

Planning Statement

Land north of Goldring Close, Hayling Island

Erection of 131 open market and affordable dwellings with associated new vehicular and pedestrian accesses, estate roads, footpaths/cycleways, public open space and surface water attenuation features.

May 2014

Prepared on behalf of:



**Land North of Goldring Close
Hayling Island
Planning 1542
Issue 01**

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1.0 Introduction

1.1 This statement has been prepared in support of an application for the approval of the remaining reserved matters, namely scale, layout appearance and landscaping, for the development of 131 open market and affordable dwellings on land north of Goldring Close and south of Beech Grove. The application is made on behalf of Bellway Homes Limited.

1.2 A number of other reports have been prepared in support of the application, namely:

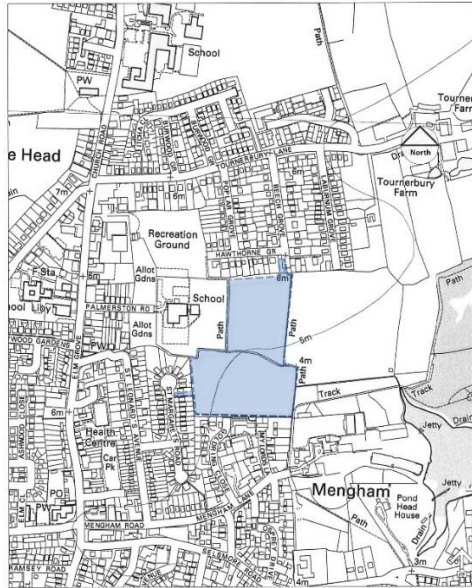
- Affordable Housing Statement (prepared by PRO Vision);
- Arboricultural Impact Assessment (prepared by Eco Urban);
- Design & Access Statement (prepared by PRO Vision);
- Flood Risk Assessment (prepared by Capita Symonds); and
- Statement of Community Involvement (prepared by Bellway Homes).

These reports should be read in conjunction with this statement.

2.0 Site Description

The Site

- 2.1 The application site is located in the southern part of Hayling Island, in an area known as Mengham. A plan showing the location of the site is shown below.



- 2.2 The site comprises two large fields, which are used for horse grazing. They occupy an area of approximately 4.4 hectares (ha). Photographs of the site are provided in the Design & Access Statement (DAS) which has been prepared in support of the application.
- 2.3 Access to the site is gained from Beech Grove. There are a number of public footpaths which run adjacent to or through the site. These are identified on the contextual analysis plan which is contained in the DAS.
- 2.4 There are a number of trees and hedgerows present on the application site. The majority of these are found along the site boundaries. These perimeter trees and a single Oak tree at the northern entrance to the site are the subjects of three separate Tree Preservation Orders.
- 2.5 The eastern boundary of the site lies adjacent to the edge of the Chichester Harbour Area of Outstanding Natural Beauty (AONB)

The Surroundings

- 2.6 To the north and south of the site are areas of existing residential development. The eastern boundary of the site is formed by Mengham Junior School and existing residential development, whilst to the west of the site are a number of fields and beyond these, Chichester Harbour. More information about the area surrounding the application site is provided in the DAS.

3.0 Relevant Planning History

- 3.1 The southern part of the application site was allocated in the Havant Borough District Wide Local Plan as a reserve housing allocation.
- 3.2 An outline planning application (ref APP/12/0966) for erection of 131 dwellings on the site subject of the current application, was submitted to Havant Borough Council in September 2012. The application was refused outline planning permission by Havant Borough Council under delegated powers on the 21 December 2012.
- 3.3 An appeal against the Council's decision was subsequently lodged and heard at a Public Inquiry which took place in May 2013. The appeal was upheld and the Inspector granted outline planning permission for the erection of 131 dwellings in a decision dated 17 July 2013.
- 3.4 As well as granting outline planning permission for the development of 131 dwellings, the appeal inspector decision established a number of important matters, namely:
- The provision of vehicular access from Beech Grove (see paragraph 46);
 - The removal of the 2 oak trees subject of a TPO (see paragraph's 28 & 29);
 - The proposed scheme would secure the delivery of affordable housing, ensure the creation of mixed communities; achieve a suitable density of development and provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities (see paragraph 9);
 - The development is closely and well related to existing residential areas and a range of facilities accessible on foot, by cycle or by bus, with many being within ready and convenient walking distance in Mengham/Gable Head (see paragraph 11);
 - The mix of housing types and sizes, providing both open market and affordable housing on a sustainably-located site, would be likely to be supportive of a strong, vibrant and healthy community (see paragraph 13);
 - The proposal would represent sustainable development. It would make a useful contribution to housing land supply, particularly in respect of affordable housing, and would accord with the thrust of development plan policies concerning housing provision (see paragraph 21);
 - There is considerable illustrative material to suggest how the development might progress. I have no reason to question that the development would be capable of suitably complementing the form and nature of the existing residential neighbourhood (see paragraph 23);
 - I find no reason why in landscape and townscape terms it is necessary to maintain the previous open character of the site. (see paragraph 24);
 - Views from public vantage points within the AONB towards the site are very limited. (see paragraph 26);
 - Any views of housing over or through the [eastern] hedgerow would be very restricted. They would be within the context of existing residential development and, in my opinion, would be of limited magnitude and significance. Retention and reinforcement of the hedgerow would provide a large measure of screening for those walking along the adjoining public footpath. (see paragraph 27);

- Local road junctions would continue to operate within capacity taking into account the increase in traffic that would result from the scheme. The development would result in a less than 2% increase in evening peak hour flow of traffic across the A3023 bridge, about one vehicle movement every two minutes in the peak hour, which the local highway authority agrees is insignificant.(see paragraph 47);
- The proposal would not have any materially harmful highway impacts. (see paragraph 48);
- A Flood Risk Assessment and Drainage Strategy show how the site is within an area considered appropriate for development, can be adequately drained and would not be at risk of coastal flooding. (see paragraph 49); and
- The development would have no adverse impact on local services and lack of employment opportunities (see paragraph 50).

4.0 Relevant Planning Policies

- 4.1 This section of this statement sets out the planning policies which are considered relevant to the proposed scheme.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act, 2004, requires planning applications to be considered against the policies contained in the development plan, unless other material considerations indicate otherwise. In this instance material considerations comprise the guidance contained within the National Planning Policy Framework (NPPF), the Councils Borough Design Guide SPD and the Councils Residential Parking and Cycle Provision SPD.

Development Plan Policies

- 4.3 At the time of writing, the development plan for the area in which the application site is located comprises:
- The Havant Borough Core Strategy
- 4.4 The Havant Borough Core Strategy contains a number of policies which are of relevance when considering the proposed scheme. These are
- CS13 (Green Infrastructure);
 - CS16 (High Quality Design); and
 - DM8 (Conservation, Protection and Enhancement of Existing Natural Features);

Material Considerations

- National Planning Policy Framework
- 4.5 The National Planning Policy Framework (NPPF) was published on 27 March 2012. It replaced all existing planning policy guidance / statements (to the extent set out in Annexe 3 of the NPPF) and sets out the Government's economic, environmental and social policies for England. At the heart of the NPPF is a 'presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking' (paragraphs 14, 49 and 197).
- 4.6 Paragraph 2 of the NPPF states that applications for planning permission must be determined in accordance with the policies of the development plan unless material considerations indicate otherwise. The paragraph goes on to state that the NPPF is a material consideration when determining planning applications.
- 4.7 Paragraph 6 of the NPPF advises that the role of the planning system is to contribute to the achievement of sustainable development, whilst paragraph 7 advises that there are 3 dimensions to sustainable development and goes on to explain that these require the planning system to perform a number of roles, namely an economic role, a social role and an environmental role. Paragraph 8 advises that these roles should not be undertaken independently because they are mutually dependent.

- 4.8 Paragraph 14 advises that at the heart of the NPPF is a presumption in favour of sustainable development. It goes on to advise that for decision taking, this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted
- 4.9 Paragraph 56 of the NPPF states that the Government attaches great importance to good design.
- 4.10 Paragraph 57 of the NPPF states it is important to plan positively for the achievement of high quality and inclusive design for all development
- 4.11 Paragraph 60 of the NPPF states that Local Planning Authorities should not attempt to impose architectural styles or particular tastes or stifle innovation or originality to conform to certain development forms or styles.
- 4.12 Paragraph 61 of the NPPF states that although visual appearance and the architecture of buildings are very important factors, securing high quality design goes beyond aesthetic considerations.
- Havant Borough Design Guide SPD
- 4.13 The Borough Design Guide provides detailed guidance on achieving good design in new developments as well as specific guidance on how acceptable relationships between new and existing dwellings can be achieved. The SPD also contains character appraisals for the various parts of the Borough (including Hayling Island).
- Havant Borough Residential Parking & Cycle Provision SPD
- 4.14 The Residential Parking & Cycle Provision SPD provides detailed guidance on the provision of car and cycle parking in new residential developments.

5.0 The Proposed Scheme

5.1 The outline planning permission granted permission for the erection of 131 open market and affordable dwellings (subject to approval of the reserved matters).

5.2 The proposed scheme would involve the erection of the following dwellings:

Open Market Dwellings

9 two bed houses
39 three bed houses
40 four bed houses
4 five bed houses

Affordable Dwellings

10 one bed houses
16 two bed houses
13 three bed houses

5.3 The proposed site layout, whilst similar in many respects to the illustrative site layout which was prepared in support of the outline planning application, contains a number of important differences, namely:

1. **Additional planting along the eastern site boundary to reinforce the existing hedgerow and screen the approved dwellings from the Chichester Harbour AoNB.** As shown on the proposed landscape plan, in addition to reinforcing the existing hedgerow, a line of new planting would be provided behind the existing hedgerow to provide further screening of the development;
2. **Retention of a significantly greater section of the existing central hedgerow.** The illustrative layout showed a large section of this hedgerow as being permanently removed to facilitate the development of the site. The design of the revised site layout allows this landscape feature to be retained;
3. **A significant reduction in the number of affordable dwellings backing onto the existing dwellings in Hawthorne Grove.** The illustrative layout showed a total of 10 affordable dwellings backing onto these properties. The proposed site layout shows a total of 3 affordable dwellings backing onto the same dwellings;
4. **Provision of a north-south route for pedestrians and cyclists** parallel to and as an alternative to using the existing public footpath from Hawthorne Grove NE Corner to Mengham Lane in the SE corner;
5. **Deletion of large communal parking areas** in the centre of blocks and adjoining the rear of 5a-7 Hawthorne Grove and an increase in parking provision within curtilages. Benefitting security, residential amenity and meeting the needs of the development;
6. **A reduced number of houses adjoining the rear of St. Margarets Road** (13 houses illustrated at the OL stage but 10 now proposed) and Goldring Close (20 at the OL stage 16 now) and less intensive development behind Hawthorne Grove (13 dwellings but a

terrace of 7 dwellings (including FF flat at the OL and mainly detached houses with one terrace of three houses maximum now proposed); and

7. **A new school gate in the SE corner of the school playing field** to meet a request of the school to assist local access and reduce reliance of cars for getting children to the school.

6.0 Planning Assessment

Compliance with Policy CS13

- 6.1 The site layout and proposed landscaping scheme were developed following a thorough contextual analysis of the site and surroundings. It was recognised from the outset that the site with its network of hedgerows and trees already had valuable green infrastructure. The landscape proposals have been developed from this starting point in accordance with Policy CS13.
- 6.2 The proposed scheme will:
- Maintain and manage the existing network of trees and preserve grassland for habitat conservation purposes;
 - Enhance the amenity value of the site with new planting;
 - Maintain and enhance the functional integrity of the existing green infrastructure; and
 - Create new, usable public amenity space and new habitats (swales).

Compliance with Policy CS16

- 6.3 The design of proposed dwellings fully accords with Policy CS16 because (as demonstrated in the Design & Access statement submitted in support of the proposed scheme) it:
- Responds to and draws inspiration from the local context in terms of forms, materials and scale;
 - Is the result of a contextual analysis of the existing natural and built features of the surrounding area;
 - Integrates well with the existing network of planting and incorporates features to enhance biodiversity;
 - Takes design cues from the local built environment, including proportions, details and arrangements;
 - Maintains the existing rhythm of the surrounding built environment whilst also being locally distinctive;
 - Will ensure high levels of amenity for existing and new residents, and
 - Provides a usable, durable and attractive public realm.

Compliance with Policy DM8

- 6.4 The conservation and enhancement of natural features is a central theme of the proposed site layout. The proposal complies with Policy DM8 as:
- All key natural features will be protected including significant existing trees and hedgerows and local habitats, and
 - The proposed landscaping features will be integrated successfully into the scheme by using appropriate species of trees and carefully considered materials to ensure that the entire scheme assimilates with the built environment and functions successfully.

National Planning Policy Framework

- 6.5 The NPPF attaches great importance to the design of the built environment and considers 'good design' to be indivisible from 'good planning'.

- 6.6 It is considered that the proposed scheme is an example of both good design and good planning that will respond positively to the natural and built environments and will create a distinctive but fully integrated new urban community within Mengham which would fully comply with the provisions of the NPPF.

Havant Borough Design Guide SPD

- 6.7 As explained in the DAS, the proposed scheme has taken account of the guidance contained within the SPD. In particular the proposed site layout would accord with the general principles for new residential developments including having back to back distances that meet or exceed the requirements contained within the SPD and all of the proposed dwellings having garden lengths of 10 metres or more.
- 6.8 In terms of provision for refuse, the low density nature of the proposed site layout will enable refuse bins to be stored within the curtilage of the majority of the dwellings and left out for collection in locations which are well within the carry distances specified in the SPD. The only exception to the above is the proposed 1 bed dwellings which have been provided with bespoke bin stores.

Havant Borough Residential Parking & Cycle Provision SPD

- 6.9 The proposed scheme has taken account of the requirements of the SPD and provides car and cycle parking in accordance with the standards set out in the SPD. Cycle parking is provided in garages (for those plots which have garages) with the garages having internal dimensions of 6m x 3m to facilitate the storage of bicycles. For those dwellings that do not have garages, a garden shed has been provided for the storage of bicycles, with the exception of the 1 bed dwellings, which have cycle storage provided in the bespoke bin and cycle stores that have been provided.

7.0 Conclusions

- 7.1 The proposed scheme would involve the development of land which has been granted outline planning permission for the development of 131 open market and affordable dwellings.
- 7.2 The reserved matters details hereby submitted meet with or improve upon the parameters and principles of development established by the outline appeal decision.
- 7.3 This statement has demonstrated how the proposed scheme would comply with relevant policies in the adopted Core Strategy as well as the guidance contained within the NPPF and relevant SPD. The presumption in favour of sustainable development should therefore apply and approval should be granted for the reserved matters.