
Site Address: Development Site North of, Goldring Close, Hayling Island
Proposal: Variation of Condition 2 of Planning Permission APP/14/00488
(Approved plans) to replace existing approved soft landscaping layouts and Variation
of Condition 3 of Planning Permission APP/14/00488 (Acoustic fence) to enable
removal of acoustic fence in phases as construction site area is reduced.
Application No: APP/15/00685 Expiry Date: 24/08/2015
Applicant: Mr Harkin Team: Team 1
 Bellway Homes (Wessex) Ltd
Agent: Case Officer: Richard Nash
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises an ongoing major residential development, known as Halyards, located on land to the north of Goldring Close and accessed from Beech Grove (with an emergency access intended from St Margarets Road). The site adjoins the Chichester Harbour Area of Outstanding Natural Beauty (AONB) to the east.

2 Planning History

APP/12/00966: Outline application for 131No. open market and affordable dwellings; 10No. 1 bed flats, 4No. 2 bed flats, 48No. 2 bed houses, 49No. 3 bed houses, 20No. 4 bed houses; public open space; car parking; new vehicular access from Beech Grove/Hawthorne Grove including demolition of 1 Hawthorne Grove; new pedestrian and cycle access from St Margarets Road including demolition of 23 St Margarets Road.

Refused and allowed on Appeal.

APP/14/00488: Approval of Reserved Matters and Discharge of Conditions 5, 6, 10, 15 and 21 of APP/12/00966.
Approved.

APP/14/00613: Demolition of 1 Hawthorne Grove and construction of access.
Approved.

APP/14/01031: Discharge of Conditions 9, 16, 22 and 23 of 12/00966.
Approved.

APP/14/01032: Discharge of Conditions 3 and 4 of APP/14/00488.
Approved.

14/01074: Discharge of Condition 19 of 12/00966.
Approved.

14/01174: Site signage.
Approved.

15/00645: Discharge of Conditions 8 and 18 of APP/12/00966.

Current Application.

15/01071: Discharge of Condition 9 of Planning Permission APP/14/01174.
Current Application.

3 Proposal

The current application seeks the variation of Condition 2 (Approved plans – landscaping) and 3 (to allow for phased removal of an acoustic fence in line with construction phasing) of APP/12/00966.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS9	(Housing)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

DM23	(Sites for Brent Geese and Waders)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage, Community Group: None received.

FAO Landscape Team, Technical Services: No adverse comments.

Arboriculturalist: None received.

Environment Agency: No comments.

Chichester Harbour Conservancy: Concerned that a gap in the proposed planting directly to the north of houses 127-131 has appeared on the revised landscaping proposals and would wish to ensure that there are no gaps which would open up views or increase disturbance from the development to the adjacent AONB. We would therefore ask that this gap is infilled with proposed planting, as shown on the approved landscape proposals (drawing ID591.05E).

Comment: An amended drawing has been submitted, showing a reduction of this gap to 1 metre wide, which is designed to accommodate an outflow from an attenuation basin. The existing boundary treatment is already approximately 5 metres thick in this location and insistence on infilling the 1 metre gap would result in a minimal

improvement.

Natural England Government Team: No comments.

County Ecologist: County Ecologist: variations have been discussed with Applicant's ecological advisor and the reasoning behind them is explained in the submitted letter. No objection.

Further response to issues raised during publicity: The buffer planting along the eastern boundary is deemed sufficient to mitigate the potential impacts of the phased removal of the acoustic fencing. The presence of additional vehicular movements is highly unlikely to result in levels of noise and light disturbance which would impact overwintering birds. The new buffer will take time to mature to a sufficient degree but it would be unrealistic to expect the acoustic fencing to remain in situ for several years. Any wildlife (such as reptiles, small mammals) would not generally occur on surfaced areas and thus not be at undue risk of interaction with vehicles.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 117

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: 23 from 20 addresses.

Fence provides barrier to noise, dust and fumes from site and construction traffic.

EPR report does not mention protected bird species.

Incorrect landscaping already carried out near protected oak tree.

Swale should have trees planted.

Wildlife corridor should be shown.

Landscaping and its effect reduced in some areas – should be made to adhere to original plan.

The developer has agreed with local residents to provide a fence under permitted development rights, outside the application site, with a view to overcoming concerns regarding noise, dust and fumes from site and construction traffic. This is not within the remit of this application but has been confirmed in writing for the record.

The planning merits of the proposal are discussed below (see also County Ecologist comments above).

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Impact on residential and visual amenity, ecology and the AONB.

In the light of the statutory consultees comments noted above, there are no

sustainable reasons to withhold planning permission to vary conditions 2 or 3 of APP/12/00966 on any of these grounds. It is also noted that retention of the acoustic fence throughout the entire development phase would be likely to compromise full implementation of the approved landscaping scheme.

8 Conclusion

The application for discharge of conditions 8 and 18 of APP/12/00966 should be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00685, subject to the following conditions:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Ecological Planning & Research Ltd letter (17 April 2015)
Tree Pit System Installation drawing GRE=100529-DFT-004 Rev H
Site Boundary Retraction Plan (5 June 2015)
Landscape Proposals 1 of 5 ID591-01 G
Landscape Proposals 2 of 5 ID591-02 E
Landscape Proposals 3 of 5 ID591-03 E
Landscape Proposals 4 of 5 ID591-04 E
Landscape Proposals 5 of 5 ID591-04 H
Plant Schedule and Soft Landscape Specification ID591-06 J

Reason: - To ensure provision of a satisfactory development.