane, Hayling Island

Landscaping and Ecology

The site is not covered by any statutory or non-statutory designations for landscape quality, and is considered to be of medium to low landscape quality. Detailed ecology surveys have confirmed that the site has little ecological interest.

Retention of Existing Features

The existing boundary vegetation will be retained and supplemented with native species to enhance the existing buffers and improve wildlife corridors.

Proposed Trees

The proposed trees will provide an important setting for the development and will assist in uniting it with the wider landscape.

Native structure trees supplemented with hedgerows will be planted along the boundaries to strengthen the existing vegetation providing a 'woodland feel'. Smaller decorative street trees, chosen for their seasonal interest and upright form, will be located along the secondary and tertiary roads to filter views and provide a soft element within the hard landscape. Species will include Ornamental Pear, Cherry and Apple.

Open Spaces

Wildflower grassland areas will be included to the development edges, creating a landscape setting for the retained vegetation benefiting biodiversity and amenity. The centrally located public open space acts as a focal space which will benefit from strategically located structural trees and a seasonal display of bulbs.



Land at Sinah Lane, Hayling Island

Flood Risk

Flood Risk

- The current Environment Agency flood maps indicate that the site lies within Flood Zone 1, which is considered to have a low risk of flooding from rivers or sea;
- As such and in accordance with the National Planning Policy Framework (NPPF) the site is deemed acceptable for residential development in terms of the risk of flooding.
- 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. Part of Langstone Road lies within Flood Zone 3 considered a high risk of Tidal Flooding. As a result 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. The Flood Risk Assessment which will be submitted with the planning application will be accompanied by a Flood Emergency Plan, describing early flood warning and procedures for the development in the event of a peak tidal surge event.



Example of a Balancing Pond

Surface Water Drainage Strategy

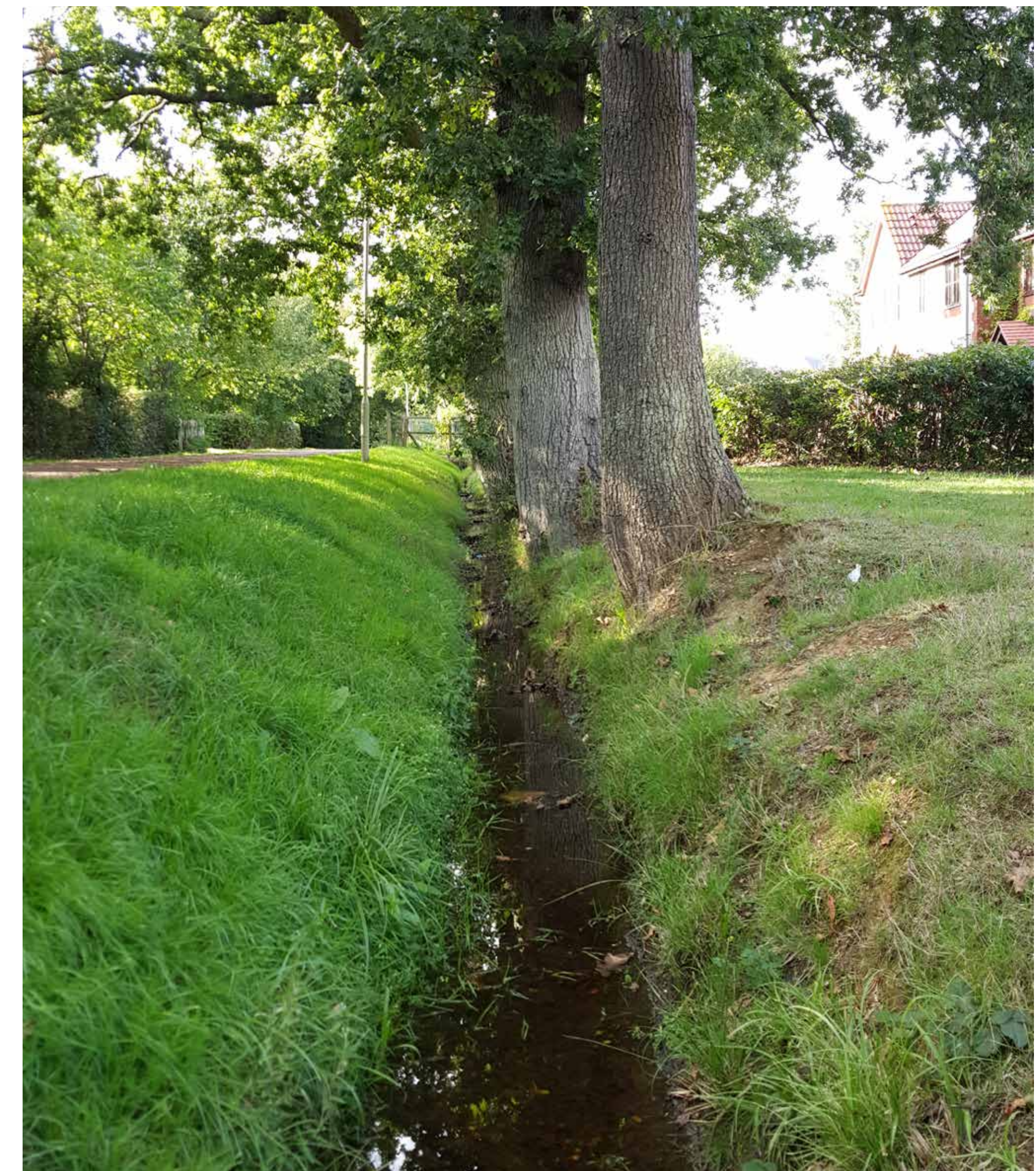
- The proposed surface water drainage strategy will incorporate a number of Sustainable Drainage Systems (SuDS) to provide both conveyance, treatment and storage of surface water run-off from the new development;
- Due to the "flat" nature of the site the proposed surface water is to be pumped to an on-site attenuation pond prior to being released into the existing ditch watercourse network at the predevelopment greenfield run-off rates;
- Southern Water has been consulted regarding the on-site surface water pump and will seek to adopt both the below ground drainage as well as the new pumping station;
- The SuDS Attenuation Pond will be designed in consultation with Drainage Officers from both Hampshire County Council and Havant Borough Council, to provide diversity in the forms of treatment and storage of the surface water, which will be done by providing a bio-retention zone, attenuation basin and pond area within the larger basin and creating both ecological and amenity benefits to the scheme;
- Public access to the pond will be promoted with the provision of viewing platforms and display boards describing the hydrological cycle and surface water attenuation stages of the on-site drainage system will be provided for educational benefits.



Examples of Permeable Paving Parking Bays

Foul Water Drainage Strategy

- It is proposed to discharge the development foul water to the existing foul sewer network via an on-site adoptable foul water pumping station to the existing Southern Water foul network; Southern Water have been consulted in relation to the existing capacity within their foul water infrastructure to accommodate the foul water flows from the new development and have produced proposals to upgrade parts of their existing network to receive these flows.



Example of a Swale

Land at Sinah Lane, Hayling Island

Next Steps

Thank you for taking the time to attend this exhibition, we would be most grateful if you could fill in a question and comments form and leave it in the box provided. However, if it is more convenient, please take a form and a pre-paid envelope home and send it back at your convenience. We will review the comments made on our draft developments proposals and these will be considered by the design team in progressing the development proposals for this site. Once again, thank you for your time.

WWW.BARRATTSOTONCOMMUNITY.CO.UK



Indicative Visual



Proposed residential Layout

APPENDIX C

Press releases and press statements

27 September 2017

Barratt Homes to hold public exhibition on emerging plans for Hayling Island

Barratt Homes is seeking views on an exciting opportunity for a new residential development at land north of Sinah Lane on Hayling Island. The site, which is in a residential setting close to existing vital services and facilities, presents the opportunity to provide new homes, including affordable homes.

Barratt Homes is holding a public consultation event next week on Hayling Island to better understand the infrastructure pressures on the Island and identify how the development of land north of Sinah Lane can help to resolve any such matters.

A public exhibition will be held on Wednesday 4 October at Hayling Island Community Centre on Station Road, PL11 0BH from 1pm to 7.30pm.

Stuart Goodwill, Head of Planning – Barratt Homes Southampton, said:

“We are looking forward to speaking to members of the Hayling Island community next week and presenting our emerging plans for the provision of affordable and family homes on Hayling Island.

“We understand that Havant Borough Council is currently assessing strategic infrastructure issues on Hayling Island and investigating opportunities to mitigate specific issues. In this context, we are not intending to submit a planning application in the short term but do hope to better understand local issues which will enable us to develop a masterplan which can help to resolve some of those key challenges. “

Ends

For further information:

James Mallinson

07584 680 787

j.mallinson@devcomms.co.uk.



Hayling Island comment, Barratt Homes

2 October 2017

How many houses (prospectively) could be built?

We are looking to build around 162 homes and we are working with the local planning authority and community to determine final number in any future application.

What percentage could be affordable?

30 per cent of the homes planned will be available as affordable homes with tenures ranging from affordable rent to shared ownership and starter homes.

What types of properties?

Our research suggests a mix of two, three and four bedroom homes are in demand in the area and we will be looking at a range of terrace, semi-detached and detached family homes to meet this demand. The majority of dwellings would be 2 storey in height with all dwellings no higher than 2.5 storeys.

What local people can expect to see in the plans on Wednesday

Our public exhibition will give the community the opportunity to see our initial plans and we look forward to feedback from the local community and interested parties as part of our early plans for the site.

No application is currently prepared for the site and we will be considering feedback and will work with the local planning authority to evolve a planning application which is sustainable and appropriate for the area.

ENDS

NOTES TO EDITORS:

1. For further information about Sinah Lane, Hayling Island please call James Mallinson on 07584 680 787 or via email at j.mallinson@devcomms.co.uk.
2. Barratt Developments PLC is a FTSE 100 Company
3. Barratt Group was awarded a maximum five star rating for the eight consecutive year in the 2017 Home Builders Federation Customer Satisfaction Survey
4. Site managers working for Barratt Group won 74 awards for quality workmanship in the 2017 NHBC Pride in the Job Awards. Barratt has won more Pride in the Job awards than any other housebuilder for the last 13 years.



15 November 2017

Barratt Homes continues engagement on emerging plans for Hayling Island

Barratt Homes last night (Tuesday 14 November) presented early proposals for new homes at land north of Sinah Lane to Havant Borough Council's Development Control Forum and local residents. The site, which is in a residential setting close to existing vital services and facilities, presents the opportunity to provide approximately 162 new family homes and, crucially, up to 30% would be provided as affordable homes.

Whilst no planning application is yet prepared, Barratt Homes has undertaken a public exhibition, attended a recent Hayling Focus Group meeting and presented at last night's Development Consultation Forum at Havant Borough Council to better understand the infrastructure pressures on the Island and identify how the development of land north of Sinah Lane can help to resolve any such matters.

Stuart Goodwill, Head of Planning – Barratt Homes Southampton, said:

"There is no planning application prepared at this stage and we understand that Havant Borough Council is currently assessing strategic infrastructure issues on Hayling Island and investigating opportunities to mitigate specific issues.

"We will therefore await the publication of the Council's Infrastructure Review in early 2018 before progressing our plans further. In the meantime, we will continue to listen to members of the Island community to better understand local issues and develop a masterplan which can help to resolve some of those key challenges.

"The site represents an important opportunity to deliver new family homes on the Island, including affordable homes close to existing infrastructure and services."

Ends

For further information:

James Mallinson

07584 680 787

j.mallinson@devcomms.co.uk

Notes to editor:

- The site was due to be allocated in previous iterations of the Local Plan and there is therefore an indication that the site is suitable for development.
- Havant Borough Council is currently assessing and analysing the strategic infrastructure issues on Hayling Island. This assessment will highlight constraints at a site-specific level together with strategic infrastructure issues on Hayling Island and whether there is scope to mitigate these constraints and issues. This will form a comprehensive Local Plan Infrastructure Delivery Statement that will be part of the Havant Borough Local Plan 2036. The findings are due to be released by the Council in early 2018.
- Havant Borough Council has an Objectively Assessed Housing Need for 11,250 homes (2011-2036). 6,441 have already been planned for leaving a requirement for 4,809 units which doesn't include an estimation of windfall sites providing 1,191 units. 1,650 sites are proposed to be allocated, leaving 1,733 homes that still need sites to be found.
- 30 per cent of the homes planned will be available as affordable homes with tenures ranging from affordable rent to shared ownership and starter homes.
- The Council's Strategic Housing Market Assessment suggests a mix of two, three and four bedroom homes are in demand in the area and we will be looking at a range of terrace, semi-detached and detached family homes to meet this demand. The majority of dwellings would be 2 storey in height with all dwellings no higher than 2.5 storeys.

21 June 2018

Following a public exhibition and public meeting at Havant Borough Council in Autumn 2017, Barratt Homes has announced updated proposals for new family homes at Land off Sinah Lane in Hayling Island.

The proposals, which will provide 195 homes, including 58 homes for shared ownership or affordable rent, are being brought forward to meet the current and pressing need for new housing across Havant. Barratt Homes' recent development at The Oysters on Station Road has seen 28% of homes sold to customers already from Hayling Island and 32% to residents from Havant. In total 77% of all homes at The Oysters have been sold to residents from within Hampshire.

Following concerns being expressed about Brent Geese, Barratt Homes has worked closely with Havant Borough Council and the RSPB (Royal Society for the Protection of Birds) to enable the delivery of an important Wader and Brent Goose Refuge. This area, which was not originally proposed, sits to the north of the site up to the coastline and will be positively managed to deliver significant biodiversity benefits and protected in perpetuity.

The delivery of the Wader and Brent Goose Refuge area also enables a comprehensive masterplan for the entire site off Sinah Lane to come forward cohesively, including an area of land which was previously shown as vacant land. To assist the Council in meeting its housing need requirements and to provide certainty for the entire site, we have revised the proposals to include additional homes in this area. The whole site would therefore provide a total of 195 new family homes, including 58 affordable homes (30%) and more meaningful open space.

Stuart Goodwill, Head of Planning for Barratt Homes Southampton, said:

"Following our public engagement in Autumn 2017, we have worked hard to evolve a comprehensive masterplan for the entire site and we are pleased that we can now confirm a vital biodiversity benefit and the delivery of 195 new family homes.

"Our new homes will provide a fantastic opportunity for local people to stay on Hayling Island rather than moving further afield to the mainland. We are also delighted to confirm that 58 homes (30%) will be provided for shared ownership or affordable rent, as affordable homes.

"Given the local demand for new and affordable homes, as well as the need to improve housing land supply across Havant District, we are intending to submit a planning application in July."

A planning application is due to be submitted this summer. We understand that the Hayling Island Highways and Transport Infrastructure Assessment will be published soon, and our application will therefore be considered alongside this Assessment.

Ends

Notes to Editors:

- All of the new Barratt Homes at The Oysters development (Station Road, H.I.) have now sold. 28% of the customers were from Hayling Island. 32% from within the Havant Borough Council administrative area and 77% from within Hampshire.
- The land off Sinah Lane site was due to be allocated in previous iterations of the Local Plan and there is therefore an indication that the site is suitable for development, subject to answering questions regarding the sustainability of new development on Hayling Island which will be reviewed through the planning process.
- It was initially proposed to submit a planning application in late January 2018 following the publication of the Hayling Island Highways and Transport Infrastructure Assessment. However, at the time of writing the Assessment has not yet been published.
- Havant Borough Council is currently assessing and analysing the strategic infrastructure issues on Hayling Island. This assessment, which was originally proposed to be finalised in January 2018, will highlight constraints at a site-specific level together with strategic infrastructure issues on Hayling Island and whether there is scope to mitigate these constraints and issues. It is anticipated that this report will be available by the time a planning application is determined by the Council.
- Havant Borough Council has a requirement for 11,250 new homes (2011-2036). 6,441 have already been planned for leaving a requirement for 4,809 units which doesn't include an estimation of windfall sites providing 1,191 units. 1,650 sites are proposed to be allocated, leaving 1,733 homes that still need sites to be found.
- A public exhibition of initial proposals for 162 homes at Sinah Lane was held in October 2017 and a Development Consultation Forum was held in public at Havant Borough Council in November 2017.

APPENDIX D

Material issued to publicise revised proposals

18 June 2018

SAMPLE COPY OF LETTER TO POLITICIANS

BY POST AND EMAIL

Dear ...

Land off Sinah Lane, Hayling Island

I am writing to you in your capacity as [capacity] regarding Barratt Homes' proposals for new family homes at Land off Sinah Lane, Hayling Island.

You may recall that we held a public exhibition on plans for 162 new homes in October 2017 and a Development Consultation Forum at Havant Borough Council in November 2017. Since that time, we have been working to positively progress the proposals.

We have continued discussions with the Council's officers, including with the Council's ecology team and the RSPB to secure the delivery of an important ecological area to the north of site as a Wader and Brent Goose Refuge area. This area was not included in our original plans and is now coming forward following comments raised by the community at our public consultation and from your officers.

The Wader and Brent Goose Refuge area, which sits to the north of the site up to the coastline, will be positively managed to deliver a natural habitat providing significant biodiversity benefits and protected in perpetuity.

The delivery of the Wader and Brent Goose refuge area also enables a comprehensive masterplan for the entire site off Sinah Lane to come forward cohesively, including an area of land which was shown as vacant land at our exhibition in October. To provide certainty for the entire site, we have revised the proposals to include additional homes in this area. The whole site would therefore provide a total of 195 new family homes, including 58 affordable homes (30%) and more meaningful open space within the proposed development.

For your reference, I have enclosed a copy of the latest site plan. I have also enclosed a copy of a leaflet publicising the updated proposals which will be delivered to properties close to the site later this week.

P.T.O.

Next steps

It was initially proposed to submit a planning application in late January 2018 following the publication of the Hayling Island Highways and Transport Infrastructure Assessment. However, at the time of writing the Assessment has not yet been published.

The need for new housing across Havant is current and pressing. For instance, our development at The Oysters, Station Road has seen 28% of homes being sold to residents already from Hayling Island and 32% to those already living in Havant. In total 77% of all homes at The Oysters have been sold to residents from Hampshire.

Given the local demand for new and affordable homes, as well as the need to improve housing land supply across Havant District, we are intending to submit a planning application soon.

We understand that the Hayling Island Highways and Transport Infrastructure Assessment will be published in the near future, and our application will therefore be considered alongside this Assessment. The way in which the scheme will support the delivery of new infrastructure will, of course, be discussed with officers as part of the planning process.

I hope this update is helpful. Should you wish to discuss the proposals, please do not hesitate to contact James Mallinson at Dev Comms, our community engagement consultant, by email at j.mallinson@devcomms.co.uk or by phone at 07584 680 787.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Stuart Goodwill', with a stylized flourish at the end.

Stuart Goodwill

Head of Planning – Barratt Homes Southampton

Encs.

18 June 2018

Dear Resident

We are writing to you as a resident immediately neighbouring land off Sinah Lane which, as you know, is being brought forward by Barratt Homes for new family homes.

You may recall that we held a public exhibition on plans for 162 new homes in October 2017 and a Development Consultation Forum at Havant Borough Council in November 2017. Since that time, we have been working to positively progress the proposals.

We have continued discussions with Havant Borough Council, including with the Council's ecology team and the RSPB to secure the delivery of an important ecological area to the north of site as a Wader and Brent Goose Refuge area. This area was not included in our original plans and is now coming forward following comments raised by the community at our public consultation and from the Council.

The Wader and Brent Goose Refuge area, which sits to the north of the site up to the coastline, will be positively managed to deliver a natural habitat providing significant biodiversity benefits and protected in perpetuity.

The delivery of the Wader and Brent Goose refuge area also enables a comprehensive masterplan for the entire site off Sinah Lane to come forward cohesively, including an area of land which was previously shown as vacant land. To assist the Council in meeting its housing need requirements and to provide certainty for the entire site, we have revised the proposals to include additional homes in this area. The whole site would therefore provide a total of 195 new family homes, including 58 affordable homes (30%) and more meaningful open space.

For your reference, I have enclosed a copy of the latest site plan.

Next steps

It was initially proposed to submit a planning application in late January 2018 following the publication of the Hayling Island Highways and Transport Infrastructure Assessment. However, at the time of writing the Assessment has not yet been published.

The need for new housing across Havant is current and pressing. For instance, our development at The Oysters, Station Road has seen 28% of homes being sold to residents already from Hayling Island and 32% to those already living in Havant. In total 77% of all homes at The Oysters have been sold to residents from Hampshire.

Given the local demand for new and affordable homes, as well as the need to improve housing land supply across Havant District, we are intending to submit a planning application in July.

We understand that the Hayling Island Highways and Transport Infrastructure Assessment will be published soon, and our application will therefore be considered alongside this Assessment. The way in which the scheme will support the delivery of new infrastructure will be discussed with officers as part of the planning process.

I hope this update is helpful. Should you wish to discuss the proposals, please do not hesitate to contact James Mallinson at Dev Comms, our community engagement consultant, by email at communitybdws@barratthomes.co.uk or by phone at 0800 080 3161.

Yours sincerely

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Stuart Goodwill
Head of Planning – Barratt Homes Southampton

Enc.



BARRATT HOMES

Land off Sinah Lane, Hayling Island

We wanted to provide you with an update on our proposals for new family homes at Land off Sinah Lane in Hayling Island.

Following our public exhibition in October 2017 and a Development Consultation Forum at Havant Borough Council in November 2017, we have been working to finalise the proposals.

This has included ongoing discussions with Havant Borough Council and the RSPB to secure an important ecological asset to the north of site as a Wader and Brent Goose Refuge.

This area will be positively managed to deliver significant biodiversity benefits and protected in perpetuity.

The delivery of the Wader and Brent Goose Refuge area also enables a comprehensive masterplan for the entire site off Sinah Lane to come forward cohesively, including an area of land which was previous shown as vacant land.

To assist the Council in meeting its housing need requirements and to provide certainty for the entire site, the previously vacant land now proposes additional family homes.

The whole site would therefore provide a total of 195 new family homes, including 58 affordable homes (30%).



communitybdws@barratthomes.co.uk 0800 080 3161



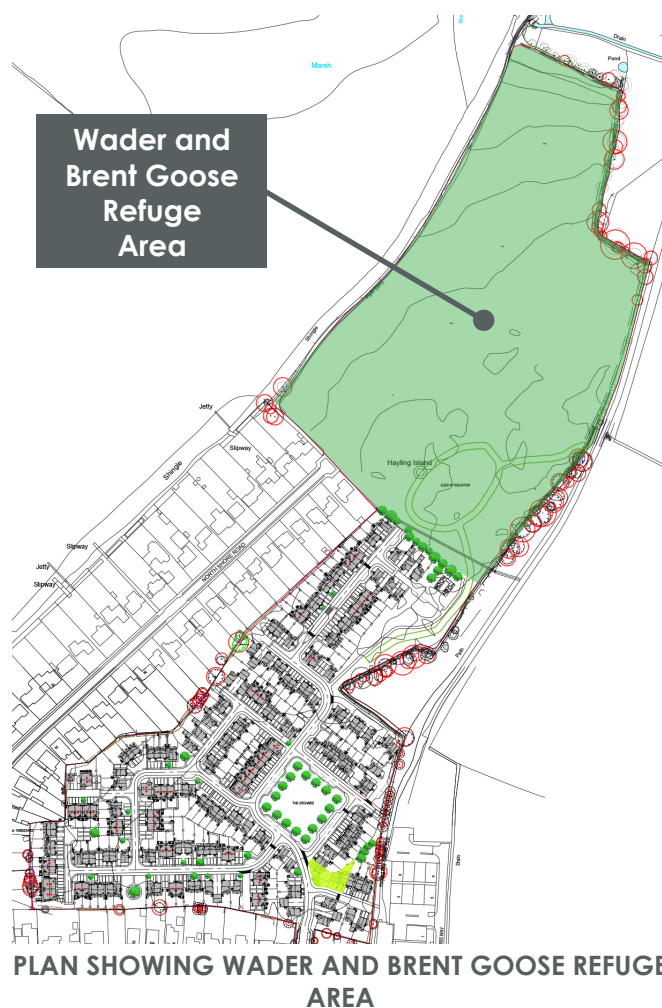
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The need for new housing across Havant is current and pressing. For instance, our development at The Oysters, Station Road has seen 28% of homes being sold to residents already from Hayling Island and 32% to those already living in Havant. In total 77% of all homes at The Oysters have been sold to residents from within Hampshire.

Given the local demand for new and affordable homes, as well as the need to improve housing land supply across Havant District, we are intending to submit a planning application in July.

We understand that the Hayling Island Highways and Transport Infrastructure Assessment will be published in the near future, and our application will therefore be considered alongside this Assessment. The way in which the scheme will support the delivery of new infrastructure will be discussed with officers as part of the planning process.



CGI SHOWING PROPOSED CENTRAL GREEN



IMAGE SHOWING BRENT GEESE ON HAYLING ISLAND

Contact us

Should you wish to discuss the proposals, or would like a copy of the latest masterplan, please contact James Mallinson at Dev Comms, our community engagement consultant, by:

Email: communitybdws@barratthomes.co.uk or Phone: at 0800 080 3161

21 June 2018

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Development Communications Limited

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