

**GODBAY HOUSE, 380 SEA FRONT, HAYLING
ISLAND, PO11 0BD**

STATEMENT OF COMMUNITY INVOLVEMENT

ON BEHALF OF PERBURY (DEVELOPMENTS) LTD

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

CONTENTS:

Page No:

1.	INTRODUCTION	1
2.	PLANNING POLICY	2
3.	PUBLIC ENGAGEMENT UNDERTAKEN	5
4.	FEEDBACK & ANALYSIS	7
5.	ADDRESSING RESIDENT'S CONCERNS	10
6.	CONCLUSION	11

APPENDICES:

APPENDIX 1: LEAFLET DISTRIBUTION AREA
APPENDIX 2: CONSULTATION LEAFLETS
APPENDIX 3: LOCATION LETTER
APPENDIX 4: CONSULTATION DISPLAY BOARDS
APPENDIX 5: FEEDBACK FORM
APPENDIX 6: PHOTOS OF CONSULTATION EVENT

1. INTRODUCTION

- 1.1 Pegasus Group have been instructed by Perbury Developments to prepare a planning application for residential development at 380 Sea Front, Hayling Island.
- 1.2 The report documents how the applicants have engaged with the local community and other key stakeholders, summarises the key issues that have emerged to date, and shows how these issues have been taken on board as part of the scheme design.

Background

- 1.3 The site is approximately 0.44ha in area and is located on the northern side of Sea Front road. It contains Godbey House, which is a former Hampshire County Council Children's Home, and a variety of mature trees. The Property is 2.5-storeys in height and believed to have been constructed in the 1930s. To the south of the site is Sea Front Road, Beachlands Golf Course and then the. To the north, east and west of the site is residential development of 2 and 2.5 storeys in height and of varying architectural styles. There are also a series of 3 and 4 storey residential developments to the west of the site.
- 1.4 In compliance with encouragement within national planning policy, pre application discussions with Havant Borough Council have been ongoing over the last 6 months. The feedback received during the public consultation exercise will be outlined within this statement will go onto to inform future development proposals at the site. The planning statement submitted with the full planning application will set out in detail how the proposed development responds to the comments received during the public consultation.

Proposal

- 1.5 'The proposal', which was illustrated on the display boards at the consultation event (see *Appendix 4*), involves demolition of the existing building and replacing it with a 4-storey residential block containing 14x 2 bedroom flats. The proposal provided details of indicative parking showing 28 spaces, retained trees, indicative elevations and floor plans.

2. PLANNING POLICY

National Planning Policy

2.1 In 2011 Central Government published the Localism Act which focused on empowering local communities to have a say in what development takes place. Within part 6, chapter 4, section 122 sets out the requirements for consultation with the public prior to the submission of a planning application. The requirement is set out in paragraph 61W and is as follows:

(1) Where-

(a) *A person proposes to make an application for planning permission for the development of any land in England, and*

(b) *The proposed development is of a description specified in a development order,*

the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

(2) *The person must publicise the proposed application in such a manner as the person reasonably considered is likely to bring the proposed application to the attention of a majority of the persons who live as, or otherwise occupy, premises in the vicinity of the land.*

(3) *The person must consult each specified person about the proposed application.*

(4) *Publicity under subsection (2) must-*

(a) *Set out how the person ("P") may be contact by persons wishing to comment on, or collaborate with P on the design or, the proposed development, and*

(b) *Give such information about the proposed timetable for the consultation as it sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.*

(5) *In subsection (3) "specified person" means a person specified in, or of a description specified in, a development order.*

(6) *Subsection (1) does not apply-*

(a) *If the proposed application is an application under section 293A, or*

(b) *In cases specified in a development order.*

(7) *A person subject to the duty imposed by subsection (1) must, in complying with that subsection, have regard to the advice (if any) given by the local planning authority about local good practice.*

2.2 The Localism Act 2011 then goes on to state in paragraph 61X "Duty to take account of responses to consultation":

(1) *Subsection (2) applies where a person-*

(a) *Has been required by section 61W(1) to carry out consultation on a proposed application for planning permission, and*

(b) *Proposed to go ahead with making an application for planning permission (whether or not in the same terms as the proposed application).*

(2) *The person must, when deciding whether the application that the person is actually to make should be in the same terms as the proposed application, have regard to any responses to the consultation that the person has received.*

- 2.3 Due to the scale and nature of the proposed development, there is no requirement to undertake public consultation prior to submission of the application. However, as a course of best practice, this Statement of Community Involvement sets out how we have followed the principles set-out within both paragraphs 61W and 61X of part 6, chapter 4, section 122 the Localism Act 2011.

Local Planning Policy

Havant Borough Council Statement of Community Involvement 2013 (SCI)

- 2.4 Havant Borough Council's approach to public consultation is set out within their Statement of Community Involvement, which was adopted in December 2013. The SCI encourages applicants of major, significant, or sensitive development to engage with the community before submitting an application.
- 2.5 The Council has identified three methods of effectively engaging with the community. These are:
- Development Consultation Forums
 - Design/Architect Panels
 - Community Networks/Forums
- 2.6 The Development Consultation Forum was identified as the most appropriate method, which involves a public meeting where the developer can explain their proposals directly to Councillors, key stakeholders, local groups and the general public. These forums give local people a chance to influence proposals at an earlier stage in the development process, and aim to reduce delay and frustration in determining applications. They should seek to:
- Identify any issues that may be considered in a format application
 - Inform pre-app discussion between officers and the developer
 - Enable the developer to shape an application to address community issues
- 2.7 The approach taken to this consultation has been based on the principles outlined within the Localism Act and Havant Borough Council's SCI.

Good Practice Guidance

2.8 The Royal Town Planning Institute has published a Good Practice Guide to Public Engagement in Development Schemes. This guidance includes advice on the different approaches to engagement which can be considered appropriate at different stages of a project. At the pre-application stage this includes:

- Raising awareness of the consultation in the local area – approaches can include a press notice, newsletter, website, leaflet drop;
- Building understanding – approaches can include leaflets, websites, information sheets, un-staffed exhibitions, telephone hotlines;
- Consult and communicate – approaches can include staffed exhibitions, interactive displays where questions can be asked and answered; questionnaires for feedback and comment, presentations to local groups, updates via newsletters, consideration of requests for facilitated events and interactive websites.

2.9 Building on best practice, national and local policy guidance, an inclusive approach to pre-application community consultation was developed. As the following chapters demonstrate, an appropriate consultation exercise has been undertaken in connection with this application, relevant to the size and scale of the proposals, which sought to engage inclusively and transparently with the local community.

3. PUBLIC ENGAGEMENT UNDERTAKEN

Pre-Application engagement with the Council

- 3.1 A pre-application was submitted by the landowner Hampshire County Council in 2015 and this will be referred to as 'pre-application 1' throughout this statement. Subsequently pre application discussion has been held between Perbury Group who are the site's prospective developer, and Havant Borough Council. This has allowed Perbury Developments to gain the views of Havant Borough Council on an amended scheme of development which sought to address some of the feedback received to pre-application 1.

Pre-Application Public Consultation

- 3.2 One pre-application public exhibition was held which took place on Thursday 3rd November 2016 between 3pm and 7pm with the first hour being a closed session for local Councillors. This time was chosen to allow the maximum range of people to attend, including those working during the daytime. The consultation was held at the Hayling Golf Club which is less than half a mile to the south of the site.
- 3.3 At this event, a series of exhibition boards were displayed with key information and illustrations of the proposed development (*see Appendix 4*). In addition to this, two Planning Consultants from Pegasus Group were present as well as an architect from BrightSpace Architects. These representatives were present to explain the proposals and answer any questions.

Publicity

- 3.4 Advertising the event appropriately is crucial in terms of following good practice guidance and raising awareness for the event among the appropriate people in the local community. Due to the location of the site and recent developments nearby, the applicant believed carrying out a consultation event for nearby neighbouring residents would be beneficial and these residents were notified accordingly.
- 3.5 A leaflet was produced showing the site location and time, date & place of the public consultation event along with further information about the proposal, planning process and contact details. These were distributed to 106 homes surrounding the site, as shown within the red line of the Leaflet Distribution Map (*see Appendix 1*), on the 18th October 2016.

3.6 Unfortunately, despite the consultation venue address on the leaflet being correct, the map the leaflet incorrectly pointed to the adjacent golf course. This was quickly rectified by a covering letter explaining the situation sent out on 20th October 2016. A corrected version of the leaflet was sent to the Councillors identified below. Both the incorrect and corrected leaflets are included in *Appendix 2*, and the covering letter is included in *Appendix 3*. Furthermore, prior to the event, and on the day of the event the adjacent Golf Course was notified of the situation and asked to redirect any prospective attendees if they happened to visit the wrong building. No comments about the location of the consultation were made at the event.

3.7 Additionally, other key stakeholders were informed including: local County and District Ward Councillors, Resident's Association and relevant representatives from Hampshire County Council. The following people were invited:

Ward Councillors

- Michael Wilson
- Andrew Lenaghan
- Joanne Thomas

County Councillor

- Frank Pearce

Local Groups

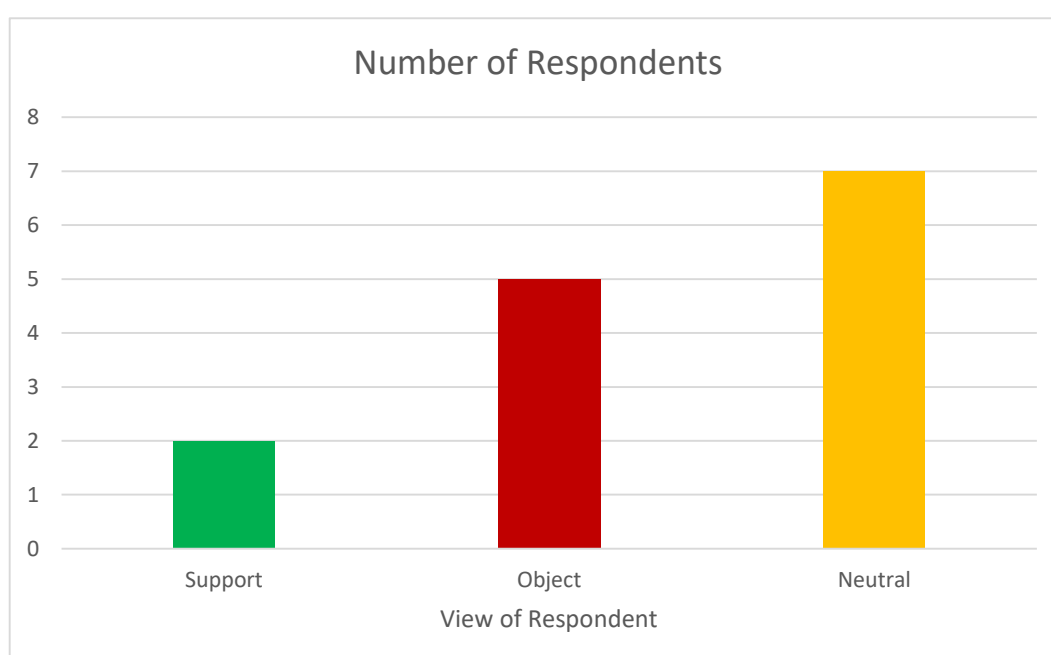
- Hayling Island Resident's Association

Council Representatives

- Lee Thomas (Estates & Development Surveyor, Hampshire County Council)

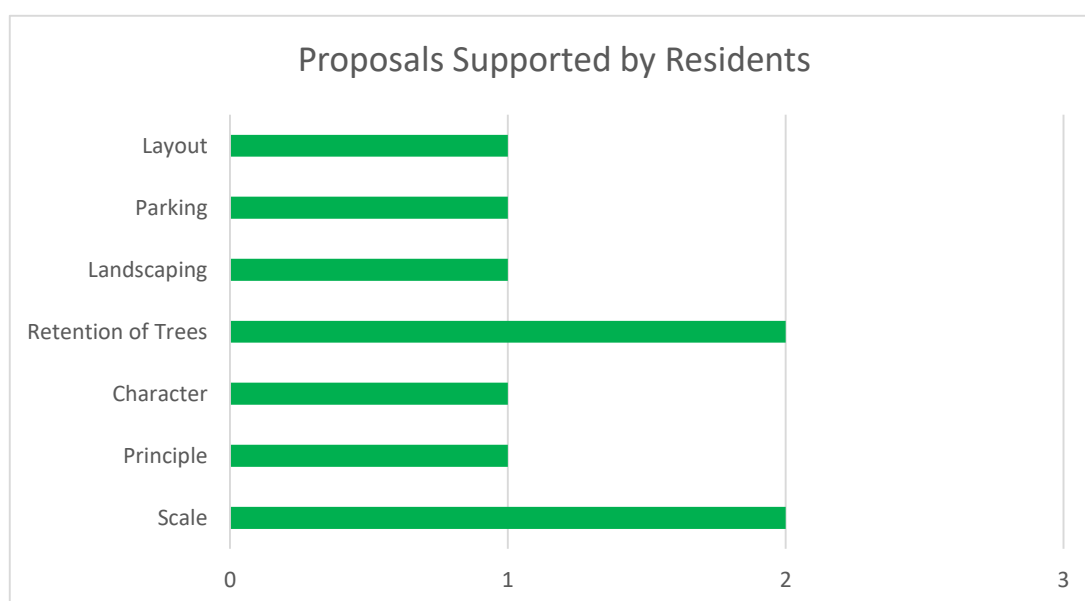
4. FEEDBACK & ANALYSIS

- 4.1 Approximately 100 people attended the exhibition over the course of the afternoon and evening. Feedback was requested from members of the public in attendance at this event.
- 4.2 A feedback form was provided at the event which included a section for all comments and a space to write their postcode/street. An email address was provided for returning any feedback by the 14th November. A postal address was available at the event if anyone wished to return the form by post. The response format of the form was left deliberately open, with a large space for comments rather than various, specific questions, as this eliminates any bias within the questions and allows feedback to be given freely and on any topic. A copy of one of the forms can be found within the Appendices (*see Appendix 5*).
- 4.3 In total 14 forms were returned either on the day, or subsequently in the post or electronically. All responses were received by the 14th November, with no late comments. The feedback from these forms will be analysed below.
- 4.4 All of the 14 respondents were local residents, with one of these also identifying themselves as a prospective purchaser of a home at the development. None of the Councillors provided any feedback via the response forms.
- 4.5 From the responses, it was possible to determine whether the respondent generally supported the proposals, objected to the proposals, or was neutral; i.e. had mixed views, unclear views, or general comments and questions. This is illustrated below:

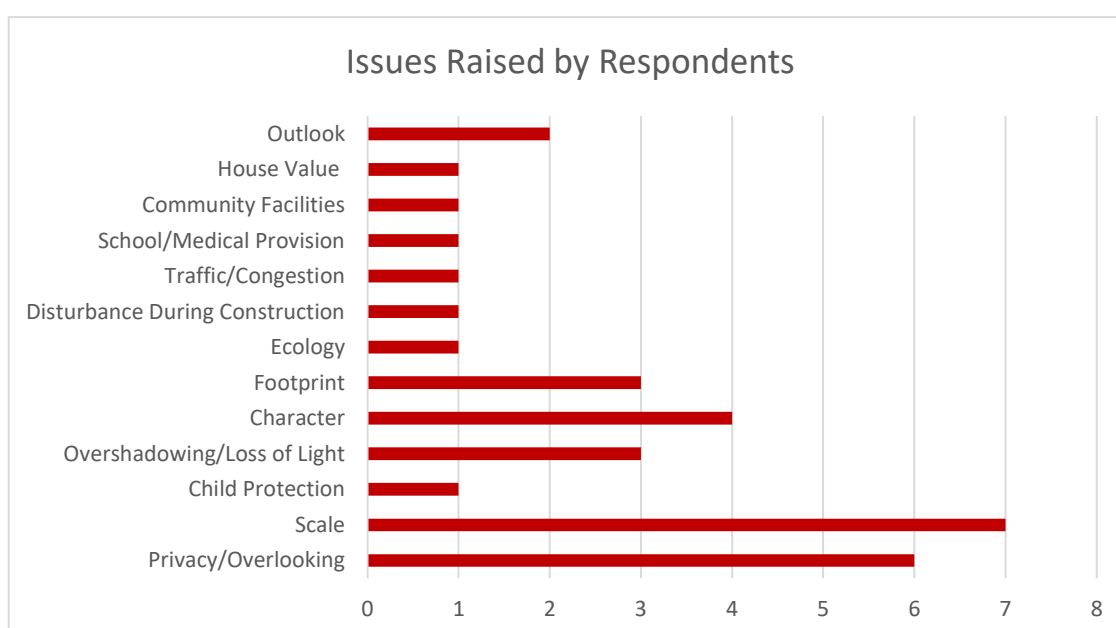


4.6 The views from members of the public who provided feedback were varied, with roughly a third of people objecting to the proposals, just over 14% of people supporting the proposals, and half of all respondents being neutral.

4.7 There were a number of positive comments within the feedback. Two respondents identified the retention of trees as being positive. Despite some people objecting to the scale of the development, two people also stated that they believed the development's scale to be appropriate and supported it. Other elements such as parking, landscaping, layout, character, and principle, were all supported by individual respondents. All the positive comments are shown in the chart below:



4.8 There were also a number of negative comments within the feedback. These are shown in the chart below:



4.9 Two issues in particular were raised by most, or all, of the objectors; scale and privacy/outlook. A handful of respondents also identified the proposed footprint, impact on character and loss of light as issues in which they objected to. Two people were concerned about loss of outlook from their properties, whereas all the other issues raised were done so only by individuals.

4.10 Some of the comments raised within the feedback forms are summarised as follows:

- *"Tree retention important for screening and character"*
- *"The proposed southern building line is acceptable"*
- *"Height should not be greater than the proposed four storeys"*
- *"The plans seem compatible with the surrounding properties"*
- *"People in the area want peace and quiet"*
- *"All existing trees over 5 metres in height should be retained"*
- *"Parking for 14 flats should not exceed 28 resident spaces and 10 visitor spaces"*
- *"Three-storey development should be the maximum"*
- *"The four-storey blocks of flats should not set a precedent"*
- *"Height should not exceed two storeys"*
- *"All current housing development on the island should be suspended pending a review and plan to address infrastructure and other issues"*
- *"Existing shopping and recreational facilities in the area are poor"*
- *"Medical facilities are inadequate to cover the existing population"*
- *"Emergency response times to Hayling Island are already the highest in Hampshire"*
- *"Infrastructure cannot handle the all the potential housing on the island"*
- *"Design needs to be sensitive and in-keeping with surrounding area"*
- *"Little information regarding the design of the proposals"*
- *"Trees are often damaged during construction"*
- *"A two-storey development would be acceptable subject to other considerations"*
- *"Energy costs will increase - would expect to be compensated"*
- *"The development would reduce the light received by our solar panels"*
- *"Plans fail to show a lift shaft which would likely add further height to building"*
- *"When trees die or shed the privacy impact will be greater"*
- *"Retention of trees would not reduce the impact of the development"*

- *"Would be interested in a 3-bedroom penthouse flat with basement/garage parking"*
- *"Expecting a mix of flat sizes"*
- *"Footprint of the building could be larger, with more flats"*
- *"Parking could be to the rear or underneath flats"*

5. ADDRESSING RESIDENT'S CONCERNS

5.1 All the comments received during the consultation process have been read and each of the issues raised has been recorded.

5.2 Many respondents also requested specific changes be made to the proposals before they are finalised and submitted. These are outlined below and the proposals response to the comments received will be incorporate into the accompanying Planning Statement.

5.3 Some of the requested changes relate to matters which were already being proposed. For example, some of the respondents requested: that the trees should be retained, space should be left between parking area and boundary with neighbours, and new boundary fencing/hedging should be installed. Other requests related to things out of the applicant's control such as a Council-wide infrastructure review, or the serving of TPOs on the site's trees. The remaining changes requested are as follows:

- *"Parking to the rear or underneath flats, and garages for residents"*
- *"Supplement existing vegetation with tree/hedge screening on north, east and west boundaries"*
- *"Restricted and obscure glazed windows on third floor side and rear elevations"*
- *"No balconies on side and rear elevations"*
- *"Remove the fourth floor"*
- *"Clearance of trees and bushes along rear boundary"*
- *"Adequately screen the refuse storage area"*
- *"2 metre close boarded fence should be erected on eastern boundary"*
- *"Check the land covenants"*
- *"Ensure a reasonable gap between new development and surrounding houses"*

6. CONCLUSION

- 6.1 Public consultation is an essential element of the planning and development process. It is about engaging with local communities with the aim of shaping a proposal so that the subsequent application takes into account, as far as is appropriate and possible, local views and opinions. The quality of the consultation undertaken is seen as increasingly important. The approach adopted for this consultation builds on best practice, national and local policy guidance.
- 6.2 The consultation approach involved the distribution of circa 106 leaflets of which around 100 people attended the public consultation exhibition; approximately a 94% representation. A total of 14 responses were received from those who attended the consultation; a response rate of 14% and the range of views as reported in this stated were mixed. The analysis of the issues raised in the responses received reflects the views of those who felt sufficiently strongly enough to participate in the process and to share their thoughts.
- 6.3 All the comments/responses received during the consultation process have been read and each of the issues raised has been recorded. This report summarises the issues raised and creates a platform for the Planning Statement to consider these, alongside pre application feedback from the Council and respond accordingly. The pre-application process has been positive, inclusive, meaningful and beneficial to the current application and future development of the proposals.
- 6.4 Following submission of the application, the application will be publicised by the Borough Council following which further comments can be made through statutory consultation directly for planning officer's consideration.

APPENDICES

APPENDIX 1

LEAFLET DISTRIBUTION AREA



APPENDIX 2

CONSULTATION LEAFLET (ORIGINAL/INCORRECT)

PUBLIC CONSULTATION EVENT:

4PM UNTIL 7PM, THURSDAY 3rd NOVEMBER 2016,
AT HAYLING GOLF CLUB, LINKS LANE, HAYLING ISLAND, HAMPSHIRE PO11 0BX



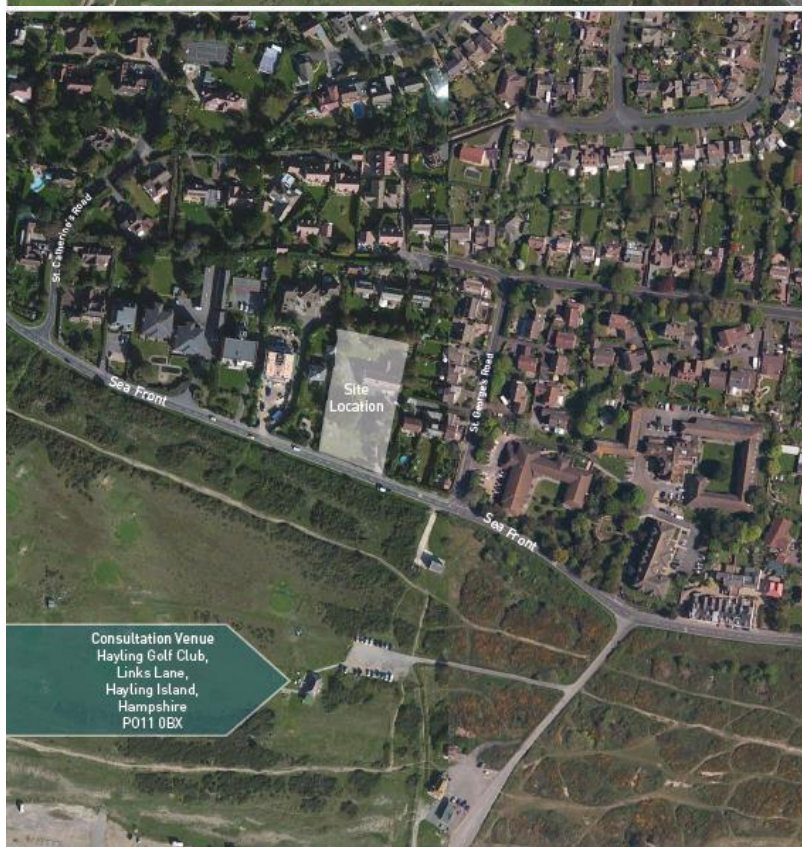
REGARDING A PROPOSED DEVELOPMENT AT GODBEY HOUSE, 380 SEA FRONT, HAYLING ISLAND, PO11 0BD

The prospective purchasers of Godbey House are considering options for proposed development of this site. Considerable background work has been undertaken and discussions held with Planning Officers at Havant Borough Council, in order to establish what form of development would be appropriate for the site.

Before finalising plans, and submitting a Full planning application to

the Council, a public consultation event will be held at Hayling Golf Club to receive the thoughts of the local community on the proposals. No formal presentation will be made, but display boards will be present, and members of the development team will be on hand to answer any queries. Feedback received will then help inform the content of the eventual planning application.

If you have any queries in advance of the event please contact Nick Kirby of Pegasus Group on 01344 207777 or nick.kirby@pegasuspg.co.uk
Pegasus Group are a firm of Planning Consultants, helping to compile the forthcoming planning application on behalf of the developer.



CONSULTATION LEAFLET (REVISED/CORRECT)

PUBLIC CONSULTATION EVENT:

4PM UNTIL 7PM, THURSDAY 3rd NOVEMBER 2016,
AT HAYLING GOLF CLUB, LINKS LANE, HAYLING ISLAND, HAMPSHIRE PO11 0BX



REGARDING A PROPOSED DEVELOPMENT AT GODBEY HOUSE, 380 SEA FRONT, HAYLING ISLAND, PO11 0BD

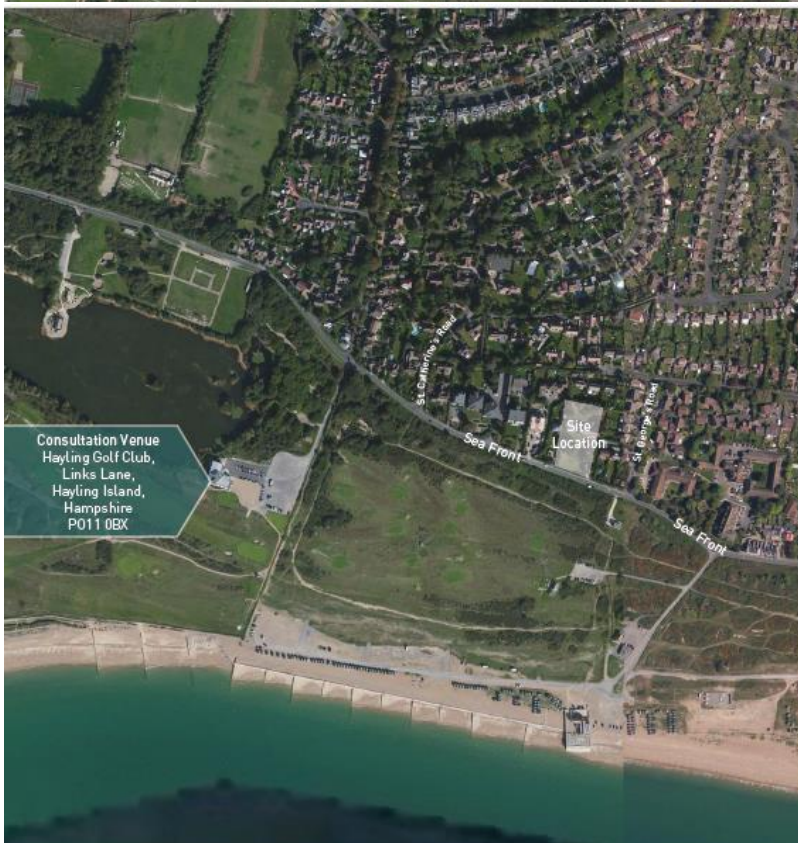
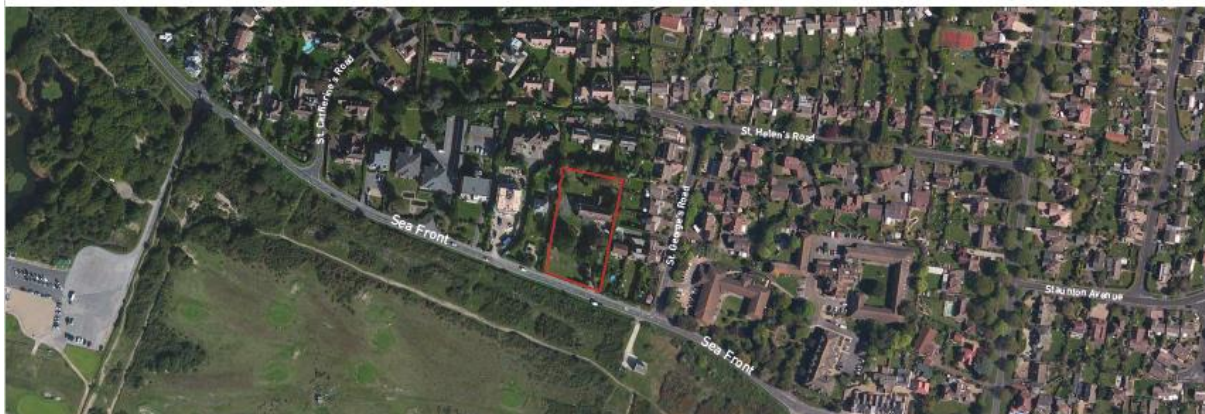
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APPENDIX 3

LOCATION LETTER

Ref: NK/P16-0599
20th October 2016

5 ST. GEORGES ROAD
HAYLING ISLAND
HAMPSHIRE
PO11 0BS

Dear Sir/Madam,

**Re: PUBLIC CONSULTATION EVENT FOR PROPOSED RESIDENTIAL DEVELOPMENT
AT GODBEY HOUSE, 380 SEA FRONT, HAYLING ISLAND, PO11 0BD**

I have recently written to you to notify you of a public consultation event relating to a proposed development at the above site, and would like to clarify where the exhibition is being held. The address of the exhibition venue stated on the consultation invite was correct, however unfortunately the arrow on the location plan on the rear of the leaflet did not identify the location correctly. Please accept my apologies for this and I can confirm the details of the event are as follows:

Date: 3rd November 2016

Time: Between 4pm and 7pm

Location: Hayling Golf Club, Links Lane, Hayling Island, Hampshire, PO11 0BX



If you have any further queries about the time, date or location of the event, please contact me.

Yours faithfully,

Nick Kirby BA (Hons) MSc MRTPI
nick.kirby@pegasus.co.uk

APPENDIX 4

CONSULTATION DISPLAY BOARDS

WELCOME and thank you for visiting
this exhibition today...

The plans displayed here today show the current 'work-in-progress' on the potential design for the redevelopment of Godbey House, at no. 380 Sea Front, Hayling Island. The proposals comprise 14 new residential apartments.

These proposals are very much 'preliminary' in their nature and level of detail; they have been developed to explore the size and shape of redevelopment that might be possible on this site and to see how any potential impacts upon immediate neighbours, and on the street scene, might be either minimised or avoided through carefully considered design.

We would welcome your responses to these outline proposals via the feedback forms available to help us refine and develop them in readiness for a planning application that will then be submitted to Havant Borough Council for their approval.



PUBLIC CONSULTATION
380 SEA FRONT, HAYLING ISLAND



VIEW FROM SEA FRONT
380 SEA FRONT, HAYLING ISLAND





1st AND 2nd FLOOR PLAN 1:200 @ A3
380 SEA FRONT, HAYLING ISLAND

BrightSpace
architects

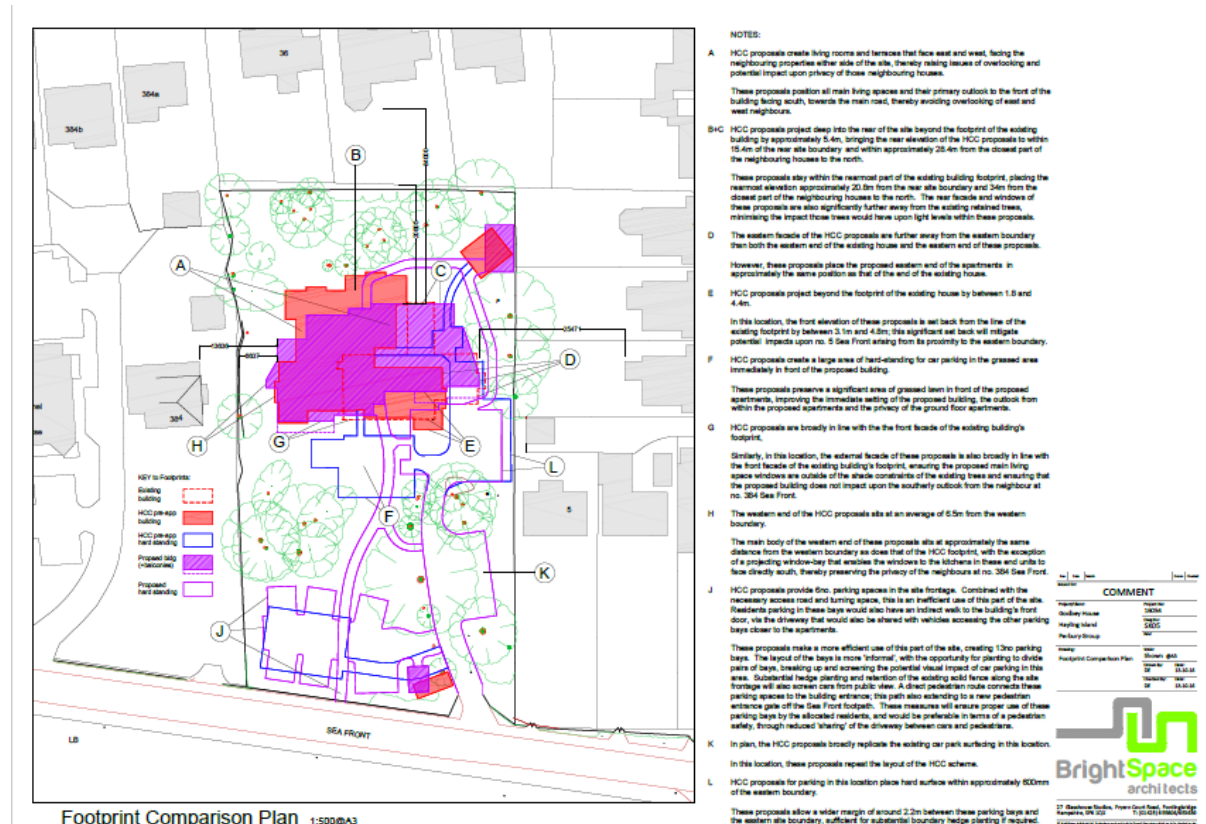
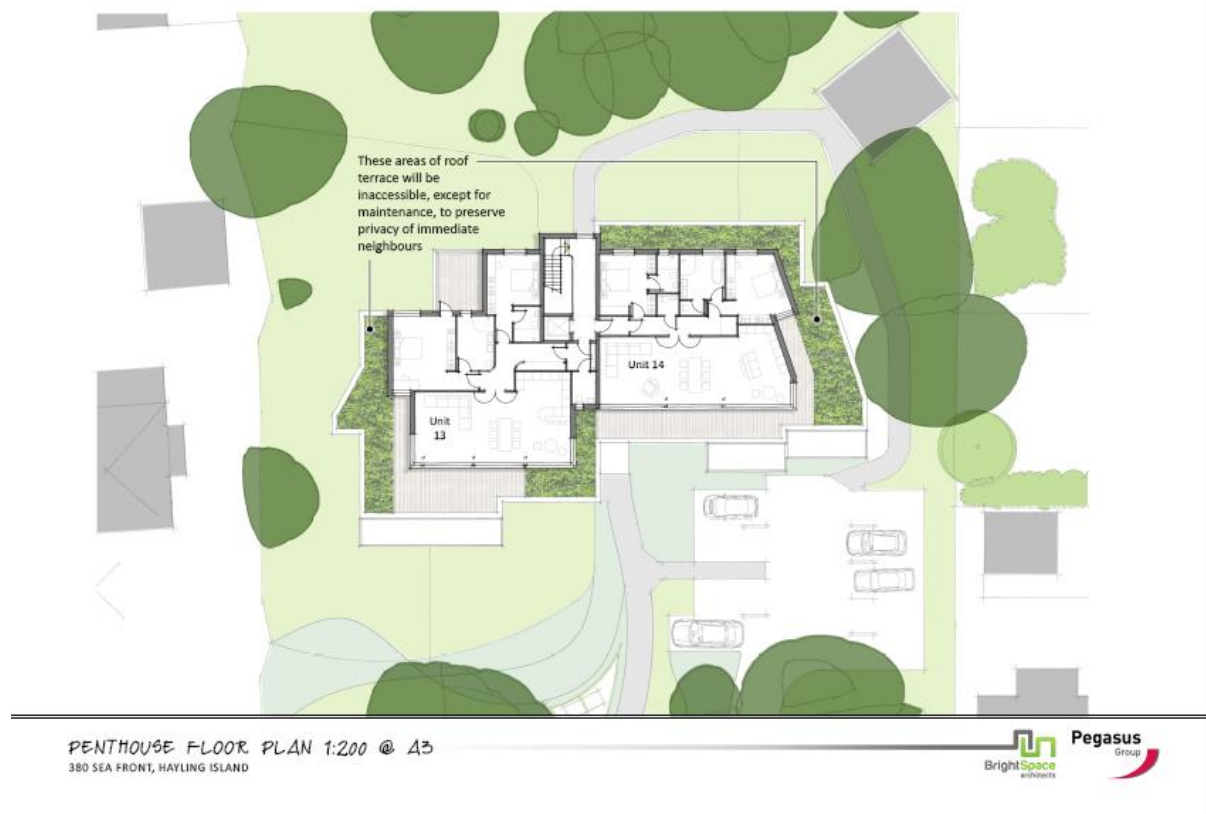
Pegasus
Group



GROUND FLOOR PLAN 1:200 @ A3
380 SEA FRONT, HAYLING ISLAND

BrightSpace
architects

Pegasus
Group





Sketch site section 1:200 @ A2

This long site section demonstrates how the retained trees and vegetation in the existing rear garden of the site will provide significant screening between the proposed apartments and the houses and gardens that adjoin the rear of the site.

To protect the privacy of the neighbouring houses to the rear of the site, no balconies are proposed on the rear elevation and the windows in this facade are primarily kitchens, bedrooms and the communal staircase.

The primary living spaces in every apartment, and their external balconies, will all face directly south, across the existing front garden and towards the main road, sea front, and towards the main road, sea front.



Diagrammatic section 1:250 @ A2

These illustrative sections demonstrate how the restricted areas of access on the proposed roof terraces will minimise any potential for downward overlooking from these terraces towards the neighbouring properties that adjoin the eastern and western boundaries, either side of the proposed apartments.

With the exception of two smaller obscure glazed windows on the west facing elevation, there are no windows on these facades that would directly overlook the neighbours either side of the site.



Diagrammatic section 1:250 @ A2

Sections 1:200 @ A2
350 SEA FRONT, HAYLING ISLAND

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Group



Site Plan 1:200 @ A2
350 SEA FRONT, HAYLING ISLAND

Pegasus
Group



Sketch site section 1:200 @ A2

This long site section demonstrates how the retained trees and vegetation in the existing rear garden of the site will provide significant screening between the proposed apartments and the houses and gardens that adjoin the rear of the site.

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The primary living spaces in every apartment, and their external balconies, will all face directly south, across the existing front garden and towards the main road, sea front, and towards the main road, sea front.



Diagrammatic section 1:250 @ A2



Diagrammatic section 1:250 @ A2

Sections 1:200 @ A2
350 SEA FRONT, HAYLING ISLAND

Pegasus
Group

NOVEMBER 2016

[illegible]

Comments should be received by Monday 14th November

Street Name	Postcode
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November 2016 | JG | P16-0599

APPENDIX 6

PHOTOS OF CONSULTATION EVENT

