

PLANNING DESIGN & ACCESS STATEMENT

Erection of a single dwelling

at

**SALTERNS HOUSE, SALTERNS
CLOSE, HAYLING ISLAND**

PREPARED BY MURRAY PLANNING ASSOCIATES LTD
© June 2016

CONTENTS	PAGE
1.0 INTRODUCTION	3
2.0 SITE CONTEXT	4
3.0 PLANNING HISTORY	6
4.0 PLANNING POLICY CONTEXT	7
5.0 THE PROPOSED DEVELOPMENT	11
6.0 CONCLUSIONS	16

1.0 Introduction

Murray Planning Associates has been instructed by Mr & Mrs Spraggs to prepare and submit a planning application for the erection a new dwelling at the property known as Salterns House, Salterns Close, Hayling Island This follows positive discussions with Chichester Harbour Conservancy and a subsequent pre-application response from Havant Borough Council regarding proposed development under Ref. GEN/15/01085.

This statement sets out 2) an assessment of the site context; 3) a summary of the relevant planning policy framework; 4) a summary of comments received from Officers at pre-application stage; 5) an assessment of the proposed development; followed by 6) conclusions based on the preceding sections.

It should be read in conjunction with the following documents:

- 1App Forms & Ownership Certificates;
- PE-LP - Location Plan;
- P-SP - Site Plan revision 1;
- P-FP - Floor Plans revision 2;
- E-South-North - South & North Elevations;
- E-West - West Elevation;
- E-East - East Elevation;
- E-Con-N - Context Elevation - North (from Waterside);
- Photo-Mon-N - Photomontage - North (from Waterside)
- Schedule of External Finishes
- Arboricultural Impact Assessment
- Ecological Report
- Flood Risk Assessment

2.0 Site Context

The site is located in South Hayling and within the primarily residential area of Selsmore. It is situated to the north of Salterns Close, which is a residential cul-de-sac serving approximately 12 properties.

As existing the site comprises the north-eastern portion of a large residential garden associated with the property known as Salterns House. The site is currently laid to lawn, with a linear band of trees and hedgerow located along the north-eastern, north-western and south-eastern (frontage) site boundaries. As existing the south-western site boundary is undefined.

The site is adjoined to the south, east and west by existing residential properties, which form a distinctly linear pattern of development and front on to Salterns Close. The site overlooks Chichester Harbour (Mengham Rythe) to the north.

The dwellings to the north of Salterns Close (including Salterns House) are set back from the highway with landscaped front gardens. Whilst these dwellings are varied in terms of design and appearance, they are consistently two storeys in height and adopt a side-to-side relationship with one another.

Access is gained from Salterns Close, which is shared by approximately 10 properties and connects to Salterns Lane to the south.

In terms of potential site constraints, the site is located adjacent/in the Chichester and Langstone Harbour SPA, however the scale of development proposed is considered minor in this context. The site is relatively flat with no noticeable change of levels. Having reviewed the Environment Agency's flood mapping, whilst parts of Salterns House are located in Flood Zones 2 and 3 (medium and high risk respectively), the application site itself is located

within Flood Zone 1 (low risk). The site is not within a Conservation Area and it is not affected by Tree Preservation Orders.

3.0 Planning History

Having reviewed the Council's online search facility there is no record of any previous planning applications relating to the application site.

As set out above, we had positive discussions with Chichester Harbour Conservancy regarding the proposed development at a meeting in September 2015. A formal pre-application enquiry was submitted subsequently submitted to Havant Borough Council in October 2015 under Ref. GEN/15/01085 to gain the advice of Officers in advance of this planning application. The response dated 25 November 2015 is supportive of the development proposal in terms of its principle, form and design. It also identifies additional technical matters that should be considered with a planning application, namely an Arboricultural Impact Assessment of mature trees on site and the provision of flood resilience and resistance measures with the finalised design and construction.

The response also notes a proposed detached car barn on the pre-application site plan (annotated "separate application") and raises concerns over its location and prominence in the streetscene.

4.0 Planning Policy Assessment

The site falls within the administrative area of Havant Borough Council (HBC) where the development plan for the purposes of determining this application comprises the Havant Borough Local Plan (Core Strategy) adopted in 2011 and the Havant Borough Local Plan (Allocations) adopted in July 2014. Both plans sit alongside national planning policies in the form of the National Planning Policy Framework (NPPF) which was adopted in May 2012.

National Planning Policy Framework

In general terms the NPPF adopts a presumption in favour of sustainable development (paragraph 18), where

"the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. A positive planning system is essential because, without growth, a sustainable future cannot be achieved" (paragraph 13).

Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at paragraph 17. It is noteworthy that these principles include:

- 1) Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- 2) Always seek to secure high quality design;
- 3) Encourage the effective use of land by reusing land that has been previously developed;

Section 6 refers to housing and states that the Government is committed to increase the overall level of supply and mix of housing in order to meet local needs. The first bullet point at paragraph 50 states that to deliver a wide choice of quality homes and widen opportunities for home ownership, local planning authorities should “plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, the elderly and people with disabilities etc)”.

Paragraph 49 states “Housing applications should be considered in the context of the presumption in favour of sustainable development.” As this site is sustainably located and does not result in any detrimental impacts, the proposals should be assessed positively by Officers.

Paragraph 197 of the framework refers to the determination of planning applications and states that:

“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.”

Paragraphs 56 - 58 of the framework relates to the importance of good design in the built environment. Of particular relevance are the following criteria contained at paragraph 58 which state that new development will:

4) optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

5) respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
6) are visually attractive as a result of good architecture and appropriate landscaping.

Local Planning Policy Framework

The site is located within the settlement of South Hayling, which falls within the administrative area of Havant Borough Council (HBC) wherein the Development Plan for the purposes of determining planning application comprises the Havant Borough Core Strategy (2011) and Allocations Plan (2014).

Policy CS9 “Housing” supports new housing that contributes to meeting the Borough’s housing needs and is of an appropriate density for its location

Policy CS11 “Protecting and Enhancing the Special Environment and Heritage of Havant Borough” seeks to ensure that key built form principles sets out in the Borough’s Landscape and Seascape Character Assessment are adhered to. It seeks to ensure that the Borough’s designated landscapes and habitats are protected and where possible enhanced. It requires developers to have regard to Ramsar sites and SSSIs.

Policy CS13 “Green Infrastructure” seeks to enhance the existing network of open spaces and footpaths.

Policy CS14 “Efficient Use of Resources” requires new housing to meet Level 3 of the Code for Sustainable Homes.

Policy CS16 “High Quality Design” requires new development to respond to and respect the local context.

Policy CS17 relates to the concentration of “Development in urban areas” as defined by the accompanying Proposals Map which defines the urban area of Hayling Island alongside urban areas in other settlements throughout the Borough.

Policy CS19 “Effective Provision of Infrastructure” requires new developments to provide for any new required infrastructure.

Policy CS20 “Transport and Access Strategy” seeks to avoid congestion and locate new development where there is a choice of modes of transport.

Policy CS21 “Developer Requirements” sets out the infrastructure contributions that will be required of developers.

Policy DM8 “Conservation, Protection and Enhancement of Existing Natural Features” states that development will only be permitted where it protects natural features and incorporates them into the design.

Policy DM9 “Development in the Coastal Zone” deals with the impacts of development on the ecological interests of the Chichester Harbour SPA and also the landscape and visual setting of the foreshore.

Policy DM12 “Mitigating the Effects of Travel” requires that the environmental impacts of new development be mitigated where possible.

5.0 The Proposed Development:

The proposed development does not vary significantly from the scheme submitted at pre-application stage. The siting and form of the development remains broadly the same following positive feedback and the design reflects the advice received from Officers at Havant Borough Council and Chichester Harbour Conservancy. The only variation is the omission of the car port which was not part of the pre-application enquiry but drew some negative comments from Officers. An integral garage to the front of the dwelling has replaced this in a similar arrangement to other properties in Salterns Close and Salterns Lane.

In the context of the Development Plan as set out above, the site is located within of the Urban Area of Hayling Island wherein the proposed development is acceptable in principle under Policy CS17 'Concentration and Distribution of Development within the Urban Areas'. This view has been endorsed by Officers of Havant Borough Council (HBC) in their pre-application response. Beyond the principle of development, the most relevant policy consideration is DM9 'Development in the Coastal Zone' and in this respect we have undertaken detailed pre-application discussions with Chichester Harbour Conservancy (CHC) in order that this consideration was at the forefront of the proposals. The meeting notes from 17 September 2015 are attached and outline the agreement in principle of CHC regarding the siting and design of the proposed dwelling. Where certain comments were made in respect of fenestration and elevational detailing, these are reflected in the proposed scheme. The following section considers a number of aspects of the proposal that are considered relevant in the context of your assessment.

Amount

The proposed development comprises a modest detached 3-bedroom dwelling and integral garage together with associated landscaping and

access. The proposed development would retain a comfortable balance between built and unbuilt space within the plot, with a generous private garden provided and suitable stand-off distances from neighbouring dwellings of 8.0m and 9.8m (see attached P-SP - Site Plan revision 1).

This balance will:

- Create a generous rear garden which provides a high level of amenity for the proposed dwelling and its inhabitants;
- Enable comfortable separation distances between the proposed dwelling and existing dwellings to the south-west and north-east; and
- Respect the linear pattern of development fronting Salterns Close with built form by not projecting forward of the building line established by neighbouring properties to the east.

Layout

The proposed layout has been determined by a detailed assessment of the site context, leading to an understanding of the importance of the pattern, grain and orientation of development to key frontages and visual receptors. The proposed dwelling adopts a typical side-to-side relationship with the neighbouring properties to the north-east and south-west. As set out in the preceding section, the proposed dwelling provides generous space between existing dwellings to the north-east and south-west. In terms of outlook, the proposed dwelling is principally dual aspect to the north-west and south-east thus eliminating any potential overlooking or sense of perceived overlooking from neighbouring properties whilst orientating principal elevations to important frontages, i.e. south-east to Salterns Close and north-west to Chichester Harbour. The layout sees access taken from the Salterns Close to the south-east with car parking provided within an integral two bay garage and circulation provided immediately to the south of the proposed dwelling. A generous private garden would be provided to the north (rear) with

secondary side garden areas to the north-east and south-west of the proposed dwelling providing additional amenity space.

Scale

The proposed dwelling would be two storeys in height, which reflects the scale of existing properties to the north of Salterns Close. Similarly, the bulk and massing of the proposed dwelling reflects neighbouring properties, both in terms of the span and depth of the building within the plot. In addition, the orientation of the building and its roof ensures that the associated bulk and massing are reduced towards the north-eastern and south-western boundaries. As has been the case with all other aspects of the design, we have sought to avoid any overdevelopment of the plot and provide a level of development that is sympathetic to the site in terms of plot size and the character of the surrounding area.

Landscaping

In terms of landscaping, it is intended that a detailed landscaping scheme would be submitted following grant of planning permission. However, it is our intention at this stage to confirm that the proposed layout would seek to retain all of the existing landscape features on the south-eastern and north-eastern, including the existing Beech hedge along the site frontage with Salterns Close. The existing landscaping will be supplemented with additional planting where feasible. As shown on the accompanying Site Plan, a private garden comprising mainly grassed areas would be provided to the rear and sides of the proposed dwelling. The area to the south of the dwelling, which provides parking and circulation, would be a combination of hard and soft landscape treatments. In terms of the balance between built and unbuilt spaces, the distribution as shown on the submitted Site Plan reflects similar arrangements for dwellings to the east and would result in a spacious form of development.

Appearance

The pattern of development on the northern side of Salterns Close has dictated the orientation and form of the development, with dwellings adopting side-to-side relationships and being dual aspect to the north and south. The proposed development draws on its harbourside context. The proposed design is themed on a contemporary boathouse, taking on a relatively simple form but delivering a contemporary feel by using a shallow pitch in the roof design and a combination of zinc and larch as the main materials. The design has been discussed with CHC who support the overall approach being adopted and Officers at HBC have further ratified this in their pre-application response. The application is accompanied by a schedule of external materials which when read alongside the proposed elevations confirms that this advice is reflected in the proposed application. The application is also accompanied by a photomontage to illustrate views of the proposed dwelling from the harbor. This shows the dwelling sitting comfortably within the site and reflecting the existing pattern of development whilst incorporating a design which enhances the appearance of the waterside dwellings from the Harbour perspective.

Access and Parking

The site is located within walking distance of Rails Lane Local Centre which offers all of the facilities and services needed for day-to-day living. With regard to wider access, the site is well served by existing public transport with bus stops located to the west of the site on Rails Lane (approximately 200m from the site). These stops offer regular services to Havant with excellent rail connections to London and other cities on the south coast.

A two bay integral garage to accommodate 2 car parking spaces, which is in accordance with the Hampshire County Council Parking Requirements, would

serve the proposed dwelling. Cycle parking and refuse storage are also provided in the garage (workshop) in full accordance with the County Council's requirements.

Ecology

The site is located in proximity to the Chichester and Langstone Harbour SPA where recreational pressure is identified as a planning consideration. Whilst a development of this scale is unlikely, in itself, to impact on the SPA the applicant is committed to providing a financial contribution in accordance with the Solent Mitigation Strategy and the Council's own SPD.

7.0 Conclusions

The proposed development comprises the erection of a single detached dwelling on existing residential land which is currently underutilised.

The site is located within the defined urban area of Hayling Island wherein residential development is acceptable in principle in accordance with the adopted Core Strategy. The proposed scheme accords with the relevant development control policies contained within the Core Strategy and Allocations Plans, and it aligns with the policies contained within the National Planning Policy Framework, which promote increased housing delivery and the provision of a wide choice of high quality homes in sustainable, inclusive and mixed communities.

The proposal has adopted a contextual approach by carefully assessing the site in terms of its harbourside setting and its relationship with neighbouring properties and the wider area. The proposed layout adopts suitable separation distances between dwellings and the scale and orientation of the proposed dwelling ensures that the amenity of neighbouring properties is safeguarded through sensitive design. The design of the proposed dwelling has been discussed and agreed in principle with Chichester Harbour Conservancy and has also been the subject of a supportive pre-application response from Havant Borough Council. Minor changes have been included in the final plans on the basis of these discussions and the pre-application response to ensure that the scheme responds positively to its location.

We trust that the information provided above and enclosed herein is sufficient and look forward to receiving your views. However, should you require any further information then please do not hesitate to contact me directly.

APPENDIX 1 – Chichester Harbour Conservancy Pre-App Response

Chichester Harbour Conservancy

www.conservancy.co.uk

Mr R Murray
Planning Director
Murray Planning Associates
N.B. by email only

Your Ref – SK 1/2/3

WITHOUT PREJUDICE

9 October 2015

Dear Richard,

SUBJECT – PRE-APPLICATION CONSULTATION IN RESPECT OF ‘SALTERNS HOUSE’ SALTERNS CLOSE HAYLING ISLAND PO11 9PL

I firstly apologise for the delay in replying owing to project work here.

Comments made in this letter (as in my earlier emails) are provided on a without prejudice basis, representing an Officer view, having regard to the purposes of the AONB designation and also the development plan and guidance for the area adopted by Chichester District Council - (what I refer to as the Planning Policy Framework*, summarized at the end of this letter). It is likely that such a planning application could be reported to the Conservancy's own Planning Consultative Committee, where Members would reach their own decision, irrespective of any Officer recommendation.

1. Site and its surroundings

This large, verdant plot located on the southern shoreline of My Lord's Pond, opposite woodland in private ownership. The shoreline either side of the site is characterized by other detached housing, not exceeding 2 storeys in scale, set within mature tree cover, yet open to views from those using the harbour. Within the Coastal Strip: North Hayling Island in terms of Design Guidelines prepared for the Harbour and Area F1 (Coastal Strip: South Hayling Island in terms of a 2005 Landscape Study commissioned by the Conservancy.

The site is within an urban area, defined under Policy AL2 of the Local Plan, where the principle of new housing is accepted. I would draw your attention to issues of recreational disturbance arising from new housing (see weblink in SPD later), which will require the developer to enter a S.106 agreement to pay a contribution (currently £174) to mitigate that impact.



Chichester Harbour Conservancy
The Harbour Office,
Itchenor, Chichester, West Sussex PO20 7AW
T: 01243 512301 E: info@conservancy.co.uk

Landscapes
for life
.org.uk

CHICHESTER
HARBOUR
One of the
AONB Family

Owing to a tall Beech hedge and other mature tree cover, the site would not generally be visible from the street, nor wider views between houses in Salterns Lane. The wider site is currently occupied by a rendered Victorian detached villa, extended at some time in the recent past at its western end. The shoreline is marked by a strip of land at a lower level than the main garden and separated from it by a substantial brick wall of around 2 metres in height. This largely screens the intended building plot.

Neil's minutes from the 17.9.15 site meeting are generally accurate although I am unable to confirm whether any trees on the site are covered by TPO's. Havant Borough Council are best placed to advise. Obviously the Conservancy would wish to see all prominent trees retained and a tree survey submitted confirming this. The position concerning flood risk is noted, but detail on how high the new house would be raised up to futureproof it against flood risk would need to be clarified on submitted drawings and a flood risk assessment.

2. Planning History

None that I could find on the Council's website, although if any exists on microfilm pre-dating 1991, that is a possibility. You may wish to see if there are any restrictive planning conditions attached to earlier consents.

3. Proposals

A modern two storey detached house is proposed, with a red brick plinth, timber clad elevations above and somewhat unusual roof profile designed to keep its presence to the Harbour lower than that to the street. A zinc roof would cover the roof with standing seams.

A large degree of glazing would present itself to the Harbour, but this would be mitigated by a large eaves overhang and the aforementioned shoreline brick wall.

4. Assessment of planning merits having regard to the purposes of the AONB designation and relevant Planning Policy Framework*

The principle of a new house is accepted. Whilst not on previously developed land, encouraged under Policy CS17, the impact to the character of the area would not be so significant to warrant an objection from Conservancy Officers.

I have no difficulty with the unusual roof profile and think this could actually add to the distinctiveness of the AONB at this point.

The Conservancy's main concern relates to the degree of glazing presenting itself to the Harbour. I am pleased that this would be broken up by mullion glazing bars and one transom at first floor. We discussed replacing the glazed balustrade with an alternative material. You have suggested galvanised metal railings and Neil Embelton has sent a photographic detail with his 24.9.15 email. The proportions of that seem elegant enough, but I would still prefer to see a powder-coated finish in matt black.

Whilst on site, you did mention that some element of the garden wall to the shoreline could be removed to open up some view of the harbour. It will be important for the extent of that to be made plain on the submitted application drawings and the Conservancy may recommend that the elements to be kept are retained under a planning condition suggested to the council.

It is possible that the council may wish you to investigate the archaeology of the site during construction under Policy DM20. This approach is supported by HE1 for the Conservancy's own Management Plan.

As such, the Conservancy Officers would be able, in principle, to support the proposals shown on ESHA Architects drawing series SK 1/2/3.

Yours sincerely



Steve Lawrence MRTPI
Planning Officer (Job share with Mrs Linda Park MRTPI)
Chichester Harbour Conservancy

PLANNING POLICY FRAMEWORK*

NPPF - paragraphs 11, 14, 16-17, 55-58, 60-61, 63-64, 66, 69, 75, 94-95, 97-99, 103, 105, 109-110, 113-115, 117-119, 125, 183, 186-188, 196-197, 203-206;

Go to –

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

NPPG – ID's 6 (Climate change), 8 (Natural environment), 21a (Use of planning conditions), 26 (Design), 31 (Light pollution), 34 (Water supply, wastewater and water quality);

Go to –

<http://planningguidance.planningportal.gov.uk/blog/guidance/>

CHMP – LS1-LS2, LS4, NC1/WW1, NC5, WQ1, BD1-BD2, BD5, EL4-EL5;

Go to –

<http://www.conservancy.co.uk/assets/assets/CHC%20Management%20Plan%20Final%2026.3.14.pdf>

PG –B1a-3;

Go to –

<http://www.conservancy.co.uk/assets/assets/CHC%20Planning%20Guidelines%20-%20consolidated%2029%204%2014%20and%20corrected%2028.5.14.pdf>

HBLP – Policies CS11, CS12, CS14, CS15, CS16, CS17, CS21, DM8, DM9, DM13;

Go to –

<http://www.havant.gov.uk/planning-policy-design/havant-borough-local-plan-core-strategy>

&

Policies AL1, AL2, DM20, DM24

Go to –

<http://www.havant.gov.uk/planning-policy-design/havant-borough-local-plan-allocations-new>

SPG/D.

Go to –

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>

<http://www.havant.gov.uk/sites/default/files/documents/Adopted%20Residential%20Parking%20Cycle%20Provision%20SPD.pdf>

<http://www.havant.gov.uk/sites/default/files/documents/Draft%20Parking%20SPD.pdf>

[http://www.solentforum.org/forum/sub_groups/Natural Environment Group/Disturbance and Mitigation Project/Phase3 Avoidance and Mitigation Strategy.pdf](http://www.solentforum.org/forum/sub_groups/Natural%20Environment%20Group/Disturbance%20and%20Mitigation%20Project/Phase3%20Avoidance%20and%20Mitigation%20Strategy.pdf)

<http://www.havant.gov.uk/sites/default/files/documents/Strategic%20Flood%20Risk%20Assessment%20proof%20readX.pdf>

[http://www.conservancy.co.uk/assets/assets/CHC Planning Guidelines January2011.pdf](http://www.conservancy.co.uk/assets/assets/CHC_Planning_Guidelines_January2011.pdf)

http://www.conservancy.co.uk/assets/assets/landscape_2006.pdf

<http://www.chichester.gov.uk/index.cfm?articleid=22455>

<http://www.chichester.gov.uk/CHttpHandler.ashx?id=14710&p=0>

*Abbreviations used

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidelines (2014)

HBLP – Core Strategy (2011) and Site Allocations DPD (2014)

CHMP & PG – Chichester Harbour Management Plan (2014-2019) & Planning Guidelines (as amended 2011-2013)

SPG/D – Supplementary Planning Guidance/Documents, as per above weblinks