

Statement of Community Involvement

Land at Station Road, Hayling Island

August 2015



BARRATT
— HOMES —

Introduction

- 1.1 The National Planning Policy Framework (NPPF) was published in March 2012, and sets out the Government's planning policies for England and how these are expected to be applied. It states that 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.
- 1.2 Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.
- 1.3 The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.
- 1.4 The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.
- 1.5 Community involvement in plan making and decision making in planning applications is important to Havant Borough Council. Havant Borough Council's first Statement of Community Involvement (SCI) was adopted in 2006. The Council began a review of this document in 2010 and carried out a public consultation on the First Revision SCI in 2011. Due to changes to national planning legislation and regulations in 2011 and 2012, including the introduction of the National Planning Policy Framework (NPPF), the Council

decided to pause progress on the revised document. The SCI 2013 is an updated version of the 2011 consultation draft that reflects the legislative and regulatory changes that have subsequently taken place.

- 1.6 The purpose of the Statement of Community Involvement (SCI) is to explain how local people can engage in plan making and decision making in Havant Borough. Community involvement and consultation play an important role in the Borough Council's decision making process on planning. The Council believes that the whole community should have the opportunity to engage in the preparation of the Local Plan and in the consideration of planning applications in order to promote and protect the development of sustainable communities.
- 1.7 The Borough Council considers it very important that local people are involved in the development management process as early as possible. The Council therefore encourages applicants on major, significant or sensitive sites to engage with the community before a planning application is actually submitted.

Consultation with the Local Planning Authority

- 1.8 The applicant sought pre-application advice in February 2015 from the Senior Planning Officer at Havant Borough Council. The proposed scheme for the site has evolved in response to the comments received.

Community Consultation

- 1.9 A public exhibition was held at Hayling Island Community Centre Association in South Hayling on Wednesday 08th July 2015 from 1.30pm-7.30pm. The exhibition was held at a location in the local area and within easy walking distance of the development site to enable as many people to be involved with this process as possible. The exhibition was advertised in 'The Portsmouth News' and in the Hayling Islander newspaper. Over 150 leaflets were hand delivered to properties in the area, inviting local residents to attend the public exhibition. A copy of the exhibition boards displayed at the exhibition can be found at **Appendix 1**.

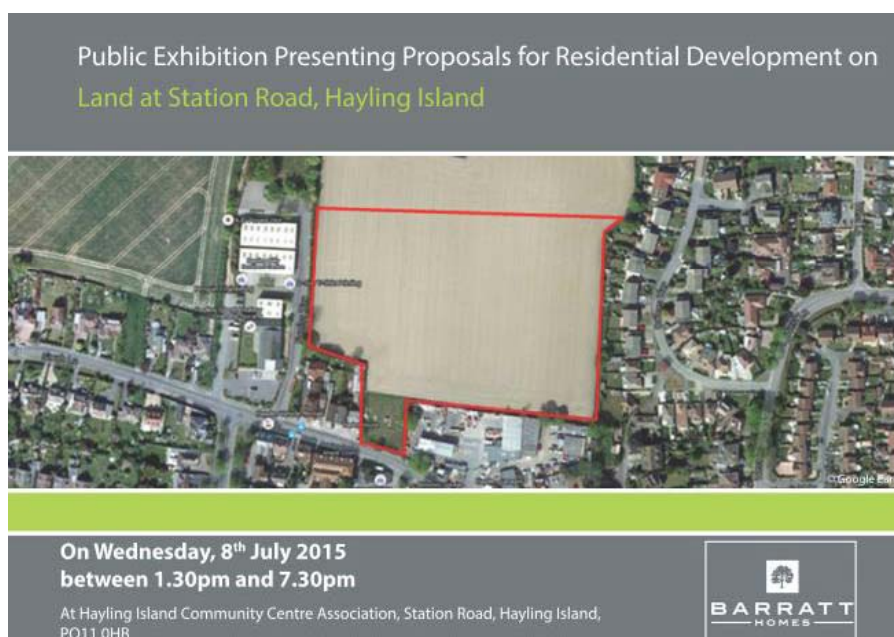


Fig 1: Copy of the Leaflet delivered to local residents

1.10 A total of 84 people attended the exhibition, including a Local Councillor. A number of completed feedback forms were received and the comment are summarised in the table below.

Comments Received	No. of Comments
Increase in traffic	9
Brent Geese were on the site in 2011	1
The site floods in winter	1
Dances Way is lower than Furness Way	1
Loss of natural environment	1
The 6ft fence and hedge screen along the ditch is welcomed	1
Hayling Island does not need more housing	1
Increased pressure on services/infrastructure	4
Support and welcome the development	3
Should be additional bungalows	1
Additional parking should be provided	1

Would like to register interest for the commercial unit	1
Concerns over the drainage ditch and pond	2
Affordable housing is welcomed	1
High density development	2
Helpful staff at the exhibition	1
Ecological mitigation measures are limited	1

1.11 Representatives of Barratt Homes have also met with local residents to discuss the layout plan in more detail and to understand their concerns and issues.

1.12 The comments made by the public at the exhibition and in separate meetings have been considered by the applicant. These concerns have been addressed as part of the proposed scheme. This includes the following amendments:

- Removal of garages to Plots 30 – 32 along the eastern boundary
- Retention of bungalows (Plot 28) along the eastern boundary
- Gated ecological area along the southern and eastern boundaries
- Reposition dwellings to loosen the development along the eastern boundary

Continuing Community Consultation

1.13 Once the planning application has been registered and validated, the Council's SCI indicates the forms of notification/consultation which the Council may undertake, or participate in, when it receives a planning application. The Council will continue to carry out consultation on all planning applications to meet, and wherever possible exceed, the minimum requirements set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended.

1.14 A weekly list of all registered applications is currently sent to local libraries, Councillors, amenity groups and other interested organisations. The list is also posted on public notice boards and on the Council's website. Formal advertisements for certain types of application are placed in a local newspaper (The Hampshire Independent). Site notices are displayed for 21 days, on or close to the site of all planning applications which have been subject to a formal newspaper advertisement.

Conclusion

- 1.15 In accordance with good practice, Government guidelines and the Applicant's commitment to community involvement, a comprehensive engagement exercise has been undertaken in order to devise a high quality residential development for the site.
- 1.16 The consultation has resulted in constructive discussions and feedback with members of the local community, Councillors and Officers. The applicants are keen to maintain an ongoing dialogue with all members of the local community who have an interest in the future of the site and to discuss and address any new issues that arise during the planning process.

APPENDIX 1

Exhibition Boards

Introduction

Welcome to this public exhibition which presents draft proposals by Barratt Homes for residential development on land north of Station Road, Hayling Island with 76 new family homes and 8 No. small light industrial units (B1 (C)) within 1no. new building providing a total floor area of 1000sqm, which will be housed within 1no. new buildings providing a total floor area of 1000sqm.

As you are aware, in December 2013 outline planning permission was granted on the site for a mixed-use development comprising up to 59 dwellings and 1,250sqm of light-industrial accommodation.

The following boards explain the work that has been undertaken following the outline consent 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 we welcome your comments and feedback, which will be considered by the design team and used to inform the progression of the proposals.

We are also undertaking pre-application discussions with Officers at Havant Borough Council about the draft proposals. There are a number of people here today from the project team who are available to discuss general or detailed issues with you.



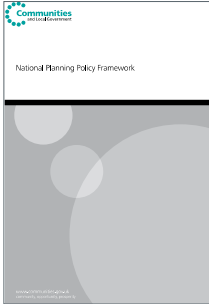
Site Location Plan

Planning Policy

National Planning Policy Framework (NPPF)

Through the NPPF, the Government is committed to significantly boosting the supply and choice of housing to meet the needs of a rising population which is living longer. Central to the NPPF is 'a presumption in favour of sustainable development' and promotes high quality design. This means that: 'Local planning authorities should positively seek to meet the development needs of their area' and provide a range of housing types and tenures.

The NPPF requires local authorities to identify a sufficient supply of deliverable housing sites (i.e. land with planning permission for new development) for the next 5 years, and to identify developable sites for housing over the next 10-15 years.



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.

The Local Plan (Allocations) identifies the application site under Policy HY2 (Hayling Island Mixed Use Allocations), suitable for 75 dwellings and 1000sqm of employment floor space.



Site Context

Hayling Island is located off the south coast of England, in the county of Hampshire. Hayling Island is separated from the mainland by a narrow channel known as Sweare Deep. The island is accessible from the mainland by Langstone Bridge which is traversed by the A3023.

The application site is located at the northern edge of West Town in South Hayling and occupies part of an arable field, approximately 2.4 hectares in size. Located to the north of Station Road and east of Furniss Way, the site consists of a broadly rectangular parcel of land with an additional strip of land extending southwards to Station Road on the south western corner.

Station Road has a mix of commercial premises along its length, offering a range of local amenities including a Tesco Express, a grocers, a pharmacy, a butchers, takeaways, pubs and restaurants, all of which are within walking distance of the site. Hayling Park playing fields and Hayling Island community centre are located to the south of Station Road and offer a number of sporting and leisure activities, such as football, tennis, cricket and bowls.

The site contains little vegetation of note, apart from several mature trees located around the peripheral edges. The northern boundary is not defined by any physical features, beyond which lies an area of arable farmland. The existing 20th Century residential developments at Chesterton Close and West Lane lie to the north-east.

The Hayling Billy Trail, a public right of way running along the disused railway, is located to the north west of the site. The eastern site boundary is marked by a 1-2m wide ditch, beyond which lie the rear gardens of properties at Dances Way, which are approximately 12-15m deep.

The eastern part of the southern boundary adjoins a builder's yard and a garage which incorporates an area of hard standing and a number of single storey concrete buildings, which present a blank elevation to the site. A metal palisade security fence, approximately 2m in height, defines the remaining site boundary. Two mature trees can be found towards the eastern end of the southern boundary.

The western part of the southern site boundary adjoins the rear gardens of residential properties accessed from Station Road, the boundaries of which are defined by close-board wooden fences. The western boundary is marked by a 1m wide ditch, beyond which lies a poorly maintained 2.5-4m high hawthorn hedge and Furniss Way.



Constraints and Opportunities

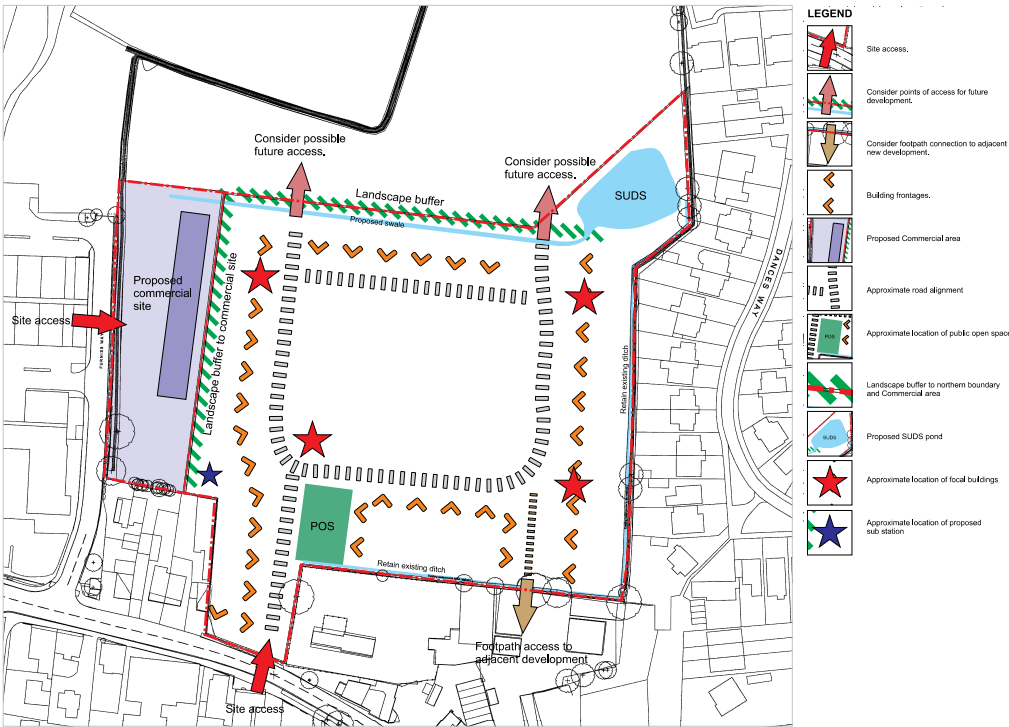
The project team has identified constraints and opportunities to development to ensure that they are reflected in the emerging proposals for the site.

The following key constraints have been identified:

- Respect the edge of settlement location and the open countryside to the north.
- Sympathetically respect the setting and amenity of the existing houses on Station Road and Dances Way.
- Ensure an appropriate relationship between areas of existing light industry to the south and west.
- Minimise the visual impact of the development from neighbouring homes.
- Retain and enhance historic field boundaries and mature trees wherever practicable.
- Accommodate surface water run-off onsite.

The following key opportunities have been identified:

- Create a distinctive development that respects local context.
- Reflect the urban grain and character of neighbouring residential areas.
- Provide a mixed-use development.
- Potential future development of adjacent land parcel (Phase 2).
- Close proximity to a number of local facilities and services.
- Provide buffer planting along site boundaries to minimise the visual impact of the future development.
- Planting of native trees and hedgerows to attract local wildlife and improve local biodiversity.



Local Charater and Appearance

The townscape at West Town comprises a range of architectural styles which reflect construction periods ranging from the late 19th Century to early 21st Century.

The predominantly residential areas of West Town follow a clear street hierarchy in which the older, primary routes are in-filled with subservient streets and cul-de-sacs.

Properties constructed before the mid-20th Century sit at the edge of the primary streets.

Properties developed during the latter half of the twentieth century onwards sit within wider suburban streets where larger sized plots are set further back from the road.

Throughout West Town, buildings reflect a wide ranging materials palette reflective of a diversity of construction period styling.

External building facades are commonly constructed of red/brown brick or white/cream render. Victorian and Edwardian properties are typically constructed of red brick with Welsh slate roofs, with a variety of stone sills and lintels (often painted), porches and splay bay windows providing interest and diversity. Decorative canopies and door surrounds a common feature. Flint detailing to external walls can also be seen.

The photographs opposite illustrate the character of the area.



Red Roofing and Bay Window Detail



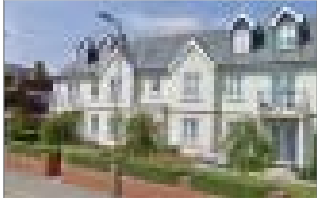
Tile Hanging



Semi-Housing



Red Brick with Band Course Detailing



Render Band Course Detailing



Chimneys



Red Brick Slate Grey Roofing with Window Surround and detailing

Proposed Site Layout

The evidence gathering stages have informed the preparation of a draft layout plan for the site.

The layout plan shows 76 homes – providing a mix of 1, 2, 3 and 4 bedroom family houses, as follows:

- 3 x 1 bed
- 23 x 2 bed
- 31 x 3 bed
- 19 x 4 bed

The layout shows 23 dwellings as affordable housing (40%), in accordance with the Council's policy. The location and tenure of units will be submitted and agreed with Havant Borough Council. However, it is anticipated that the affordable housing will be 'pepperpotted' in small clusters throughout the development.

Dwellings will be traditionally styled and designed and will use good quality materials that are appropriate to the character and appearance of the surrounding area.

Car parking within the scheme has been designed in line with the Havant Borough Residential Parking and Cycling Provision SPD (March, 2010). Across the scheme, parking has been designed to reduce the impact of parked vehicles and limit the level of inconvenience to pedestrian and cyclist movement. Private parking spaces are principally located within the curtilage of dwellings in the form of private driveways, car ports and undercroft parking.

Light Industry

The development will also include 8 no. small light industrial units (B1 (C)) which will be housed within 1 no. new building providing a total floor area of 1000sqm.



Aerial Views of the Proposal



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.

The sign of a good place to live



BUILDING FOR LIFE 12



Simpler, easier, better

Each question is complemented by a series of additional questions that we suggest are useful questions to ask at the start of the design process. We’ve provided a series of five recommendations within each question.

Based on good practice, these recommendations are designed to stimulate further 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 housing schemes. During these visits, we’ve found common problems. Our avoidance tips help you avoid these common pitfalls.

Finally, we’ve added endnotes providing further detail, clarity and where appropriate, references 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; whilst also respecting existing buildings and land uses along the boundaries of 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?

1

Highways and Access

Accessibility

The site benefits from being within close proximity of many local amenities in West Town centre. An accessibility map has been prepared to highlight those facilities and land uses within close proximity, as well as identifying the bus links, which also offer attractive opportunities for travel via sustainable modes. This development will look to improve the accessibility of this site through additional and wider footways in the locale. The accessibility of this site as being suitable for a mixed housing/employment site was established with the outline approval.

Access

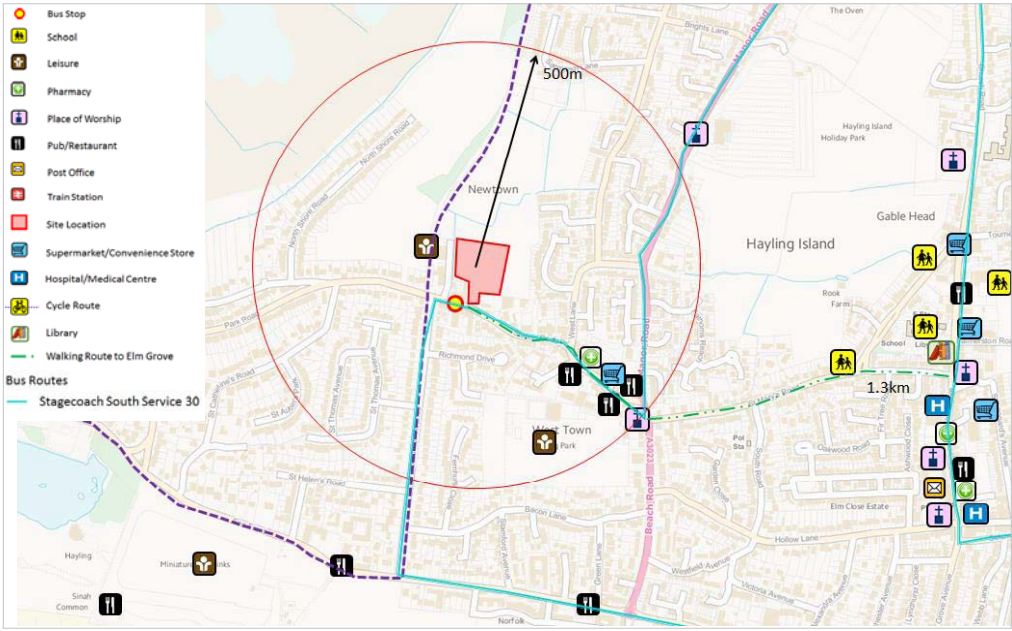
The proposed access arrangement for the residential element is via a bellmouth on Station Road, as proposed by the outline application. The Light Industrial use will have two access points onto Furniss Way, operating as an 'in' and 'out' arrangement. The proposed access design to the residential element should not cause queuing on Station Road for vehicles wanting to turn right in to/out of the site due to the relatively modest amount of traffic generated by the proposed development.

Parking

The parking strategy has been informed by Havant Borough Council's parking standards for residential and commercial development. For the residential element parking includes a mix of driveways, garages, parking courts and formal and informal visitor parking. The commercial element would be served by a parking court. The parking strategy is as such that the site is wholly self-contained and should not lead to any overspill parking onto local road.

Traffic Impact Comparison

The traffic impact of this scheme (with a further 16 homes but 242sqm less light industrial use) will be modest in comparison with the previously consented scheme. An overall increase of 3 vehicles in the AM Peak and 5 vehicles in the PM peak would be experienced Station Road when compared to the previous development scheme.



Drainage and Flood Risk

Foul Water Drainage

There will be a new foul water drain network within the development. This will discharge out to Station Road via the new access road into the development. Southern Water have assessed the local foul sewer network capacity and have identified a requirement for modifications to their pumping equipment at Newton Lane Waste Water Pumping Station (WWPS) located some 300m East of the site. It is proposed to requisition these off site foul sewerage works from Southern Water. (Refer to schematic)

Flood Risk

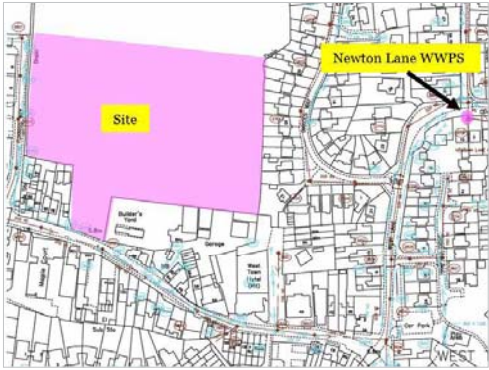
The development site is in Flood Zone 1, the lowest flood risk zoning. A Flood Risk Assessment has been undertaken for the site, which considers the consequences of climate change of future sea levels upon extreme tidal levels for storm events. The development is located above the level of future flood risk inclusive of climate change. Surface water flow from rainfall events is discussed in the surface water section below.

Surface Water Drainage

Run-off from the development will be conventionally drained to a new swale along the northern boundary. Surface water will be conveyed from the swale to a new infiltration and storage basin adjacent the north side of the residential area. Run-off will be detained in the basin whilst it discharges by infiltration out of the bottom of the basin to the underlying sand and gravels.

The ditches already present will be retained.

In summary surface water will be disposed of within the site by infiltration. (refer to schematic)



Foul Water Drainage



Surface Water Drainage

Landscape

The site is not covered by any statutory or non-statutory designations for landscape quality, and as the site is edged by existing residential and industrial development to the east, south and west, the site is considered to be of medium to low landscape quality. Landscape design is a fundamental part of the proposed site layout which integrates a strong landscape and open space structure across the site.

A green landscape framework will be provided throughout the development within private and public spaces to soften the built environment and add visual interest. Existing boundary trees and hedgerows will be retained and enhanced with a belt of native planting to provide a robust landscape buffer around the boundaries of the development area. In particular, a belt of buffer planting along the site's northern and eastern edges will be planted in order to screen views into and out of the site from existing properties at Dances Way, Charleston Close and Saltmarsh Lane. Semi-mature native trees will be planted within key spaces and at focal points to create strong structural planting and provide an attractive frontage to Station Road.

A number of specimen trees will add a natural vertical element to define the streetscape, while standard trees will be planted throughout the development and within the enhanced boundary hedgerows to provide enclosure, enhance the public realm and provide a characterful environment with an attractive development edge. Hedges are proposed where possible to demarcate plots and provide a sense of enclosure. Front garden planting will have wildlife friendly shrubs providing nectar and pollen to bees and insects. Decorative shrubs will be mostly evergreen with some deciduous species providing all year round colour and interest.



Ecology

Detailed ecology surveys have confirmed that the site is the southern portion of a larger field that is on rotation between arable and seeded grassland and of little ecological value.

It is bounded to the west by a species-rich hedge and to the south and east by defunct hedgerow and fencing backing on to private gardens. There is a small area of rough grass and scrub where the proposed access from the south would be constructed.

A key issue with respect to future development is the potential for adverse effects through habitat loss and increased disturbance affecting the bird interest of the nearby Solent and Southampton Water Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site. The SPA is designated on account of the internationally important numbers of dark bellied Brent geese and some wading bird species. Surveys in winter 2011/12 and 2012/13 have confirmed that the birds do not use the site, so habitat loss is not an issue.

A strategy will be agreed with the local authority and Natural England to address possible effects of increased disturbance to the birds as a result of an increase in people and pets associated with the new housing that forms part of the development. The development itself will be designed to retain the valuable hedgerows, and to deliver biodiversity gains through site landscaping and provision of opportunities for fauna such as birds and roosting bats.

In order to mitigate the potential development impacts, a number of ecological enhancements will be provided. These measures include wherever possible, existing trees and hedgerows will be retained and enhanced with further planting to link the habitats present within the local landscape. New landscape planting within private and public areas will enhance species diversity through the use of locally appropriate native flora to maximise the potential habitat of local wildlife species. Further biodiversity enhancements could be made through the incorporation of nesting boxes for a range of bat and bird species affixed to trees or buildings.



Next Steps

Thank you for taking the time to attend this exhibition, we would be most grateful if you could fill in a 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



Plot No 2 Plot No 3 Plot No 4 Plot No 5-6 Plot No 7-9 Plot No 10-12 Plot No 13-15 Plot No 16-17 Plot No 18