

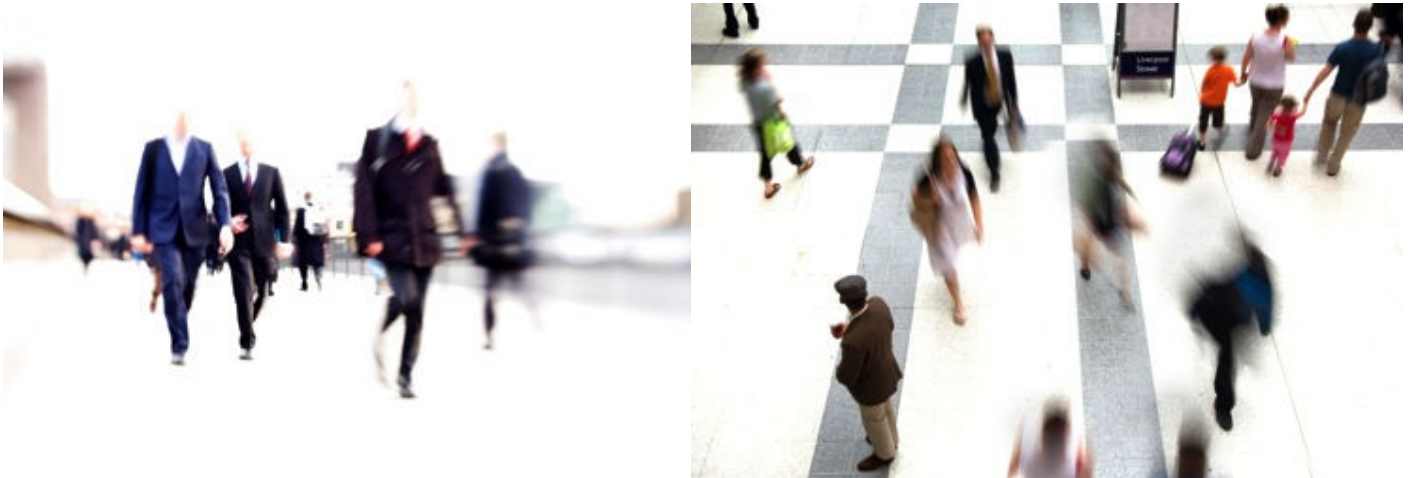


Client: Tolcarne Drive Developments

Project name: Land north of Goldring Close and south of Beech Grove, Hayling Island

Details: Community Involvement Statement

Date: 11 September 2012



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Executive Summary

Tolcarne Drive Developments has undertaken public consultation in June and July 2012 to enable the local community to view and comment on its proposals to develop the land north of Goldring Close, Hayling Island with a high quality residential development.

This report details the format of the pre-application consultation undertaken by Tolcarne Drive Developments as part of their commitment to early engagement and consultation with the local community in relation to their development proposals. It also provides an overview of the comments made in response to the proposals displayed at the consultation event.

208 comments were received from the exhibition in total that highlighted respondents' concerns with traffic congestion on Hayling Island, the single bridge providing access to the mainland and ongoing issues with local medical facilities. Respondents' comments specifically relating to the site focussed on the access to the site through Tournurbury Lane and Beech Grove, concerns that there is a potential for flooding and the Greenfield nature of the site.

Tolcarne Drive Developments were able to explain to attendees the need for homes identified by Havant Borough Council and the southern half of the site's allocation as a reserve site for housing. Tolcarne Drive Developments also explained the position of Hampshire County Council and the results of the traffic surveys undertaken by the development team that indicated Tournurbury Lane would continue to run within capacity.

Statement of Community Involvement

Tolcarne Drive Developments has conducted their pre-application consultation in line with Havant Borough Council's Statement of Community Involvement (SCI) guidelines, together with embracing the aspirations of the Localism Act. Tolcarne Drive Developments appointed community consultation specialist Vuepoint Consulting to assist them in pro-active pre-application consultation, in accordance with the adopted SCI.

Background

Tolcarne Drive Developments is proposing a residential scheme at the land north of Goldring Close and south of Beech Grove, Hayling Island. The development would provide 131 new homes in Hayling Island, of which 30% are expected to be affordable homes. The development proposes a new access from Beech Grove at the north end of the site and an emergency access from St Margaret's Close in the south west corner of the site along with associated landscaping and car parking.

The proposals would help to meet a housing need identified by Havant Borough Council on a sustainable site of which the southern half is currently allocated as a reserved housing site. The scheme would be designed to compliment the character and setting of the surrounding area and would include enhanced foot and cycle connections to local shops, services and facilities.

Methodology

Early in the pre-application process, in 2011, Tolcarne Drive Developments and their planning consultant, Pro Vision, presented an early draft of the scheme to the Hayling Island Community Board and discussed with the Board the potential issues that might arise when bringing the proposed site forward. Following the presentation the Hayling Island Community Board later evolved into the Hayling Island Community Network.

Prior to the submission of a planning application Tolcarne Drive Developments held, as part of its commitment to informing and consulting the local community, a public exhibition in the Regency Room of the Royal British Legion, Legion Road, Elm Grove, Hayling Island on Thursday 28 June 2012 between 3:15 pm and 7:00 pm. The exhibition was held in a large room that was accessible to the disabled, clearly signposted and large enough to accommodate between 75 and 100 people at one time.

Preview sessions were held in the Regency Room for local Councillors between 1:00 pm and 1:45 pm, for members of the Hayling Island Community Network between 1:45 pm and 2:30 pm and for members of the Hayling Island Residents Association between 2:30 pm and 3:15 pm on the same day, which gave Councillors and these important representatives of the local community the opportunity to view and discuss the proposals and ask questions of Tolcarne Drive Developments' representatives on a one-to-one basis.

Members of the Hayling Island Community Network, Hayling Island Residents Association, and local residents, businesses, headteachers and Councillors were invited to attend the public exhibition and/or preview sessions by formal letters of invitation (appendices A, B, C, D, E and F). In addition advertisements were placed in the Portsmouth News (appendix G) and in local amenity centres (appendix H) and a press release was sent to local news outlets (appendix I).

The exhibition illustrated Tolcarne Drive Developments' proposed scheme for development of the land north of Goldring Close and south of Beech Grove and provided the local community with a valuable opportunity to view and comment on the proposals. Attendees of the exhibition were able to meet with representatives of the development team who were pleased to explain the proposals and answer any questions that attendees raised.

Invitees

Neighbouring Properties

1141 neighbouring residents, businesses, Chamber of Commerce and Hayling Island third parties and school representatives were invited to attend the public exhibition by letter. A map showing the neighbouring roads invited can be found in appendix J.

Local Politicians

3 Havant Borough Council Ward Members for Hayling East Ward
13 Havant Borough Council Development Control Committee Members
The Hampshire County Councillor for the site
The Member of Parliament

Please note that some Councillors hold more than one role. A full list of the invited Councillors can be found in appendix K.

Feedback Mechanisms

Comment forms were provided at the exhibition for respondents to complete and either return at the exhibition in the comment box provided or via a Freepost service subsequently.

The comment form asked respondents a number of questions to ascertain their views on the development. The questions covered the general need for homes on Hayling Island and any general issues associated with delivering new homes on the Island, the specific suitability of the site in question, and how the proposals could be improved. In addition respondents were asked for any other comments that they felt to be relevant in an open question. An example comment form is included in appendix L.

For those unable to attend the exhibition, all invitees were provided with a website address, www.landnorthofgoldringclose.co.uk, and a Freephone information line telephone number in their invitation which allowed residents to view or request the exhibition materials (appendix M), make comments and leave feedback and to ask questions of the development team.

Feedback and Analysis

The exhibition was well attended by 244 local residents and Councillors who took the opportunity to view the proposals. 200 comment forms were received either at the exhibition or via the freepost service or website and eight comment forms were signed by dual signatories, normally husband and wife, and these comments have been counted twice giving 208 comments in total.

The comment form asked four main questions of respondents, and, where appropriate, responses have been sub divided into broadly related categories:

Question 1:

Do you agree that more homes are needed on Hayling Island?

Yes	2	1%
Yes, with reservations	50	24%
No	153	74%
Don't know	3	1%
No comment		

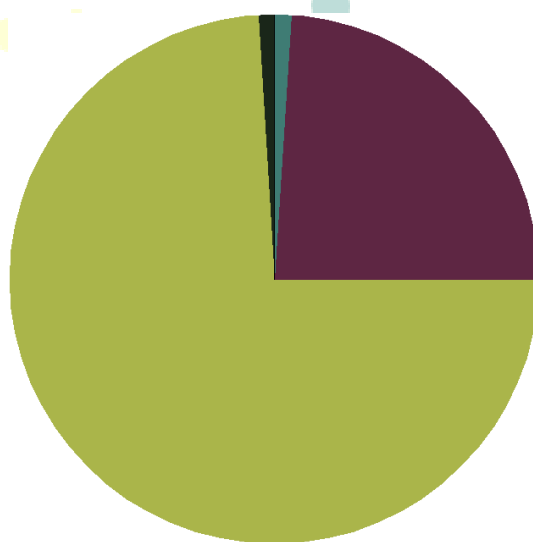


Fig 1: Percentage response to question 1.

If you have reservations, what are they?

Transport Infrastructure	
Feel that extra traffic on Hayling Island would cause further congestion and delays	57
There is only one road on and off of Hayling Island	40
Tournerbury Lane is often difficult to negotiate now	6
Public transport is expensive and of a poor standard	5
Access to the development is poor	5
Access for emergency services is difficult	4
The traffic will make walking to school dangerous for children	3
Proposals do not go beyond Church Road and Havant Road	1
Tournerbury Road must have some form of traffic management installed	1
Need a second bridge	1
Need improved cycleways	1
Access should come directly from Elm Grove	1
Parking must be sufficient	1
Hayling's roads are not wide enough	1
Public Infrastructure	
Health facilities and services are overcrowded	41
In general local infrastructure is inadequate	34
Local schools are at capacity	16
There are no employment opportunities on Hayling Island	15
Sewerage will require upgrading	10
The drainage of the site and its potential for flooding is an issue	6
Havant Borough Council have to conduct an infrastructure review of the Island	4
Businesses on Hayling Island are restricted by high business rents	2
Leisure facilities need improvement	2
No large, cheap supermarkets on Island	1
There are no 6 th forms or colleges on the Island	1
Need	
There are many properties for sale on the Island, therefore demand is low	10
Do not feel that affordable housing is truly affordable for young people	3
Need more affordable homes for first time buyers and young professionals	2
There should be no social housing, as there are no jobs on the Island and social housing tenants would be trapped on benefits	1
Island's population is not predicted to expand	1
Bringing in more young people will lead to social problems	1
The homes needed on the Island are for downsizing, not families or first time buyers	1
Do not need properties for the elderly, need family homes	1
Need more properties for the elderly to downsize and release family housing	1
Smaller houses are needed	1
The Island has to take its share of the overall Havant BC requirement	1
More should be done with existing housing	1
Design & Layout	
Proposals are too high density and represent an overdevelopment	8
Should only develop small areas at one time	1
Site Location	
Do not want a green field site developed	7
The island is already over populated	6

There is not enough room on Hayling Island for further developments	2
Further development will alter the rural character of the island	2
The north side of the Island is better suited to development	1
There are other sites in Havant Borough Council that would be better suited	1
New houses should be situated where road access is easy	1
The island is only for retirement and holidays	1
General	
Views from neighbouring homes would be affected	2
Would like more facts and figures	1
Proposals will be too noisy	1
Everyone in the exhibition images were pedestrians or cyclists	1
Hayling's revenue comes from tourism	1
Proposals will devalue existing homes	1
Quality of social housing must be maintained	1
Properties must go to Hayling Islanders	1

If you don't think there are more homes needed, why not?

Transport Infrastructure	
Feel that extra traffic on Hayling Island would cause further congestion and delays	35
There is only one road on and off of Hayling Island	31
Access for emergency services is difficult	4
Access from Tournerbury Lane needs improvement	4
Access to site is a concern	2
Public transport is not good enough for young people to live on Hayling without cars	1
Where will residents park for visiting the available shops	1
There are few walk routes left on the Island	1
Public transport is inadequate	1
Public Infrastructure	
In general local infrastructure is inadequate	32
Health facilities and services are overcrowded	30
There are no employment opportunities on Hayling Island	19
Local schools are at capacity	14
Sewerage will require upgrading	5
There is no full time fire station on Hayling	2
There is no police presence on Hayling	2
Water supply is an issue	2
Not enough facilities for young people	1
Gas pipeline needs upgrading	1
Island infrastructure needs to be thoroughly reviewed before development takes place	1
Hayling needs open spaces	1
Need	
There are many properties for sale on the Island, therefore demand is low	32
Hayling has had many new homes in the past 10 years and is overdeveloped	16
Hayling is over populated	11
Acknowledge that there is a need for homes in Havant Borough, but not on Hayling	6
The Island is isolated from Havant and Portsmouth and therefore people will have to commute off the Island	2
The one road onto and off of the Island discourages people from living here	2

There is already a lot of social housing on Hayling	2
Feel that it is Government targets, not local ones, that are driving development	1
Site Location	
Do not want a green field site developed	5
Further development will alter the rural character of the island	5
There are better places to build that are not on Hayling Island	4
There is space for development north of the A27	1
Building will have a detrimental impact on wildlife	1
Development would be better sited nearer to employment centres	1
General	
Hayling is largely dependent on tourism	4
There is no reason for why decent habitable properties should be pulled down	1
Farmland should be used for food production	1

Analysis

The majority of respondents (74%) did not feel that more homes were needed on Hayling Island in stark contrast to Havant Borough Council's identification of a need for 597 new homes on Hayling Island within the next 15 years. A significant minority (25%) of respondents did offer full or conditional agreement that new homes are needed on Hayling Island. It is to meet this identified need that Tolcarne Drive Developments are proposing the sustainable site located to the north of Goldring Close, the southern part of which has been allocated as a reserved housing site by Havant Borough Council, for development. In both cases, the reasons for respondents' conditional agreement or disagreement were largely based on the respondents' anecdotal evidence of issues with the transport and public infrastructure on Hayling Island and a perceived lack of demand for existing housing.

Transport Infrastructure

The main issue raised concerned traffic congestion on Hayling Island's main thoroughfares, though the single bridge providing access to Hayling Island from the mainland also featured in a significant number of responses.

Respondents' highlighted that the poor standard and expense of the bus services available on Hayling Island added to the number of residents choosing to drive to their destinations and emergency vehicles accessing the Island caused further delays, as well as slowed the progress of the emergency vehicles to their destination.

Hampshire County Council have confirmed that the main vehicle routes throughout Hayling Island and crossing to the mainland would be able to accommodate Havant Borough Council's identified target of 597 new homes in the next 15 years. Furthermore assessment of the transport implications of the scheme has shown that the traffic generated by the proposed development would only result in a small percentage increase of additional traffic on Hayling Island and an increase of between 1 and 2% to traffic on the bridge.

Hampshire County Council seeks a financial contribution from all new residential developments to fund highway improvements in the area where the scheme is located. The proposed scheme would provide a significant contribution and this would be used towards funding improvements to the local highway network and ensuring that the new traffic that would be generated by the proposed scheme does not have an adverse affect on the highway network.

The bus service on Hayling Island has a frequency of 15 minutes from the Island and into Havant. There are few areas in Hampshire that have such a good frequency service, however the development could provide a contribution to public transport provision which could be used to increase bus frequency in the evenings.

Public Infrastructure

Significant comments were also raised in regard to the provision of healthcare on Hayling Island, with respondents giving anecdotal evidence of long waiting times for appointments. Similarly significant numbers of respondents felt that Hayling Island's infrastructure in general could not support further development while some respondents also highlighted concerns over school capacities, a lack of employment opportunities, and sewerage.

Tolcarne Drive Developments believes that the proposals would provide a boost to the local business community and amenities with increased footfall and local schools would benefit from more pupils at a time where pupil numbers have been documented as falling. It is acknowledged that at some point in the future a larger doctor's surgery will be required on Hayling Island simply due to the ageing population, which has been predicted by the Hayling Island Residents' Association to reach a level where 70% of the population will be over the age of 55 within 15 years. The development, should it go ahead, would provide S106 contributions toward local public infrastructure which Havant Borough Council would allocate to those areas most in need.

Need

A significant number of respondents indicated that many existing homes have remained unsold for some time and therefore this was evidence of a low demand for housing on Hayling Island and that there is no need for new homes to be built. Respondents also felt that Hayling Island had been significantly developed in the past 10 to 20 years and that it was now overdeveloped. As noted above this conflicts with the need for 597 homes identified by Havant Borough Council as being required in the next 15 years.

A small number of respondents' indicated site specific reservations and objections at this early stage.

Question 2:

Do you support the outline proposals on display here today?

Yes	5	2%
Yes, with reservations	18	9%
No	176	85%
Don't know	2	1%
No comment	7	3%

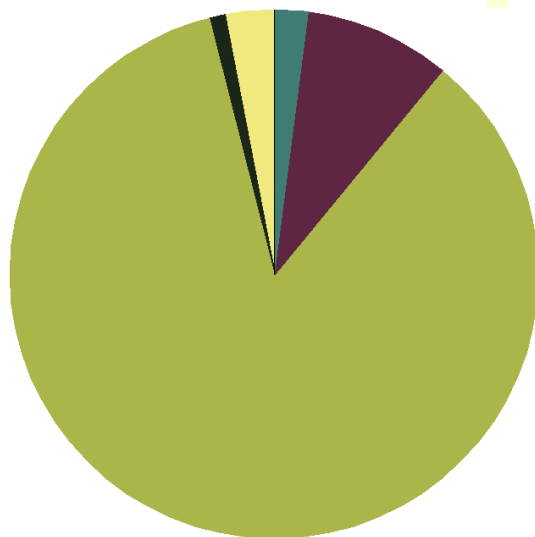


Fig 2: Percentage response to question 2

If you have reservations, what are they?

Transport Infrastructure	
Feel that extra traffic on Hayling Island would cause further congestion and delays	49
There is only one road on and off of Hayling Island	23
Tournerbury Lane and its junction is already over capacity, and was not designed as a through road	12
Access to the development is poor	11
There are existing issues associated with the junction of Tournabury Lane and Church Road that will be exacerbated by the proposals	8
Access for emergency services is difficult	7
Public transport is very poor	5
Need at least two access to the development	4
Parking must be adequate	3
Hayling must have second bridge before more development can go ahead	3
Hayling needs more public footpaths / walks	3
Emergency exit onto St Margaret's uses an unadopted road	2
Road traffic control	2
Transport links are inadequate	2
Approve of cycle paths	2
Consideration should be given to providing a fair exit for traffic from Tournerbury Lane at the Church road and Elm Grove junction	1
Need to turn the bridge into a dual carriageway	1
St Margaret's road should be brought up to adoption by the development	1
Mini-roundabout to assist in alleviating the problem with joining Church Road	1
Access through Beech Grove is an issue	1
I think the unadopted road joining St Leonards Avenue to St Margarets Road needs to be resurfaced so it does not get damaged further by the construction vehicles	1
Emergency access in St Margarets Close would not work, fire engines would not be able to negotiate St Leonards Avenue and all emergency vehicles would be sent at speed through the shopping precinct	1
Public Infrastructure	

Health facilities and services are overcrowded	33
In general local infrastructure is inadequate	18
The drainage of the site and its potential for flooding is an issue	15
Local schools are at capacity	13
There are no employment opportunities on Hayling Island	12
Sewerage will require upgrading	7
Need a local police station	5
Hayling Island needs a leisure centre	2
Need entertainment for young people on Hayling	2
Water supply is antiquated	2
Gas supply inadequate	1
Nature trails / environmental interaction for new residents	1
Shops cannot cope with demand	1
Electricity supply inadequate	1
Site Location	
Do not want a green field site developed	19
Building will have a detrimental impact on wildlife	8
Further development will alter the rural character of the island	4
I am concerned that a precedent will be set for the development of the adjacent parcel of land	1
The communal nature of the island would change	1
Land to the South of Hawthorn Grove should not be developed	1
Young families generally wish to be closer to their employment to cut costs	1
Land should be retained as a buffer to the AONB	1
Concerned that development is encroaching on the Harbour AONB	1
Need	
There are many properties for sale on the Island, therefore demand is low	13
Affordable housing is not needed on the Island	4
The Island has been over developed	3
The Island is over populated	3
We need family homes not 5 bed and occupied by rich, elderly, there is plenty of accommodation of that type already	1
597 homes is unsustainable	1
Homes are needed in Havant Borough, not Hayling Island	1
Local people should have first choice on the affordable homes	1
Design & Layout	
Proposals are too high density and represent an overdevelopment	10
Residents should not use the car park behind Co-op as an overflow car park	1
Suggest building bungalows for people to downsize	1
Suggest building 20 up market homes	1
Proposed properties are too small	1
General	
The Island needs tourism to support its businesses	4
Will disturb local residents	4
Neighbouring homes will lose value	2
Feel the development to be profiteering	1
Environmental impact of the proposals	1
Development will increase pollution	1
More research must be done into the impact of the houses on existing properties	1

Believe that policy should favour small developments	1
No mention of any improvements	1
Site should be thoroughly investigated for items of archaeological interest	1
They are poorly thought through by people who have no knowledge of living on the island	1
Who are these houses aimed at?	1
More pedestrians through Beech Grove will make it a target for vandalism	1

Analysis

The majority of respondents (85%) did not support the proposed development, although 74% of respondents (87% of the total that did not support the proposed development) felt there was no need for housing on Hayling Island and therefore would be disinclined to support any development due to their perception that there is no need for new homes on Hayling Island. This leaves 11% of respondents (13% of the total that did not support the proposed development) who acknowledged a need for new homes on Hayling Island that nevertheless do not agree with the proposals for the land north of Goldring Close. 11% of respondents did offer full or qualified support for the proposals.

As in the responses received to question 1, respondents are concerned by the transport and public infrastructure and the need for housing; in addition respondents raised concerns over the site location and the design and layout of the scheme.

Transport Infrastructure

Respondents raised concerns with the traffic congestion encountered on Hayling Island's main roads and the single bridge connecting Hayling Island to the mainland, as they did in responding to question 1; a few respondents suggested that a second road link to the mainland would alleviate this issue. The poor standard of the bus service and the issues associated with emergency vehicles were also raised again.

Respondents were concerned that Tournerbury Lane had not been intended as a through road and felt that the proposals would add traffic to an already overburdened road and junction with Church Road. Respondents felt that Tournerbury Lane would require improvements to its junction with Church Road to accommodate the additional traffic with one respondent suggesting the use of a mini roundabout.

Hampshire County Council considers the road network as a whole on Hayling Island to be capable of accommodating the 597 new homes identified by Havant Borough Council but asked Tolcarne Drive Developments to consider the junctions at Beech Grove and Tournerbury Lane, Tournerbury Lane and Church Road and also the Church Road and Havant Road roundabout specifically. Traffic surveys and modelling has been undertaken at all three junctions which confirmed that all three junctions would continue to operate well within capacity. Furthermore Tolcarne Drive Developments have considered the implications of either a roundabout or traffic signal at the junction of Tournerbury Lane and Elm Grove. The assessment showed that either option would improve the situation for drivers using Tournerbury Lane however they both would have a detrimental impact to other users of the junction and therefore there is no overriding benefit to altering the existing junction.

Respondents also felt that access through Beech Grove was poor, with respondents suggesting that a second access would be required to adequately serve the proposed development.

Furthermore two respondents highlighted that St Margaret's Road was currently unadopted and in poor condition and one respondent felt that the development could bring St Margaret's Road up to an adoptable standard. Another respondent felt that St Margaret's Road would not be accessible to fire engines due to residents' parking on the road.

Beech Grove is the only suitable choice for a main vehicular access as there are legal obstacles to provision of a through road from Beech Grove to Goldring Close or St Margaret's Road. Similarly St Margaret's Road is the only suitable location for an emergency access.

Public Infrastructure

As in question 1, respondents highlighted concerns with healthcare provision, general infrastructure, school places, employment opportunities and sewerage. Specifically in regard to the site, respondents wanted more information in regard to the drainage system to be provided on the site and were concerned by the potential for flooding, however the site does not sit within a flood plain and there are no known drainage issues.

Site Location

Respondents felt that green field development should not take place until all brown field sites had been exhausted because respondents were concerned over the effects on local wildlife and the rural character of Hayling Island that the development would have. The proposed site's southern half has been identified as a reserved housing site by Havant Borough Council with the northern half of the site providing a sustainable and logical extension to this site. In addition surveys by the Department of Environment, Hampshire and Isle of Wight Wildlife Trust and Tolcarne Drive Developments have shown no significant impacts on wildlife, largely due to the built up area surrounding the site on three sides and the division of the land into paddocks.

Need

As in question 1, respondents highlighted the perception of low demand for homes and the feeling that Hayling Island is over developed and over populated. A small number of respondents felt that there was no need for affordable housing on Hayling Island. As previously noted this perception conflicts with the need for 597 homes identified by Havant Borough Council as being required in the next 15 years.

Design & Layout

Respondents felt that too many homes were proposed for the site and represented an overdevelopment of the area. Individual respondents suggested that bungalows would be a more acceptable choice of home and that instead of the 131 homes; a development of 20 "up market" homes could be contemplated. 131 homes are proposed in order to help meet Havant Borough Council's identified need for homes and to provide a good range of housing.

Question 3:

Are there any changes that could be made to the proposals to make them more acceptable?

General	
There is nothing that would improve the proposals enough to make them acceptable	91
Feasibility study into social housing and private housing	2
The required amendments would make the scheme unviable	1
A model village of the proposed site	1
The land you wish to build on is known as a flood plain	1
Need	

Feel that a reduced number of proposed homes would improve the scheme	19
Feel a maximum of 75 homes is appropriate for the site	1
Max of 50 homes	1
Too many affordable homes, build less, but more targeted, e.g. bungalows	1
Do not want to see social housing included in the proposals, feel that elsewhere on Hayling this has not gone well	1
Transport Infrastructure	
Extra accesses to the development	12
Improvements must be made to Tournerbury Road and its junctions	5
A new road or expanded bridge on and off Hayling Island	4
Create an access in Goldring Close	4
Must be sufficient parking for residents and visitors	3
Tournebury Road will need a roundabout where people will want to turn right to get off the Island	3
More information is required on how the existing roads will be improved to cope with the extra traffic	3
Tournabury Road is the wrong choice for access	2
Road infrastructure improvements	2
Safe crossings for children to use	2
Create a fast road link between the Church Road roundabout and Hayling bridge	1
Introduce a traffic management system for the Elm Grove / Tournerbury Road junction	1
Public transport improvements	1
Need traffic calming on Beech Grove	1
Traffic lights at the junction at the Co-op	1
Need an evening bus service	1
Put bollards at the Hawthorn / Beech Grove junction instead of changing priority	1
Many roads require improvement and adopting	1
Public Infrastructure	
New doctor's surgery / health facility improvements	6
Improve the Island's infrastructure	1
Employment needs addressing	1
Extra facilities for children	1
Feel that the owners have developed a large swathe of Hayling and this could be an opportunity to give something back such as a leisure complex, medical centre, cinema or playground	1
Need to improve road drainage	1
Would like to see impact assessments for traffic, infrastructure, schools and surgeries	1
Schools need expanding	1
Need a new recycling centre	1
Need new shops	1
Site Location	
Maybe they should look for smaller sites to avoid a lot of the problems	1
Build theses homes where there is better access to them	1
Design & Layout	
Have more regard for your layout to be in keeping with densities of adjacent residential areas	1
Houses are too close together	1
Reduce the number of homes bordering the sheltered accommodation in Goldring Close	1
Take steps to discourage anti social behaviour in the development, there is a drug	1

problem here	
Put garages next to homes and not in blocks	1
Make the development an up market gated development	1

Analysis

General

44% of respondents did not feel anything could be done to make the proposals acceptable; however 91% of these respondents indicated that they felt there was no need for new homes to be built in Hayling Island in question 1 and therefore were not likely to respond to this question, as, to them, there is no need for development to go ahead. Only 9% of these respondents had acknowledged the need for new homes on Hayling Island, a similar figure to those in question 2 who had acknowledged the need for new homes on Hayling Island but did not support the proposed development. Significant numbers of respondents did have suggestions as to how the scheme may be improved.

Design & Layout

Respondents suggested that reducing the number of homes proposed would improve the proposals with individual respondents indicating a maximum number of homes for the site of 75 or 50 homes. Another respondent felt that targeting the elderly population with bungalows would be more acceptable and one respondent felt that the provision of social housing was a negative factor in the proposals.

Transport Infrastructure

Respondents felt that the development would be improved by the addition of extra accesses, with a small number of respondents suggesting Goldring Close as an acceptable additional access and a couple of respondents disagreeing with the provision of access through Tournerbury Lane.

A small number of respondents felt that improvements would have to be made to Tournerbury Lane for the development to be acceptable with a couple of respondents of the opinion that a new junction with Church Road would have to be provided, while another couple would like to see a new crossing installed. Individual respondents wanted a faster road link to the Hayling Island Bridge, some form of traffic management system, traffic lights at the junction and traffic calming throughout the path of access. Individual respondents also highlighted that improved bus services and an evening bus service would improve the traffic situation on the roads.

A small number of respondents would also like to see a second bridge to the mainland provided, thereby reducing the traffic using the existing bridge.

Public Infrastructure

Respondents also highlighted the need for an improved or expanded doctor's surgery.

Question 4:

Do you have any additional comments that you wish to include about the outline proposals?

Transport Infrastructure	
Feel that extra traffic on Hayling Island would cause further congestion and delays	32
There is only one road on and off of Hayling Island	18
Hayling Island requires another bridge or an expanded bridge	8

Access for emergency services is difficult	7
Concerned by additional traffic at the Tournerbury / Elm Grove / St Marys Road junction do not appear to have been studied properly	6
People occupying the homes would have to commute	3
Do not feel that a roundabout or traffic lights at the junction of Tournabury Road and Church Road will solve the congestion there	3
Proposals will place more demand on bus services	3
Feel that due to the nature of the Island, cycle paths and foot paths will not reduce car journeys	3
The road to Langstone Bridge needs widening so that cyclists and horse riders do not hold up traffic	2
Access to the development is poor	2
Do not feel that Tournerbury Road is capable of taking the extra traffic	2
Foot and cycle paths already exist on site	2
Bus fares are expensive	2
Good traffic calming must be included	2
Splays on Tournerbury Road are incorrectly displayed	1
The Beech/Tournerbury junction would benefit from increased visibility by removing foliage that can obstruct views	1
Restrict parking around main and emergency accesses for the developments residents to prevent them trying to circumvent traffic	1
Traffic in Beech Lane is likely to triple	1
The 30/31 bus service does not run every 15 mins	1
Construction traffic only allowed 10:00 till 16:00 on Tournerbury	1
No sleeping policemen on Tournerbury Lane	1
Lighting should be provided on existing public footpaths from Beach Road and the Legion Field	1
Need double yellow lines around Tournerbury junction	1
St Margarets Road is full of pot holes	1
The whole complex needs a southern road access	1
Do not agree with the traffic surveys	1
Do not want to see Sleeping Policemen in Tournerbury Road	1
Do not want a toll road off the Island to pay for a new bridge	1
Cycle lanes are needed on the bridge in both directions	1
Bus services are infrequent	1
There will be more strain placed on the Island's parking	1
Public Infrastructure	
Health facilities and services are overcrowded	30
There are no employment opportunities on Hayling Island	21
Local schools are at capacity	15
In general local infrastructure is inadequate	14
The drainage of the site and its potential for flooding is an issue	12
There is no police presence on the Island	3
Water utilities will be detrimentally affected	2
Hayling needs new facilities for children and young people	2
There are few places for young people on Hayling Island	1
The island needs a cemetery	1
Havant Borough Council must review infrastructure on Hayling Island	1
Improve Legion Field play area	1
Need to consider the needs of the community	1

Phones will lose reception	1
Not enough play areas for young people, no facilities for teenagers as it is	1
Would like to see a public swimming pool provided	1
Do not feel any funds from the development will be sufficient to improve the services that need improving	1
Gas supply will be affected	1
Site Location	
Do not want a green field site developed	11
Further development will alter the rural character of the island	5
Feel that there are better and more appropriate sites on the mainland	3
Building will have a detrimental impact on wildlife	3
A larger site would be more logical and more cost effective	2
Concerned by the demolition of 23 St Margarets Road	1
Feel Hayling Island to be a recreational area, rather than a residential one	1
Beech Grove is not an allocated site	1
Will turn Hawthorne Grove into a busy road	1
Heard that the land for the access is disputed	1
General	
Do not proceed with the proposals	9
Feel the proposals are for financial gain only	9
Proposals will harm tourism	5
Feel will detrimentally affect property values	4
Do not feel residents concerns are listened to	4
Detrimental impact to the quality of life of neighbouring properties	3
Residents will be ignored	3
The proposals will detract from the lives of current residents	2
Can they provide so called 'affordable' prices for their properties, no prices have been shown	2
What will happen to the horses on the land at present?	1
Tourism greatly increases the number of people on the Island during holidays	1
The SSSI must be protected	1
Proposals will increase anti social behaviour	1
Thank you for holding the exhibition	1
The CGI of the development looks attractive and well laid out	1
Planning conditions will not maintain the current levels of noise or disturbance during construction	1
Visual impact will be devastating	1
There are very few areas for horse owners to use	1
An archaeological assessment needs to be carried out	1
Involve schools in archaeological investigation	1
There must be a time limit for completion implemented	1
A very well presented proposal	1
The proposals will be an asset	1
The exhibition has stated the case very well	1
Should have had more publicity	1
Need	
Hayling has had many new homes in the past 10 years and is overdeveloped	7
There are many properties for sale on the Island, therefore demand is low	2
Feel that existing empty properties can be better utilised	2
New residents will likely be commuters	2

The number of houses will do little to help the numbers required in South East Hampshire	2
Affordable homes for young families are required on Hayling Island	2
Affordable homes will be used to house the unemployed of Havant Borough	2
Is there really a need for more housing here, young people do not always like moving to the Island	1
4,000 people signed a petition against more development on Hayling Island	1
Greater use should be made of using the For Sale properties – encourage Housing Association residents to downsize when they no longer need 3 or more bedrooms	1
People cannot afford £300,000 homes	1
Older properties should be upgraded first	1
Do not feel that it is an appropriate site	1
Do not feel affordable housing to truly be affordable to young families	1
What will the ratio of rented to purchasable affordable homes be?	1
Homes are needed in Havant Borough, not Hayling Island	1
The people moved in will not have jobs and will not be able to afford the high bus fares on & off Hayling Island to look for work.	1
Properties should be for Hayling Islanders only	1
Design & Layout	
Proposals are too high density and represent an overdevelopment	6
Affordable homes are undesirable in an area surrounded by the elderly and schools	2
Should be developed as allotments and parkland in stead	2
There are two oak trees at the Beech Grove entrance that are protected by TPOs	2
Water collection / fuel efficient heating systems	1
Communal space for allotments, social activities	1
Prefer option A of the allocation plan to the other options	1
Are there any aspects of these proposals that would actively engage / compliment 'Havant Goes Greener' guidelines	1
The boundary to the gardens on St Margaret's road must be sustained	1
Consider retaining one stable behind 13/15 Hawthorne Grove	1
Concerned by the potential for anti social behaviour in the garage areas	1
There are too many affordable homes bordering the existing sheltered accommodation	1
Provide grazing and stables for the horses that will have to be moved	1
Proposals are not in keeping with surrounding properties	1

Analysis

The response to question 4 followed the same themes as the first three questions, with respondents mainly concerned by the state of Hayling Island's transport and public infrastructure and the location of the site.

Analysis of key comments

Need

Respondents felt there to be low demand for homes on Hayling Island, principally due to anecdotal evidence of houses remaining unsold for some time while on the market. Havant Borough Council has identified a need for 597 new homes on Hayling Island in the next 15 years and Tolcarne Drive Developments' scheme has been proposed to help meet this need.

Transport Infrastructure

Respondents perceived general problems with the transport infrastructure on Hayling Island, specifically relating to traffic congestion on the Island and the single road bridge linking Hayling Island with the mainland. Respondents felt that these general issues were exacerbated by the poor standard of public transport on Hayling Island, and its remoteness from emergency services meaning that emergency vehicles have to use the single bridge to access the Island. Some respondents suggested that a second bridge onto and off of the Island would alleviate some concerns. Hampshire County Council have confirmed that the main vehicle routes throughout Hayling Island and crossing to the mainland would be able to accommodate Havant Borough Council's identified target of 597 new homes in the next 15 years. Furthermore the traffic assessment undertaken by Tolcarne Drive Developments demonstrates an insignificant increase of traffic on the bridge of only between 1 and 2%.

Respondents raised specific concerns in regard to the use of Tournurbury Lane to access the development and the suitability of the junction of Tournurbury Lane with Church Road. Respondents felt that some improvements to Tournurbury Lane and the junction with Church Road would be required, but could not agree on the nature of the improvements as some respondents felt a roundabout at the junction to be the solution, but other respondents felt that this or traffic lights would not aid in the successful management of the junction. Some respondents also felt that traffic calming measures would be needed in Tournurbury Lane. Hampshire County Council asked Tolcarne Drive Developments to consider the junctions at Beech Grove and Tournurbury Lane, Tournurbury Lane and Church Road and also the Church Road and Havant Road roundabout specifically. Traffic surveys and modelling has been undertaken at all three junctions which confirmed that all three junctions would continue to operate well within capacity.

A few respondents felt that the access through Beech Grove was poor and suggested that additional accesses, possibly through Goldring Close, would improve the situation. Hampshire County Council has indicated that access through Beech Grove is the only suitable choice for a main vehicular access and they do not wish for the proposals to provide a through road from Beech Grove to Goldring Close or St Margaret's Road. Similarly St Margaret's Road is the only suitable location for an emergency access.

Public Infrastructure

Respondents did not feel that Hayling Island's medical facilities, or its general infrastructure was sufficient to cope with any new development. Small numbers of respondents also felt that there could be potential issues with school capacity, employment opportunities and sewerage in general. Tolcarne Drive Developments' research has indicated that the proposals would provide a boost to the local business community and amenities with increased footfall and local schools would benefit from more pupils at a time where pupil numbers have been documented as falling. It is acknowledged that at some point in the future a larger doctor's surgery will be required on Hayling Island simply due to the ageing population, which has been predicted by the Hayling Island Residents' Association to reach a level where 70% of the population will be over the age of 55 within 15 years. The development, should it go ahead, will provide S106 contributions toward local public infrastructure which Havant Borough Council would allocate to those areas most in need.

Respondents also wanted more information in regard to the drainage system to be provided on the site and were concerned by the potential for flooding, however the site does not sit within a flood plain and there are no known drainage issues.

Site Location

Respondents felt that brownfield sites should be exhausted before development on Greenfield sites should be considered, and were concerned by the scheme's potential impacts upon local wildlife and the rural character of the area. The proposed site's southern half has been identified as a reserved housing site by Havant Borough Council with the northern half of the site providing a sustainable and logical extension to this site. In addition surveys by the Department of Environment, Hampshire and Isle of Wight Wildlife Trust and Tolcarne Drive Developments have shown no significant impacts on wildlife, largely due to the built up area surrounding the site on three sides and the current division of the land into paddocks.

Design & Layout

Respondents felt that too many homes were proposed for the site and represented an overdevelopment of the area. They suggested that reducing the number of homes proposed would improve the proposals with individual respondents indicating a maximum number of homes for the site of 75 or 50 homes.

Conclusion

The exhibition enabled the development team to explain the context of the proposals to attendees, encouraging questions and answering queries. Attendees took the opportunity to view and comment on the plans before the submission of a planning application and to have the scheme explained to them on a one to one basis.

208 comments were received from the exhibition in total that highlighted respondents' concerns with traffic congestion on Hayling Island, the single bridge providing access to the mainland and ongoing issues with local medical facilities. There was a large majority of respondents (74%) who felt that no more homes were needed on Hayling Island in general, in conflict with the clear identified need by Havant Borough Council. It is this view from this large majority that was carried through in answering scheme specific questions and it is clear that whatever proposals were to be put forward they would not be supported as these respondents do not want to see any more housing on Hayling Island in general. Respondents' comments specifically relating to the site focussed on the access to the site through Tournerbury Lane and Beech Grove, concerns that there is a potential for flooding and the Greenfield nature of the site.

Tolcarne Drive Developments were able to explain to attendees the need for homes identified by Havant Borough Council and the southern half of the site's allocation as a reserve site for housing. Tolcarne Drive Developments also explained the position of Hampshire County Council and the results of the traffic surveys undertaken by the development team that indicated Tournerbury Lane would continue to run within capacity.

Appendices

Appendix A – Hayling Island Community Network Invitation

Appendix B – Hayling Island Residents Association Invitation

Appendix C – Hayling Island Resident Invitation

Appendix D – Hayling Island Business Invitation

Appendix E – Hayling Island Headteacher Invitation

Appendix F – Hayling Island Councillor Invitation

Appendix G – Newspaper Advertisement

Appendix H – Poster Advertisement

Appendix I – Press Release

Appendix J – Map of Neighbouring Invitees

Appendix K – Councillor Invitees

Appendix L – Comment Form

Appendix M – Exhibition Materials

Appendix A – Hayling Island Community Network Invitation

Freephone Information Line: 0800 112 3540

By email

18 June 2012

Dear Sir or Madam,

Invitation to preview a public exhibition for the proposed development of land north of Goldring Close, Hayling Island

We write on behalf of our client, Tolcarne Drive Developments, to invite you to preview outline proposals for a mix of approximately 130 open market and affordable homes with new open space, play area, footpaths and amenity land on land north of Goldring Close and south of Beech Grove, Hayling Island.

The preview will take place on:

Date: Thursday 28 June 2012

Time: 1.45pm – 2.30pm

**Location: The Regency Room, The Royal British Legion, Legion Road,
Elm Grove, Hayling Island PO11 9ES**

The preview session for members of the Hayling Island Community Network will allow you to meet with the development team privately prior to the main public session and have any questions answered.

The exhibition gives Tolcarne Drive Developments a unique opportunity to benefit from local knowledge and offers the local community the chance to let us know what they think about the proposals prior the submission of a formal outline planning application. Their comments and feedback are important to our client in developing their plans and community contributions are much appreciated. Comment forms will be available on the day to give the local community the opportunity to formally record their views and have them taken into account in preparing the final scheme.

We hope you will be able to attend either the preview or the main public exhibition (which will be running at the same venue between 3.15pm and 7pm on the same day). Should you have any questions prior to the event please do not hesitate to contact us on Freephone 0800 112 3540 and our team will be happy to help.

Yours sincerely



Naomi Crassweller

Naomicrassweller@vuepointconsulting.co.uk

Appendix B – Hayling Island Residents Association Invitation

Freephone Information Line: 0800 112 3540

By email

18 June 2012

Dear Sir or Madam,

Invitation to preview a public exhibition for the proposed development of land north of Goldring Close, Hayling Island

We write on behalf of our client, Tolcarne Drive Developments, to invite you to preview outline proposals for a mix of approximately 130 open market and affordable homes with new open space, play area, footpaths and amenity land on land north of Goldring Close and south of Beech Grove, Hayling Island.

The preview will take place on:

Date: Thursday 28 June 2012

Time: 2.30pm – 3.15pm

**Location: The Regency Room, The Royal British Legion, Legion Road,
Elm Grove, Hayling Island PO11 9ES**

The preview session for members of the Hayling Island Residents Association will allow you to meet with the development team privately prior to the main public session and have any questions answered.

The exhibition gives Tolcarne Drive Developments a unique opportunity to benefit from local knowledge and offers the local community the chance to let us know what they think about the proposals prior the submission of a formal outline planning application. Their comments and feedback are important to our client in developing their plans and community contributions are much appreciated. Comment forms will be available on the day to give the local community the opportunity to formally record their views and have them taken into account in preparing the final scheme.

We hope you will be able to attend either the preview or the main public exhibition (which will be running at the same venue between 3.15pm and 7pm on the same day). Should you have any questions prior to the event please do not hesitate to contact us on Freephone 0800 112 3540 and our team will be happy to help.

Yours sincerely



Naomi Crassweller

Naomicrassweller@vuepointconsulting.co.uk

Appendix C – Hayling Island Resident Invitation

Freephone Information Line: 0800 112 3540

The Occupier

Address 1

Address 2

Address 3

Address 4

Postcode

18 June 2012

Dear Resident,

Invitation to a public exhibition for the proposed development of land north of Goldring Close, Hayling Island

We write on behalf of our client, Tolcarne Drive Developments, to invite you to view and comment on outline proposals for a mix of approximately 130 open market and affordable homes with new open space, play area, footpaths and amenity land on land north of Goldring Close and south of Beech Grove, Hayling Island.

The public exhibition will take place on:

Date: Thursday 28 June 2012

Time: 3.15pm – 7pm

**Location: The Regency Room, The Royal British Legion, Legion Road,
Elm Grove, Hayling Island PO11 9ES**

The exhibition gives Tolcarne Drive Developments a unique opportunity to benefit from local knowledge and offers the local community the chance to let us know what they think about the proposals prior the submission of a formal outline planning application. Your comments and feedback are important to our client in developing their plans and community contributions are much appreciated. Comment forms will be available on the day to give you the opportunity to formally record your views and have them taken into account in preparing the final scheme.

We hope you will be able to attend the exhibition and meet with the development team. In the meantime should you have any questions prior to the event please do not hesitate to contact us on Freephone 0800 112 3540 and our team will be happy to help.

Yours faithfully



Naomi Crassweller

Naomicrassweller@vuepointconsulting.co.uk

Appendix D – Hayling Island Business Invitation

Freephone Information Line: 0800 112 3540

The Manager
Address 1
Address 2
Address 3
Address 4
Postcode

18 June 2012

Dear Sir/Madam

Invitation to a public exhibition for the proposed development of land north of Goldring Close, Hayling Island

We write on behalf of our client, Tolcarne Drive Developments, to invite you to view and comment on outline proposals for a mix of approximately 130 open market and affordable homes with new open space, play area, footpaths and amenity land on land north of Goldring Close and south of Beech Grove, Hayling Island. As a local business we felt you would be particularly interested in the proposals given that the new homes would more than likely lead to an increased footfall to your business and we would like the opportunity to discuss the many community benefits the proposals will bring.

The public exhibition will take place on:

Date: Thursday 28 June 2012

Time: 3.15pm – 7pm

**Location: The Regency Room, The Royal British Legion, Legion Road,
Elm Grove, Hayling Island PO11 9ES**

The exhibition gives Tolcarne Drive Developments a unique opportunity to benefit from local knowledge and offers the local community the chance to let us know what they think about the proposals prior to the submission of a formal outline planning application. Your comments and feedback are important to our client in developing their plans and community contributions are much appreciated. Comment forms will be available on the day to give you the opportunity to formally record your views and have them taken into account in preparing the final scheme.

We hope you will be able to attend the exhibition and meet with the development team. In the meantime should you have any questions prior to the event please do not hesitate to contact us on Freephone 0800 112 3540 and our team will be happy to help.

Yours faithfully



Naomi Crassweller

Naomicrassweller@vuepointconsulting.co.uk

Appendix E – Hayling Island Headteacher Invitation

Freephone Information Line: 0800 112 3540

Name
Address 1
Address 2
Address 3
Address 4
Postcode

18 June 2012

Dear Name,

Invitation to a public exhibition for the proposed development of land north of Goldring Close, Hayling Island

We write on behalf of our client, Tolcarne Drive Developments, to invite you to view and comment on outline proposals for a mix of approximately 130 open market and affordable homes with new open space, play area, footpaths and amenity land on land north of Goldring Close and south of Beech Grove, Hayling Island. As a the Head Teacher of a local school we felt you, along with the governors and PTA, would be particularly interested in the proposals given that the new homes would bring more children to the Island and therefore increase numbers at your school. We would like the opportunity to discuss this with you in more detail and also highlight the many community benefits the proposals will bring.

The public exhibition will take place on:

Date: Thursday 28 June 2012

Time: 3.15pm – 7pm

**Location: The Regency Room, The Royal British Legion, Legion Road,
Elm Grove, Hayling Island PO11 9ES**

The exhibition gives Tolcarne Drive Developments a unique opportunity to benefit from local knowledge and offers the local community the chance to let us know what they think about the proposals prior the submission of a formal outline planning application. Your comments and feedback are important to our client in developing their plans and community contributions are much appreciated. Comment forms will be available on the day to give you the opportunity to formally record your views and have them taken into account in preparing the final scheme.

We hope you will be able to attend the exhibition and meet with the development team. In the meantime should you have any questions prior to the event or wish to arrange a private meeting following the exhibition please do not hesitate to contact us on Freephone 0800 112 3540 and our team will be happy to help.

Yours sincerely



Naomi Crassweller

Naomicrassweller@vuepointconsulting.co.uk

Appendix F – Hayling Island Councillor Invitation

Freephone Information Line: 0800 112 3540

Councillor Name
Address 1
Address 2
Address 3
Address 4
Postcode

18 June 2012

Dear Councillor Name,

Invitation to preview a public exhibition for the proposed development of land north of Goldring Close, Hayling Island

We write on behalf of our client, Tolcarne Drive Developments, to invite you to preview outline proposals for a mix of approximately 130 open market and affordable homes with new open space, play area, footpaths and amenity land on land north of Goldring Close and south of Beech Grove, Hayling Island.

The preview will take place on:

Date: Thursday 28 June 2012

Time: 1pm – 1.45pm

**Location: The Regency Room, The Royal British Legion, Legion Road,
Elm Grove, Hayling Island PO11 9ES**

The preview session for Councillors will allow you to meet with the development team privately prior to the main public session and have any questions answered.

The exhibition gives Tolcarne Drive Developments a unique opportunity to benefit from local knowledge and offers the local community the chance to let us know what they think about the proposals prior the submission of a formal outline planning application. Their comments and feedback are important to our client in developing their plans and community contributions are much appreciated. Comment forms will be available on the day to give the local community the opportunity to formally record their views and have them taken into account in preparing the final scheme.

We hope you will be able to attend either the preview or the main public exhibition (which will be running at the same venue between 3.15pm and 7pm on the same day). Should you have any questions prior to the event please do not hesitate to contact us on Freephone 0800 112 3540 and our team will be happy to help.

Yours sincerely



Naomi Crassweller

Naomicrassweller@vuepointconsulting.co.uk

Community Consultation



Land North of Goldring Close and South of Beech Grove, Hayling Island

Please join us at a public exhibition of development proposals for a residential scheme at Land North of Goldring Close and South of Beech Grove.

The exhibition will take place on:

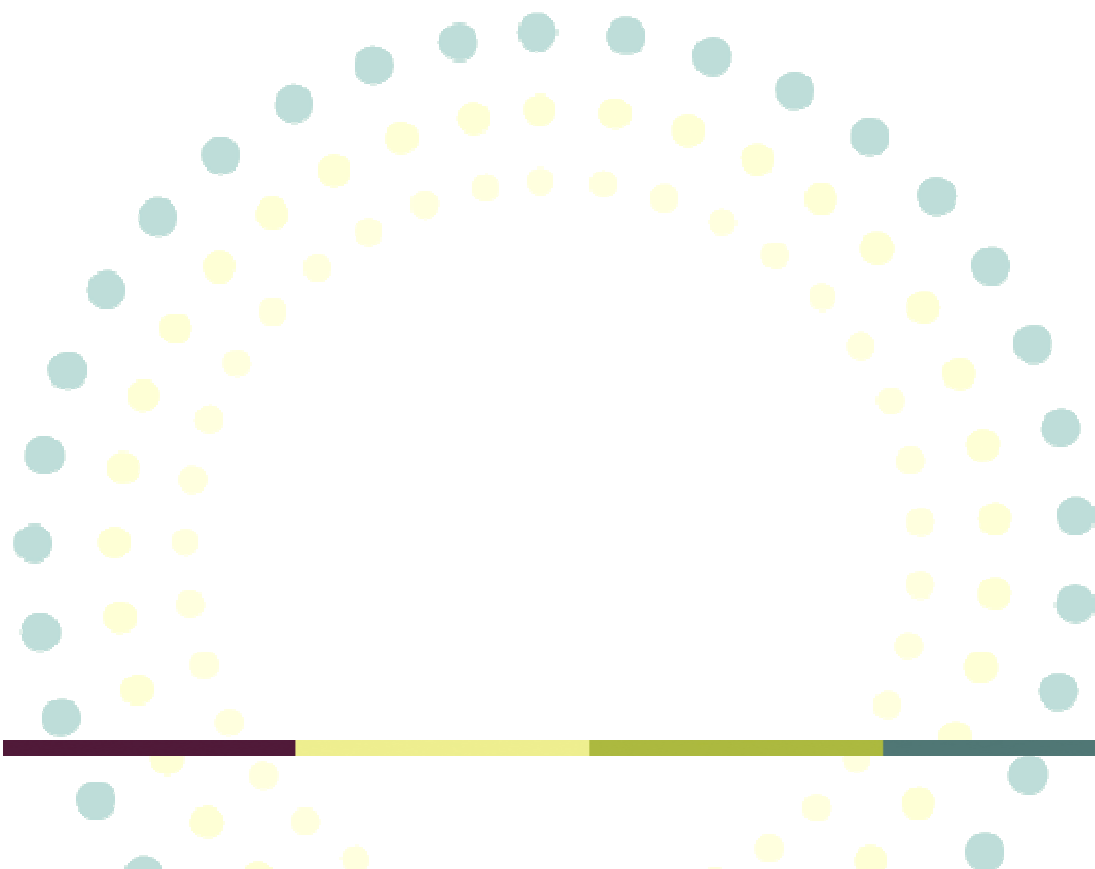
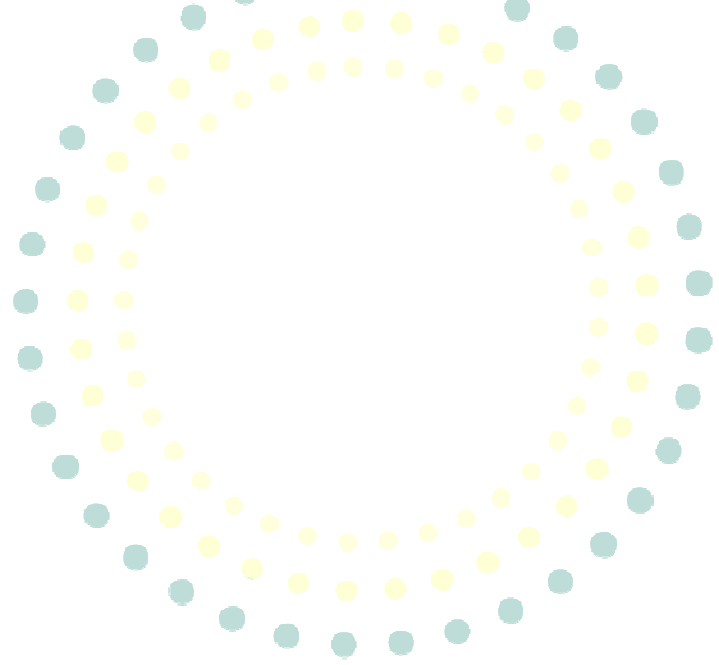
Date: Thursday 28 June 2012

Time: 3:15 pm – 7:00 pm

Location: The Regency Room, The Royal British Legion,
Legion Road, Elm Grove, Hayling Island,
PO11 9ES

The exhibition gives us a unique opportunity to benefit from local knowledge and offers you the chance to let us know what you think about our proposals. Comment forms will be available on the day so you may record your comments and feedback, which are important to us in developing our plans and your contributions are much appreciated.

If you have any questions or are unable to attend the event and would like more information please visit us at www.landnorthofgoldringclose.co.uk from the 28 June 2012 or call us on our Freephone information line: 0800 112 3540



Community Consultation



Land North of Goldring Close and South of Beech Grove, Hayling Island

Please join us at a public exhibition of development proposals for a residential scheme at Land North of Goldring Close and South of Beech Grove.

The exhibition will take place on:

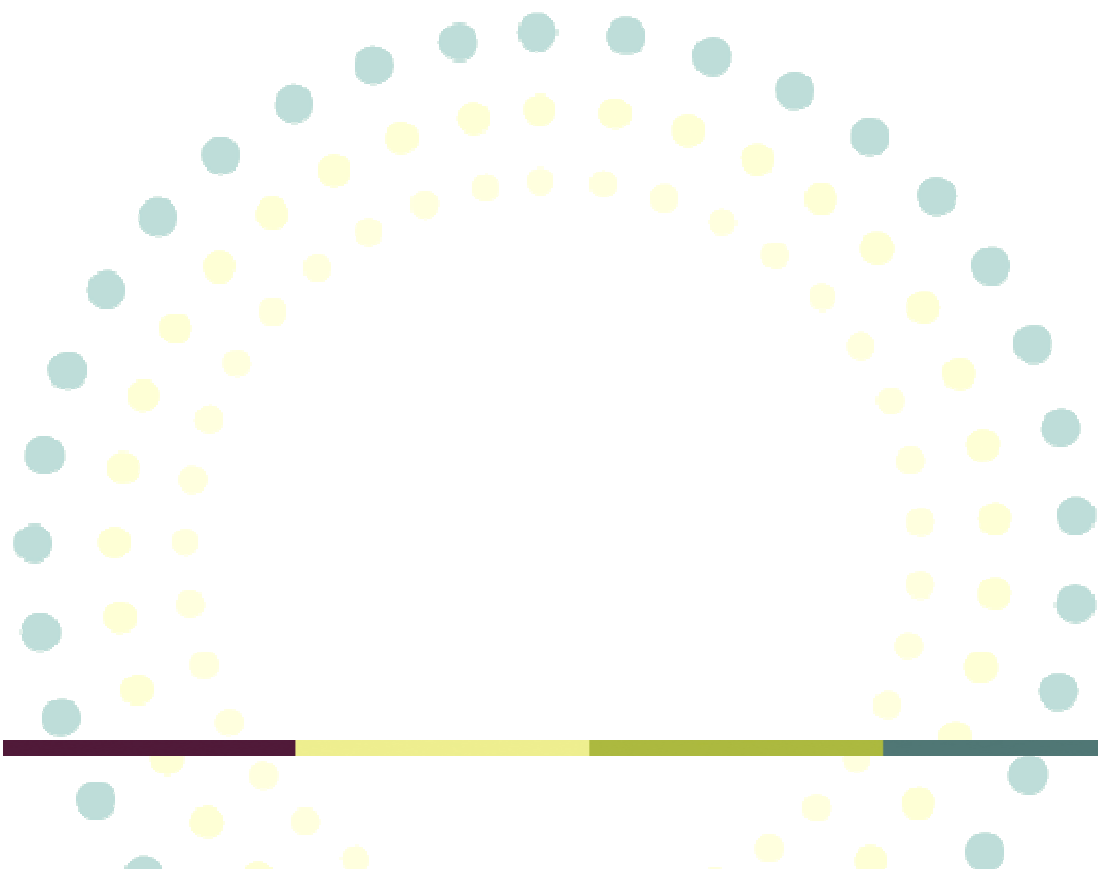
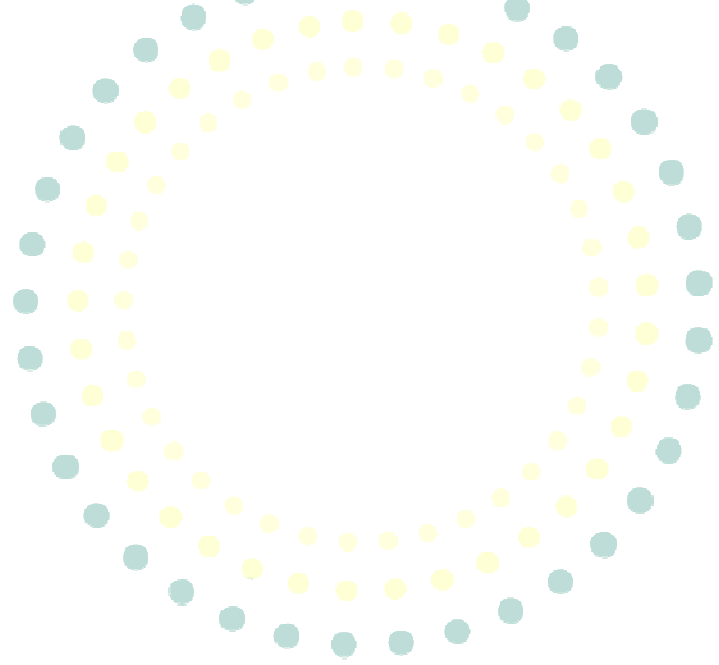
Date: Thursday 28 June 2012

Time: 3:15 pm – 7:00 pm

Location: The Regency Room, The Royal British Legion,
Legion Road, Elm Grove, Hayling Island,
PO11 9ES

The exhibition gives us a unique opportunity to benefit from local knowledge and offers you the chance to let us know what you think about our proposals. Comment forms will be available on the day so you may record your comments and feedback, which are important to us in developing our plans and your contributions are much appreciated.

If you have any questions or are unable to attend the event and would like more information please visit us at www.landnorthofgoldringclose.co.uk from the 28 June 2012 or call us on our Freephone information line: 0800 112 3540



Appendix I – Press Release



20 June 2012

Intelligent influence...

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PUBLIC EXHIBITION TO CONSULT ON OUTLINE RESIDENTIAL PROPOSALS FOR LAND NORTH OF GOLDRING CLOSE, HAYLING ISLAND

Tolcarne Drive Developments is holding a public exhibition to consult on its outline plans for approximately 130 homes on land north of Goldring Close and south of Beech Grove, Hayling Island.

The exhibition will be held in the Regency Room of the Royal British Legion, Legion Road, Elm Grove, Hayling Island on Thursday 28 June from 3:15 pm until 7:00 pm and will provide the local community with a valuable opportunity to view and discuss the outline proposals with members of the development team.

The outline proposals have come forward for the sustainable site following an identified housing need in the area, with the lower part of the site already allocated for housing. The proposals would look to provide a mix of open market and affordable homes, with provision for a new area of public open space, play area, footpaths and amenity land. Tolcarne Drive Developments is encouraging all attendees to complete a feedback form which will be carefully analysed ahead of the submission of a planning application to Havant Borough Council.

John Watson from Tolcarne Drive Developments said: "Local opinion is important to us and we would encourage anyone who has a question or is interested in the project to come along to discuss the plans with us. We have gathered an extensive amount of information on the site already and this consultation will form an integral part of our moving forward with this project."

"We believe the site is very suitable for much needed new homes on the Island and is in a sustainable location close to local shops, schools and services. It would provide a natural extension and would be sympathetic to existing homes in the area. "

Vuepoint Consulting

17 Basepoint Enterprise Centre, Andersons Road, Southampton, SO14 5FE

T: 0845 257 2060 W: www.vuepointconsulting.co.uk



20 June 2012

Intelligent influence...

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The consultation period will run until Thursday 12 July and provision has been made for local residents to give their views either at the exhibition, take away a form to complete and return by the Freepost service provided, comment online after the exhibition at www.landnorthofgoldringclose.co.uk or call Freephone 0800 112 3540 to leave verbal feedback or request a feedback form and Freepost envelope.

The project website will also feature copies of the information displayed at the consultation event should people be unable to attend the event but still want the opportunity to view and comment on the proposals.

- ENDS -

For further information or to indicate your wish to attend the exhibition please contact Naomi Crassweller at Vuepoint Consulting on 07919 154714 or by email naomicrassweller@vuepointconsulting.co.uk

Notes to editors:

Preview sessions for local Councillors, the Hayling Island Community Network and Hayling Island Residents' Association are taking place prior to the main exhibition commencing at 3.15pm.

Vuepoint Consulting

17 Basepoint Enterprise Centre, Andersons Road, Southampton, SO14 5FE

T: 0845 257 2060 W: www.vuepointconsulting.co.uk



Appendix K – Councillor Invitees

Councillor David Collins
Councillor Sheila Pearce
Councillor John Smith
Councillor Wendy Brown
Councillor Michael Cheshire
Councillor Brendan Gibb-Gray
Councillor Terence Hart
Councillor Cyril Hilton
Councillor David Keast
Councillor Victor Pierce-Jones
Councillor Virginia Steel
Councillor Yvonne Weeks
Councillor Edward Gale
Councillor Raymond Bolton
Councillor David Guest
Councillor Mrs Susan Stocker
Mr David Willetts MP

Appendix L – Comment Form



Land north of Goldring Close & south of Beech Grove, Hayling Island

Thursday 28 June 2012

Thank you for attending this afternoon. The proposals put forward today will, we hope, provide much needed homes on Hayling Island along with an associated economic uplift for Mengham whilst complementing the character and appearance of existing and surrounding development. Havant Borough Council has identified that the Island should accommodate up to 597 new homes over the next 15 years, not the rumoured 1000 homes, and this sustainable 131 home proposal would go some way to meeting this. We would be grateful for your comments on our proposals.

1. Do you agree that more homes are needed on Hayling Island?
- ☐ Yes
 - ☐ Yes, with reservations
 - ☐ No
 - ☐ Don't know

If you have reservations, what are they?

If you don't think there are more homes needed why not?

2. Do you support the outline proposals on display here today?
- ☐ Yes
 - ☐ Yes, with reservations
 - ☐ No
 - ☐ Don't know

If you have reservations, what are they?

3. Are there any changes that could be made to the proposals to make them more acceptable?

4. Do you have any additional comments that you wish to include about the outline proposals?

Name: _____

Address: _____

Postcode: _____ Telephone: _____

Email: _____

If you have any further questions please do not hesitate to contact us on 0800 112 3540. Please return your comment forms by placing them in the boxes provided or by sending them to Freepost, Consultation Feedback by 12 July 2012.

Your comments will be analysed by Vuepoint Consulting on behalf of Tolcarne Drive Developments. Copies might be made available in due course to statutory authorities so that your comments can be noted. We will request that your personal details are not placed on public record. Your personal details will be held by Vuepoint Consulting and Tolcarne Drive Developments in accordance with the Data Protection Act 2000 and will be used solely in connection with the consultation process and subsequent planning application and, except as noted above, will not be passed to any third parties.

Appendix M – Exhibition Materials

COMMUNITY ENGAGEMENT

INTRODUCTION

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

WELCOME

Welcome to our public exhibition for the proposed development of land north of Goldring Close and South of Beech Grove, Hayling Island. We are in the process of developing outline proposals for a mix of 131 open market and affordable homes, with provision for a new area of public open space, play area, footpaths and amenity land. We are keen to share our plans and hear your views.

Please take your time to review the information here today and complete one of the comment forms available. All feedback is important to us and will be carefully considered in the coming weeks ahead of our eventual planning application.

WHO ARE WE?

The development team has been brought together by the landowners Tolcarne Drive Developments Ltd, who are keen that the site is developed in an appropriate and sensitive way, respectful of the unique standing the Island holds in the area.

The team includes specialists in planning, transport/highways, drainage, ecology and community engagement and they are on hand here today to answer any questions you may have regarding the evolving outline proposals.



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DEVELOPMENT TEAM

Architecture, Urban Design & Town Planning:
Pro Vision Planning & Design

Highways:
Stuart Michael Associates

Arboriculture:
Eco Urban Ltd

Geotechnics:
Soils Ltd

Archaeology:
CGMS Consulting

Ecology:
FV Ecology

Public Relations:
Vuepoint Consulting

Drainage:
Capita Symonds










COMMUNITY ENGAGEMENT

SITE LOCATION

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

WELL LOCATED & CONNECTED SITE

The site is located close to the heart of Mengham on Hayling Island.

There is existing residential development to the North and South, open countryside to the East and Mengham Junior School to the West.

The site is located close to local facilities and services including a reasonably large recreation ground to the North-West.

The site is close to Chichester Harbour to the East and to the designated Chichester Harbour Area of Outstanding Natural Beauty (AONB).

The site is currently only used for grazing of animals.

GENERAL SITE LOCATION



AERIAL PHOTOGRAPH



SITE PHOTOGRAPHS



VIEW TOWARDS THE SITE FROM BEECH GROVE



VIEW LOOKING SOUTH TOWARDS MENGHAM COURT



VIEW OF THE SOUTHERN PARCEL OF LAND



VIEW OF THE NORTHERN PARCEL OF LAND

SITE LOCATION & CONTEXT

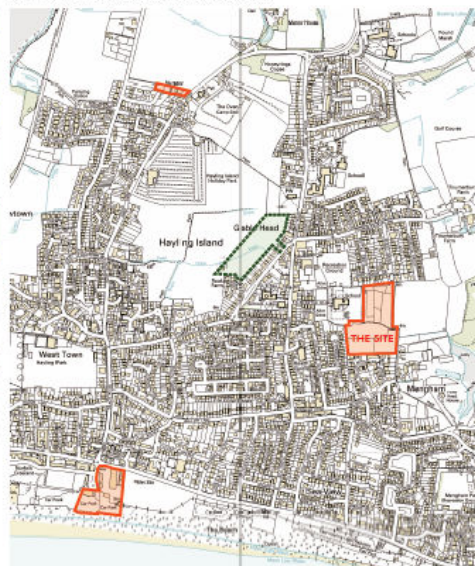
LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

EXTRACT FROM THE ADOPTED LOCAL PLAN MAP

In light of both our findings and the fact that part of the site is already allocated for housing development in the adopted Local Plan, we have looked at a potential development on the site for mainly residential use.



SITE ALLOCATIONS DPD - OPTION A



LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

The proposal should not affect the quality or condition of the landscape and the visual impact of the proposal is likely to be negligible from a limited number of very nearby viewpoints.



LANDSCAPE & VISUAL IMPACT



CONSTRAINTS, OPPORTUNITIES & CONTEXT

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

FOCUSED ON LOCAL CONTEXT & CHARACTER

The site (like much of Hayling Island) is flat and contains a number of mature trees. Most of the larger trees are found along the site boundaries.

The site is surrounded by a good network of pedestrian footpaths. A public footpath crosses the centre of the site and there is also a public footpath adjacent to the Eastern boundary of the site (but on the other side of the hedgerow), which runs in a North-South direction.

The site is well screened and is contained by residential uses to the South, South-West and North. A school site adjoins the Northern parcel of land to the West and open countryside to the East.

There is a strong defensible boundary to the East in the form of the hedgerow and trees between the site and the open countryside.

The surrounding area is well supported by a good road network, but main routes to and from the island are heavily used at certain times.

The local area is characterised by a variety of one and two storey dwellings varying in size.

Some adjacent buildings come close to the site and hence there is a need to ensure there is no adverse effect on the existing privacy or residential amenities.

The ecology of the area has been carefully surveyed. The open areas to the East are of most importance and will not be affected by the proposals.

The site is not in a floodplain and there are no known drainage problems. However, specialist engineers are developing a detailed drainage strategy.



TAKING ACCOUNT OF LOCAL VERNACULAR

The site is near to the Chichester Harbour Area of Outstanding Natural Beauty. A design guidelines document has been produced for this area by Havant Borough Council. It would therefore seem appropriate to draw on this guidance when considering new development on this site.

The area is typically defined by both rural and marine style vernacular architecture, with some contemporary styled buildings that look to draw on influence from the vernacular and create variation without diluting or distracting from the local distinctiveness.

The development will look to draw on these design styles to create a scheme that fits into the surroundings and looks to work with the local vernacular, making distinctive but context driven housing.

SMALLER HOUSES



LARGER HOUSES



ARCHITECTURAL DETAILING



MATERIALS



URBAN DESIGN CONCEPTS

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

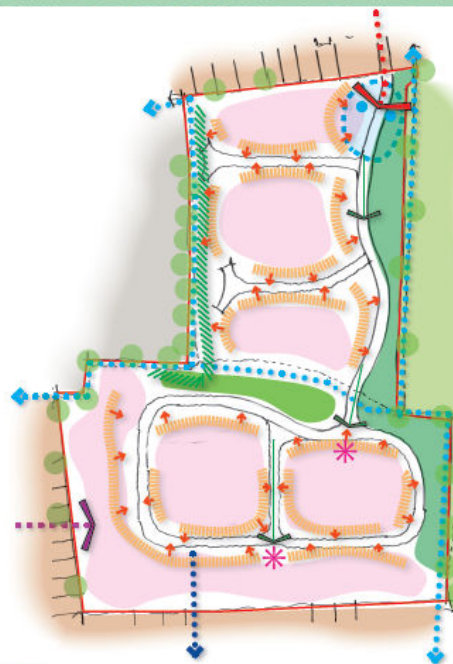
CONSIDERED & CONSIDERATE URBAN DESIGN

The principal design concept is to design with nature in a sustainable form.

The masterplan has developed from this urban design objective and seeks to ensure that the development is designed to a high quality through the creation of generous plots, open areas of green space and strong features that would give the scheme a strong identity, while reducing the impact it would have on the local environment and residential surroundings.

The urban design strategy looks to employ a number of key features including:

- An Obvious Gateway - A strong gateway feature, gives the site an identity and a sense of place.
- A Green Lung - This looks to break up the development, giving relief from the built form.
- Active Frontages - These look to create variety and identity along the streets.
- Landscape Buffer - This looks to provide a buffer to the open countryside, separating the development from this sensitive edge.
- Green Corridor - A key buffer to give privacy and separation from Mengham Junior School to the West.
- Key Views - These draw the eye along the roads and assist with mental mapping and orientation as one moves through the site.
- Focal Points - Key points that draw your attention, help create local characters and features.



NOTATION:

- Site Boundary
- Primary Access
- Secondary Access (non vehicular)
- Footpaths
- Possible Footpath Link
- Existing Trees
- Existing Residential
- Junior School
- Open Countryside
- Landscape Buffer / Green Lung
- Green Lung
- Development
- Active Frontage
- Gateway Area
- Green Corridor Aspect to School
- Key View / Axis
- Focal Point

MASTERPLAN

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

HIGH QUALITY DEVELOPMENT DESIGNED WITH CONTEXT IN MIND

A thorough analysis of the site and the development constraints and opportunities was undertaken before draft proposals for the site were prepared. The majority of the dwellings in the area next to the site comprise detached dwellings which vary in height from 1 to 2 storey. The general density of the residential areas adjoining the site range from 18 to 27 dwellings per hectare (dph).

The design concepts behind the proposed site layout plan, follow from the character of the area and the development constraints, which include:

1. Public rights of way that cross the site;
2. Proximity to the surrounding residential areas, the primary school and adjacent areas of countryside;
3. Mature hedgerows which surround the site should be retained as part of any redevelopment scheme;
4. Mature trees;
5. The need for connectivity and linkage;
6. The need to avoid a car dominated scheme; and most importantly
7. The requirement for a high quality sustainable development with generous amenity space.

The proposed site layout plan shows how the site could be developed for a total of 131 dwellings, taking account of the constraints referred to above and other planning requirements such as the Council's highways and parking standards.

The design concepts behind the proposed site layout plan are:

- To achieve an accessible and sustainable development by making use of predominant North-South orientation to maximise the potential for the use of passive heating and renewable energy technologies such as solar hot water panels and photovoltaic cells;
- To provide a layout which has a clear sense of place with focal points, key features and dwellings that face onto main "streets" through the development;
- To ensure that the layout incorporates and adds to the existing footpaths that cross the site to create a permeable layout with safe pedestrian routes that follow obvious desire lines. There should also be natural surveillance of these routes from the proposed dwellings;
- To provide a linear area of open space / landscape buffer along the eastern boundary of the site to form an attractive amenity space that also benefits from natural surveillance and provides a buffer with the adjacent countryside; and
- To provide a range of dwellings sizes and a mixture of open market and affordable dwellings to ensure that a range of needs are met and a mixed tenure community is created.

30% of the proposed dwellings would be affordable units including shared ownership housing, which will help younger people get into the housing market. The location and mix of these units are still to be determined.

The majority of the proposed dwellings would all be 2 storey. There will be a mix of houses and a small number of apartments. Apartments would be in the form of apartments over garages or over the archways to the proposed parking courts and one small detached apartment block.

The density of the proposed scheme would be approximately 30 dph. It is considered that this density and layout strikes the appropriate balance between a development that makes efficient use of land in a highly sustainable location and a development that would be in character with its surroundings.



ILLUSTRATIONS

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

VIEW OF THE PROPOSAL FROM THE SOUTH - EAST



VIEW OF THE PROPOSAL FROM THE NORTH - EAST



INDICATIVE ILLUSTRATION OF THE ENTRANCE GATEWAY



INDICATIVE ILLUSTRATION FROM GREEN LUNG LOOKING SOUTH



These illustrations are indicative only. The planning application will be an outline application and will not include design. This will be dealt with under a separate reserved matters application should outline consent be granted.

SITE SUSTAINABILITY

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

SUSTAINABLE LOCATION

The site is in a highly sustainable location for new residential development, being located within walking or cycling distance of a range of key facilities and services including local primary and secondary schools, doctors' surgery / health centre as well as the District Centre, which contains a range of shops and other facilities.

There are also wide ranges of employment opportunities in the local area.

Connections for pedestrians and cyclists will be improved by the creation of new links.

Vehicle trips would be needed only for the purpose of accessing higher level services such as Havant College and mainland facilities. Public transport services are available and are likely to be improved.

Sustainable qualities of the development will also include:

- improved connections to amenity areas for existing and new residents;
- energy efficient housing (Code for Sustainable Homes - Level 4 or greater);
- enhanced wildlife corridors and general biodiversity; and
- additional residents to help support and sustain local businesses, schools and local facilities

PROXIMITY OF SITE TO LOCAL SERVICES & FACILITIES



LOCAL CENTRES

Gable Head facilities include: supermarket, electric goods retail x 2, hot food takeaways x 3, hairdressers x 2, dry cleaners, taxi firm, social club, car sales x 2, pub, estate agents, window retail, furniture retail / distributor, newsagent, clothes retail, jewellers, bicycle retail, chiropody, surgery, carpet retail.

Mengham facilities include: supermarket, social club / snooker hall, banks x 2 (inc. cash machines), hot food takeaways x 3, estate agents x 2, newsagents x 2, opticians, pharmacy x 2, off licence, butcher/vet, building society, dry cleaners, pub, turf accountants, shoe retail, green grocers, florists, clothes retail x 2, bookshop.

Comfortable walking distance (Approx 800m / 10 Minutes) via most direct route from centre of site.

OTHER COMMUNITY FACILITIES & SERVICES

- Supermarket
- Primary School
- Secondary School
- Public House
- Library
- Post Office
- Public open space
- Children's Playground
- Allotments
- Health Centre
- Place of Worship
- Fire Station
- Royal British Legion
- Bus Stop

CONNECTIVITY

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

ACCESSIBLE & WELL CONNECTED

It is proposed that vehicular access to the site would be provided from Beech Grove. Beech Grove would continue into the site and a new junction would be formed with Hawthorn Grove.

No. 1 Hawthorn Grove (which is owned by Tolcarne Drive Developments Ltd) would be demolished to enable construction of the new access road.

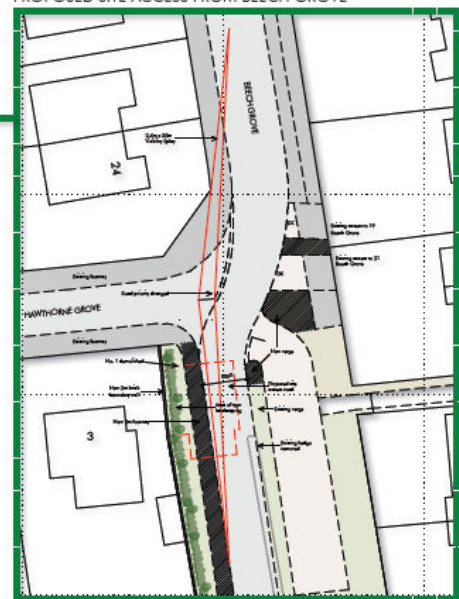
The access would result in the loss of one of the two oak trees that are located in the vicinity of the access. To compensate for the loss of this tree, significant new tree planting, including some semi-mature specimens, would be provided.

Pedestrian and cycle access to the site would also be to St Margaret's Road. This would be facilitated by the demolition of No. 23 St Margaret's Road. The pedestrian and cycle access would comprise a 3m wide combined footpath/cyclepaths that could also be used by emergency vehicles in the event of the main vehicular access being blocked.

SITE CONNECTIVITY PLAN



PROPOSED SITE ACCESS FROM BEECH GROVE



HIGHWAYS

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

LIMITED HIGHWAY IMPACT

Access to the development will be via Beech Grove. This is a 7m wide residential road with footway provision on both sides of the road.

The majority of properties along Beech Grove have access to private drives for parking.

A scoping meeting with Hampshire County Council (HCC) requested that the following junctions should be tested:

- Beech Grove / Tournebary Lane junction
- Tournebary Lane / Church Road junction
- Church Road / Havant Road roundabout

Traffic surveys have been undertaken at all three junctions and modelling has taken place to assess current traffic flows. These junctions have been modelled incorporating the additional estimated traffic flows generated from the development. Initial results confirm that all three junctions will continue to operate well within capacity.

Beech Grove currently has a two-way flow of circa 18 vehicles in the peak hour. The estimated number of vehicle movements in the peak hour from the proposed development will increase by 65 (AM peak) and 80 (PM Peak) two-way movements.

The site is within walking distance of bus services (30/31) which serve Havant every 15 minutes Monday to Saturdays. Hourly on Sundays. It is also within walking distance of the local schools and main high street.

A Residential Travel Plan for the site is being prepared by Stuart Michael Associates. This is a requirement by HCC for all developments above 80 units.

The primary purpose of the Travel Plan will be to promote the reduction of private car trips to and from the site.



1. HAVANT ROAD - CHURCH ROAD



2. CHURCH ROAD - TOURNEBARY LANE



3. TOURNEBARY LANE - BEECH GROVE



4. BEECH GROVE



5. PROPOSED SITE ENTRANCE

Images © 2012 Google

CONCLUSION

LAND NORTH OF GOLDRING CLOSE & SOUTH OF BEECH GROVE

YOUR VIEWS COUNT

Thank you for taking the time to view our outline proposals here today. We are keen to hear your views so please take the time to complete one of the comment forms available and place in the comment box when you leave. Alternatively if you wish to complete your comment form at home please take a Freepost envelope and return your completed form to us by Thursday 12th July 2012.

The proposals displayed here today are also available to view online at : www.landnorthofgoldringclose.co.uk
A feedback form is also available for those who wish to leave their comments online.

Key benefits of the proposals include:

- A development that would help to meet an identified housing need on a site where the southern half is currently allocated for housing
- Provision of much needed affordable housing
- An attractive form of development that will complement the character and appearance of existing and surrounding development
- A sustainably located scheme which will include enhanced footway and cycleway connections to the local area especially to nearby services, facilities, schools and shops
- Well conceived proposals that are sustainable and take account of all identified environmental constraints
- A positive knock-on effect to the local economy and community through greater footfall at local businesses and a boost to falling Island school numbers

BENEFIT 1: MEETING AN IDENTIFIED HOUSING NEED



BENEFIT 2: PROVIDING MUCH NEEDED AFFORDABLE HOUSING



BENEFIT 3: COMPLEMENTS LOCAL CHARACTER



BENEFIT 4: SUSTAINABLY LOCATED ENHANCING CONNECTIONS TO THE LOCAL AREA



BENEFIT 5: SUSTAINABLE, WELL CONCEIVED PROPOSALS TAKING ACCOUNT OF ENVIRONMENTAL CONSTRAINTS



BENEFIT 6: POSITIVE KNOCK- ON FOR THE LOCAL ECONOMY AND COMMUNITY



WHAT HAPPENS NEXT?

We will carefully consider all feedback received before progressing with our outline planning application in the coming weeks. When an application is submitted Havant Borough Council will be writing to immediate neighbours informing them of the application submission and a formal period of consultation on the application will then be undertaken.

Our website will be updated with links to the submitted application and key events during the planning application period.

To view it please go to:
www.landnorthofgoldringclose.co.uk

CONTACT

We are operating a Freephone information line service during office hours to respond to community enquiries and encourage you to contact us on 0800 112 3540 should you have any further questions and our team will be happy to help.