

Gladman Developments Ltd

Land off St Mary's Drive, Hayling Island

Havant Borough Council

Statement of Community Involvement (SCI)

December 2016

Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.

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1.0 INTRODUCTION

1.1 Background

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, (herein referred to as "Gladman"), to inform an outline planning application for residential development and open space for up to 210 homes and 0.6ha for apartments with care (C2) at Land off St Mary's Drive, Hayling Island.

1.2 Policy Background

- 1.2.1 This chapter will consider relevant National and Local guidance with regards to community consultation.

- 1.2.2 It sets out the Council's approach to stakeholder engagement for planning applications within the District. The Statement of Community Involvement is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in Havant.

The Localism Act (November 2011)

- 1.2.3 In November 2011, the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.
- 1.2.4 Of particular relevance is paragraph 122 of the Localism Act which came into force on the 17th December 2013 and introduces a new requirement for developers to consult local communities on a wider range of developments before submitting planning applications.
- 1.2.5 Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a Development Order.
- 1.2.6 Whilst the 'Development Order' has not been issued yet, it may occur during the determination of the Application. The exact guidance as to which schemes this will apply is therefore, presently unavailable. It is however, anticipated this will apply to major schemes and therefore Gladman consider it is good practice to adhere to this approach.

1.2.7 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account when submitting the application.

1.2.8 At present there is no legislative requirement, notwithstanding this, Gladman maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

National Planning Policy Framework (NPPF)

1.2.9 In March 2012, the Government adopted the National Planning Policy Framework (NPPF). This document aims to simplify the planning system in the UK.

1.2.10 As Greg Clark MP wrote in the Forward to the NPPF:

"People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities... This National Planning Policy Framework changes that... we are allowing people and communities back into planning".

1.2.11 There is therefore a clear rationale from the Coalition Government to increase the amount of public consultation undertaken in the planning process.

1.2.12 The section on "pre-application engagement and frontloading" within the NPPF states how early engagement can "improve the efficiency and effectiveness of the planning application system for all parties" thus leading to "better coordination between public and private resources and improved outcomes for the community."

1.2.13 Paragraph 189 further states that whilst a Local Planning Authority (LPA) "cannot require that a developer engages with them before submitting a planning application", they should nevertheless "encourage take-up of any pre-application services they do offer". Furthermore and where deemed to be beneficial, the LPA should "encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications". This is to ensure that any potential issues are resolved as early in the planning process as possible.

Havant Borough Council's Statement of Community Involvement

1.2.14 Havant's Statement of Community Involvement (SCI) was formally adopted in December 2013 and sets out the Council's approach to stakeholder engagement for planning applications within the District. The Council are due to start a consultation on a revised draft SCI very shortly and this will be subject to full public consultation for a 6 week period.

1.2.15 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve

a widespread level of support for the policies that will shape development and the future use of land in Havant.

- 1.2.16 The SCI encourages pre-application discussions with Planning Officers when determining planning applications. Paragraph 5.2 of the SCI states:

"We welcome pre-application discussions with prospective developers, applicants and their agents."

- 1.2.17 Furthermore, paragraph 5.15 sets out that:

"Applicants are strongly encouraged to carry out pre-application consultation with interested parties, including direct involvement with the local community."

1.3 Gladman's Approach

- 1.3.1 Having considered Havant Borough Council's SCI, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.
- 1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.
- 1.3.3 As stipulated previously, Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both National and Local policy guidance.

2.0 ENGAGEMENT WITH HAVANT BOROUGH COUNCIL AND STAKEHOLDERS

2.1 Engagement with Havant Borough Council (HC)

2.1.1 Gladman sought to engage with Officers during the pre-application stage through initially holding a positive meeting with David Hayward and Sarah Hains from the Councils Planning Policy Team on the 7th September 2016. Following the positive feedback from this meeting Gladman submitted a formal pre-application enquiry to the Council's Planning Department on the 14th September 2016. A request for a pre-application meeting was conveyed to officers at Havant Borough Council and is included at **Appendix A**. Gladman arranged to attend a pre-application meeting with the Case Officer, David Eaves, at Havant Borough Council on Wednesday 12th October 2016 to discuss the proposed residential scheme. Confirmation of this meeting is included at **Appendix B**.

2.1.2 On the 7th November 2016, following the pre-application meeting, Havant Borough Council provided some consultation responses to the pre-application enquiry and on the 16th December 2016 a written response was received. The consultation and full responses are included at **Appendix C**.

2.1.3 The Applicant has also engaged with other statutory consultees to discuss issues raised during the consultation process (see below).

2.2 Engagement with other Local Stakeholders

2.2.1 Gladman - both directly and through consultants - have sought to proactively engage with other stakeholders during the pre-application stage including:

- Hayling Island Residents Association;
- Hampshire County Council Highways Authority;
- Environment Agency;
- Education Authority; and
- Utility Providers.

2.3 Engagement with the Local Community

2.3.1 In order to seek to reach the widest number of residents and businesses in the area, Gladman undertook a two-fold public engagement exercise. In the first instance, a Press Advert and public consultation leaflet drop, and secondly, a dedicated website. Further details of each are provided below.

2.4 Press Advert

- 2.4.1 A Press Advert was published in the Hayling Islander newspaper on Friday 2nd December 2016, advertising the public consultation of the proposed development and how local residents could submit their views and opinions on our proposed development. A copy of the Press Advert is included at **Appendix D**.

2.5 Public Consultation Leaflet

- 2.5.1 Public consultation leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on Friday 2nd December 2016 to over 700 households & businesses within the proximity of the site.
- 2.5.2 Gladman sent electronic copies of the public consultation leaflet to the pre-application Case Officer (Mr David Eaves) and the Hayling Island Residents Association on Wednesday 30th November 2016 in advance of the local community.
- 2.5.3 The leaflet was also displayed on our dedicated website. A copy of the public consultation leaflet is included at **Appendix E**.

2.6 Your-views Website

- 2.6.1 Gladman have a dedicated website for each of its projects containing details of the scheme. The website includes example copies of the leaflet and consultation boards; it also allows visitors to the website to provide feedback via email or by post to Gladman.
- 2.6.2 The address for the Hayling Island website, which is updated on a regular basis, is <http://www.your-views.co.uk/haylingisland> and was operational on Thursday 1st December 2016 to coincide with the distribution of the leaflet.
- 2.6.3 A series of Consultation / Information boards were displayed on the website providing background information of the scheme and identifying the factors which impacted on the draft proposals. Comment forms for members of the public were also available on the website. Copies of the boards displayed on the website are included at **Appendix F**.
- 2.6.4 As of the 22nd December 2016, 23 people had responded to the website by post and via email. Comments received were mixed with some level of support and constructive comments whilst other residents opposed the scheme. All feedback can be found at **Appendix G** and a summary of the comments is discussed in the next Chapter.

3.0 CONSULTATION REVIEW

3.1 Consultation Outcomes

- 3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

3.2 Summary of Comments and Responses

- 3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Summary of Comments	Responses
GENERAL - No need for housing/affordable housing - There should be a consultation regarding the infrastructure of the island before any housing is built - The proposal should be for a reduced number of units 2000 people signed a petition to say no more development on Hayling Island - Reference to the Havant Borough Local Plan 2036 and all future developments in the Borough - Many Hayling Island residents are retired - Impact on property values - The proposal should be of a high quality design - Impact on the tourist economy - Loss of agricultural land - The play area should be centralised	- There is an identified need for housing and affordable housing in Havant Borough and sustainable locations such as Hayling Island will have to accommodate the additional growth. - It is for the Council to hold a consultation on infrastructure on the Island. The documents supporting this application demonstrate that the infrastructure on the island can accommodate the proposed development and identify any mitigation measures required. - The application will be determined against the relevant planning policy in place at the time of the application being submitted. - Impact on property values is not a material planning consideration. - The application is supported by a Design and Access Statement which demonstrates that the site will deliver a high quality sustainable residential development. - There is no evidence to support the claims that the proposed housing will have an impact on the tourist economy. - Detailed design and layout are reserved matters therefore the siting of the proposed play space is only indicative at this stage.
HIGHWAYS - Rook Farm Way is a private access and the Rook Farm Management Company Ltd will resist the use of Rook Farm Way for pedestrian or emergency access - A new bridge and second road on to the island is required - Traffic generation, congestion and highway safety - Location of access - It is misleading to say that traffic levels will be offset by encouraging people to travel sustainability - No need for more cycle tracks - The bus service does not running in to the evening	- The scheme has been amended to remove the pedestrian link over Rook Farm Way. - The application is supported by a Transport Assessment which has undertaken an assessment of road and junction capacity, the capacity of the bridge, highway safety and the impact of the proposed scheme on the existing highways network. - The application is supported by a Travel Plan which sets out the strategy for providing residents with a real choice to use sustainable transport modes.

FACILITIES/SERVICES • Re-build pubs and shops that have closed down • School, doctors and emergency services require more capacity • Lack of Employment Opportunities	• The site is located in close proximity to a wide range of services, facilities and employment opportunities. • The proposal includes a contribution towards the schools and the GP surgery. Gladman are willing discuss any implications on emergency services with the Council if the Council raise concerns.
ECOLOGY • Impact on wildlife	• The site is supported by an ecological appraisal and ecological survey reports that highlighted the impact of the proposed scheme on protected species.
NOISE AND AIR POLLUTION • Increased noise and air pollution • Impact on health during construction	• The application is supported by noise and air impacts assessment which highlight any mitigation measures that are required as a result of the development coming forward.
DRAINAGE AND UTILITIES • No reference is made to foul drainage or utility provision • No capacity in the existing foul system • More housing will flood the island	• The application is supported by a Foul Drainage Analysis report and utilities statement. • Southern Water have identified that there is capacity within the existing system to accommodate the additional flows from the proposed development. • The application site is not located in an area at risk of flooding and the proposal is accompanied by a surface water drainage strategy which demonstrates how the site can be drained without causing flood risk elsewhere.

4.0 POTENTIAL FOR COMMUNITY BENEFITS

- 4.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.2 Potential suggestions must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure developers cannot 'buy' consents).
- 4.3 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

5.0 SUMMARY

- 5.1 Gladman have consulted the local community of Hayling Island prior to the application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of Local and National planning policies and legislation.
- 5.2 Gladman have taken true accountability of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the evolution of the scheme put forward within this application.
- 5.3 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, affordable housing and local services that have already been considered.
- 5.4 In summary, as part of the public consultation exercise, Gladman have taken into consideration the views of the local people and have made constructive amendments to the Development Framework.

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Appendix A
Pre-application Enquiry
Request

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Development Control
Havant Borough Council
Public Service Plaza
Havant
Hants
PO9 2AX

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800
F: 01260 288801

www.gladman.co.uk

14th September 2016

PRIVATE AND CONFIDENTIAL

Dear Sir/Madam,

Pre-Application Request: Outline planning permission for a residential development of up to 230 residential dwellings, Rook Farm, Hayling Island

Gladman Developments Limited are in the process of preparing an outline planning application for residential development on land off St Mary's Road, Hayling Island. The purpose of this letter is to request a pre-application meeting to discuss our proposals for the site.

As requested through the Council's Pre-Application Advice Guidance Notes, the following documents are provided with this letter:

- Location Plan;
- Draft Illustrative Framework Plan; and
- A cheque for £2,033.70 (10% of the full outline application fee based on 11.90 ha)

We would be keen to arrange a meeting with a case officer and other technical specialists within the Council (and representatives from Hampshire County Council and the Environment Agency if possible) to discuss our proposals for the site and invite feedback which will shape the proposals going forward. In this respect we would be particularly grateful if the relevant Council departments in respect of affordable housing, ecology, heritage, flood risk and planning policy could be consulted in providing your advice. Following the meeting, we would request a formal written response.

The Site

The site comprises 11.9ha of undeveloped land that is currently in agricultural use, and lies directly adjacent to existing residential development situated along St Mary's Road. The site is situated in close proximity to a good range of local amenities and facilities located along and in the vicinity of Elm Grove, and benefits from good access to a frequent bus service to Havant.

Planning Policy

The site has been identified as a proposed allocation through the Council's current Local Plan Housing Statement (LPHS) consultation, and is recognised as having the potential to come forward in the short term to meet Havant's full objectively assessed housing needs. The LPHS acknowledges that further residential development could be provided on the site as a departure from adopted Core Strategy and Allocation Plan policies CS17 and AL2, in advance of the adoption of the authority's new Local Plan. Initial discussions with the Council's Planning Policy team has established that the principle of providing further residential development in this location would therefore be supported in planning policy terms.

Access and Highways

Initial feasibility work has identified that a suitable vehicular access to the site with accompanying visibility splays could be achieved off St Mary's Road, with the potential to provide a separate pedestrian access through Rook Farm Way. Initial work has also been undertaken to understand the effect of the proposals on the operation of the local highway network, including Langstone Bridge. Pre-application advice will be sought from Hampshire County Council in this respect.

Ecology and Heritage

The illustrative development proposals for the site have been carefully prepared to respond to the site's context and surroundings. A draft illustrative framework plan has been developed with the guidance of a heritage consultant, to ensure that the proposals will have a limited impact on nearby heritage assets, including St Mary's Church. The impact of the proposals on Rook Farmhouse and Farm Cottage is considered to be negligible.

The site is currently identified as having uncertain potential for Brent Geese and waders, and is covered by Allocation Plan Policy DM23. In this respect previous survey work has identified that the site offers limited potential to provide favourable feeding and resting habitat. Further work will be undertaken to establish the site's usage by Brent Geese and waders in preparing the application proposals, and further discussions with the Council's ecologist would be welcomed in this respect.

Flooding

As part of the authority's current Local Plan Housing Statement consultation, the Council has identified that a programme of flood defence works could be implemented to address the risk of flooding associated with the access road on to Hayling Island. Further details of the nature and programme for these works is requested, alongside any potential requirements for developer contributions.

I would be grateful if you could acknowledge receipt of this letter, advising who the relevant case officer will be and indicate potential dates for a meeting. I would also be grateful if you could confirm the likely timescales for receiving a written pre-application response.

If you have any queries, or wish to discuss the contents of this letter further, please do not hesitate to contact me. I look forward to hearing from you shortly.

Yours sincerely,



Peter Dutton
Planner

01260 288818

p.dutton@gladman.co.uk

Appendix B
Pre-application Enquiry
Meeting Confirmation

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Robert Wilding

From: Peter Dutton
Sent: 28 November 2016 16:33
To: Robert Wilding
Subject: FW: Meeting re Rook Farm development sites and the Local Plan

FYI

Gladman Developments
DD: 01260 288818
Ext.: 218

From: David Hayward [mailto: [REDACTED]]
Sent: 05 September 2016 14:03
To: Peter Dutton [REDACTED]
Cc: Sarah Hains [REDACTED]; Peter Marshall [REDACTED]
Subject: RE: Meeting re Rook Farm development sites and the Local Plan

Hi Peter

Thank you for the chaser. Yes we'd be delighted to meet you this coming Wednesday (7th Sept).

As well as myself, Sarah Hains from the Planning Policy Team and Peter Marshall, our Development Engineer, will also attend.

We'd be happy to discuss the site and progressing it through the Local Plan. As well as the site specific issues you mentioned, discussing highways capacity and potential mitigation measures would be sensible as well I think. If you are able to bring along maps showing your client's landholdings around the Rook Farm sites that would be very useful (or at least if you know what they are so that we can discuss).

When you arrive at the Public Service Plaza, please could you go to reception and ask for Sarah Hains.

I look forward to meeting you on Wednesday.

All the best

David

David Hayward
Planning Policy Team Leader

Havant Borough Council, Civic Centre Road, Havant, PO9 2AX
Tel: 023 9244 6174
Email: david.hayward@havant.gov.uk

www.havant.gov.uk
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www.twitter.com/havantborough

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From: Peter Dutton [[mailto:](#)]
Sent: 05 September 2016 13:43
To: David Hayward
Cc: Neil Lewis
Subject: Meeting re Rook Farm development sites and the Local Plan

Hi David,

Further to the email below, I wondered whether you'd had an opportunity to consider whether you would be available to attend a meeting with us this Wednesday, at 12pm?

Please let me know if not, and we will look to arrange a more suitable time.

Kind regards
Peter

Sent from my iPhone

Begin forwarded message:

From: Peter Dutton
Date: 1 September 2016 at 11:47:58 BST
To: David Hayward
Cc: Neil Lewis
Subject: RE: Meeting re Rook Farm development sites and the Local Plan

Hi David,

No problem at all, and thanks for agreeing to meet with us. In this respect we could be available to attend a meeting on Wednesday next week, say around 12pm, if this would be suitable for you?

In terms of any specific queries, at this stage we'd be particularly keen to explore the site considerations/constraints that have been identified for Rook Farm in your latest SHLAA – the use of the site by waders and geese, and the proximity to heritage assets, and any work that we might need to undertake in this regard from the Council's point of view. It would also be helpful to discuss the flood mitigation works that have now been proposed for the access on to the island.

I trust all of the above is self-explanatory, but should have any queries please let me know.

Many thanks and I look forward to hearing from you shortly.

Kind regards

Peter

Gladman Developments
DD: 01260 288818
Ext.: 218

From: David Hayward [[mailto:](#)]
Sent: 01 September 2016 08:48
To: Peter Dutton
Subject: Meeting re Rook Farm development sites and the Local Plan

Hi Peter

My apologies that I haven't been in touch with you earlier this week. I'd be happy to set up a meeting regarding the Rook Farm development sites and the proposals in the Draft Local Plan Housing Statement.

If you'd be kind enough to give me some dates that you're free I'll look into our availability here. It would obviously be good to get something in before the end of the consultation period if at all possible. Did you have any specific queries that you'd like to address at all? If there are I'll make sure we've looked into those prior to the meeting rather than taking away lots of actions.

I'm in meetings and out of the office all day today though will be picking up emails. Alternatively I'm available most of the day tomorrow if you'd like to discuss anything.

I look forward to meeting you soon.

All the best,

David

David Hayward
Planning Policy Team Leader

Havant Borough Council, Civic Centre Road, Havant, PO9 2AX
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Appendix C
Pre-application Enquiry
Response

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PRE- APPLICATION RESPONSE OF PLANNING POLICY

Application No:	GEN/16/01011
Site Address:	Rook Farm, Hayling Island
Development:	Residential Development of up to 230 Residential dwellings.
Case Officer:	David Eaves
Comments by:	Sarah Hains
Date of Comments:	27 October 2016

Policy Status

The adopted Local Plan (Core Strategy), the Local Plan (Allocations) and the Hampshire Waste and Minerals Plan provide the development plan for the borough.

Principle of development

The site currently lies outside the urban area, as defined by policy AL2 of the Havant Borough Local Plan (Allocations). Policy CS17 (Core Strategy) also applies and seeks to concentrate development within the urban areas.

Policy AL2 states that land outside the urban area on Hayling Island is defined as 'non urban'. Core Strategy Policy CS17 sets out the strategy for delivering development within the urban areas, while protecting the non-urban areas. The proposal for residential development is therefore contrary to the policies of the adopted Local Plan.

The Council has recently published the Draft Havant Borough Housing Statement (the statement). The statement is in response to the high need for housing in the borough and sets out the council's position regarding the development of greenfield sites for residential purposes, ahead of adoption of the new Local Plan. The statement relates specifically to sites which are not allocated in the Adopted Local Plan.

The statement supports the principle of residential development on two strategic sites and 14 urban extension sites. Three sites at Rook Farm are part of the urban extension site allocation. Details of can be found here:

<http://www.havant.gov.uk/localplan>

The statement was the subject of a recent public consultation. In response to the comments received, the council is currently assessing whether there need to be any changes to the statement. The statement (with any necessary revisions) will be considered by Cabinet on the 16th November and Full Council on the 7th December.

The council is currently considering the consultation comments and assessing whether it is reasonable to progress with the allocation of development sites on Hayling Island, through the Housing Statement. Any revisions will be considered by Cabinet on the 16th November, with papers being accessible to the public a week beforehand.

The Housing Statement will not be the subject of an Examination in Public and therefore, will not be part of the Adopted Local Plan. However, if adopted by full Council in December 2016, the statement will be a material consideration in determining planning applications in the future.

Given the timing of this pre-application advice, it is too early to confirm whether the Rook Farm sites will continue to be identified, and the principal of residential development supported, through the Housing Statement. At the time of writing (19 October 2016), the proposal remains contrary to the adopted local plan. Whether or not the site remains in the Housing Statement, the weight attached to this document in planning decisions will increase on adoption (currently anticipated December 2016).

While the council is supportive of the fact that this site is being considered in a comprehensive manner, it is noted that the proposal is for up to 230 dwellings. The Housing Statement identifies the three sites (UE17, UE35 and UE63) as having a combined indicative capacity of 394 units. While the council is keen to ensure appropriate densities given the character of the wider area and on-site constraints, given the high housing need in the borough, there is also a need to ensure the efficient use of land to help meet this need. Further analysis of housing density on this site is required.

Notwithstanding these comments regarding the principle of development, the applicant should be aware of the wider context and when developing the layout and design of the site and should have regard to the successful integration with adjacent development in the future. Specific points to note include:

A single access reduces permeability and has the effect of creating a large cul-de-sac, leading to congestion. Congestion on Hayling Island was one of the key concerns raised through the consultation on the Housing Statement. Options for additional access points should be considered.

With regard to congestion and public health, opportunities for active travel should be maximised. There is no analysis of how the proposals create opportunities to link with the wider footpath or cycle network, important for leisure, commuting and access to schools. While an informal recreational footpath is shown which provides a circular route around the site, it does not appear to link to footpaths or cycle routes in the wider area, creating permeable routes through the site and into the wider area. This is particularly pertinent given the site's location between Gable Head and West Town. Opportunities for pedestrian access to the school should be considered – the proposed pedestrian access to Rook Farm Way does not link to the internal footpath/recreational route. It is not clear how residents of the new development would walk/cycle from the site to the school, library or shops on Elm Grove and how safe provision for crossing St Marys Road is made.

Justification for the location of the play areas would also be useful – is it appropriate to locate a children's play area at the "back" of the site and directly adjacent to the teenager facilities, where parents might not feel it is safe for children to play? It may be better to consider "outdoor gym" facilities as part of the informal recreational path, which could be used by all and provide health as well as play benefits. Appropriate seating should also be located at various points on the footpath to encourage use by the elderly or less mobile, who are more likely to require rest points. Further advice can be found in Sport England publication - Active Design: <https://www.sportengland.org/media/3964/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf>

In addition, it is not clear why the open spaces are located where they are. It would be useful to know how these respond to the findings of the Landscape Character Assessment and sensitivity analysis:

<https://www.havant.gov.uk/sites/default/files/documents/HAVANT%20BOROUGH%20COUNCIL%20LANDSCAPE%20ASSESSMENT%20OF%20UNDEVELOPED%20LAND%20MAY%202015-lores.pdf>.

The impact of the development on St Marys Church does not appear to have been fully considered in the pre-application material. Given that the impact on both the building and the setting should be considered through NPPF requirements, a more comprehensive analysis should be provided.

In relation to the comments above, policies from the adopted Local Plan (Core Strategy) to consider include CS16 relating to design and neighboring amenity, matters relating to open

space and increased footpath/cycle use (Policy CS1) and protecting and enhancing the special environment (Policy CS11). Policy CS9 requiring 30-40% affordable housing also applies.

Relevant policies from the adopted Local Plan (Allocations) include DM23 in relation to Solent disturbance mitigation.

Community Infrastructure Levy and S106

CIL will be required along with contributions in relation to the Solent Recreation Mitigation Project (SRMP).

S106 developer contributions may be required in respect of site specific mitigation measures and/or flood defence infrastructure.

GEN/16/01011 | Residential Development of up to 230 Residential dwellings. | Rook Farm, Hayling Island 16.1786

Thank you for consulting me on this application.

In summary, I would echo the comments made by Natural England in their response dated 11th October 2016. This site is within the immediate vicinity of land identified as supporting brent geese and other species associated with the nearby Langstone & Chichester Harbours SPA/Ramsar and therefore has potential to impact these internationally-designated sites in several ways.

- There may be direct loss of SPA supporting habitat through land take and also the degradation of adjacent areas through disturbance from construction and operation.
- There may be disturbance of off-site habitats through increased recreational pressure.

Any future submission will need to undertake a detailed desk-based assessment to identify and interpret all existing data on bird use of the site and immediate surrounds. This may need to be supplemented by field surveys to fill any data gaps and provide an up-to-date assessment of bird use. I would highlight that the open fields on Hayling are used in a complex manner by birds, with occupancy dictated by tidal state, cropping patterns, weather and disturbance: any survey programme will need to take account of these potential sources of variance.

Once sufficient survey effort has been expended, the likely impacts will need to be realistically assessed and a robust mitigation strategy proposed. Consideration should be given to channelling mitigation effort into meaningful measures, possibly including the purchase of/contributions towards the management of off-site land rather than inadequate on-site greenspace.

The impacts of increased recreational disturbance will require a contribution towards the Solent Recreation Mitigation Partnership (SRMP).

Any future submission should include sufficient information to inform a Habitats Regulations Assessment (HRA).

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

Specialist Environment Services
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD
Direct Line: 01962 832335

Consultee Comments for Planning Application GEN/16/01011

Application Summary

Application Number: GEN/16/01011

Address: Rook Farm, Hayling Island

Proposal: Residential Development of up to 230 Residential dwellings.

Case Officer: David Eaves

Consultee Details

Name: Consultee Comments - Highway Authority (HBC Agency)

Address: 2 Penner Road, Havant PO9 1QH

Email: peter.marshall@havant.gov.uk

On Behalf Of: Development Engineer - Highways

Comments

The pre-application is for 230 residential units but the local plan indicates 394 proposed unit. A Transport Assessment will be required for any future application with a suitable access that will safely cater for the traffic generation for the number of units shown on this application for the whole of the site.

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01403	Your Ref:	GEN/16/01011
EH Case Officer Extn:	44 6677	Date:	13 October 2016
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	GEN/16/01011		
Site Address:	0 Rook Farm Way, Hayling Island		
Proposed Development:	Residential Development of up to 230 Residential dwellings.		

Observations / Comments:

I have reviewed application cover letter and note that neither Contamination nor Air Quality are subject areas specifically addressed, or indeed represented as subjects where the opinion of the Council is being sought. Notwithstanding the above, I note that both access & flooding are of interest to the applicant, and these are indirectly relevant to both air quality and general environmental pollution (including soils), and at this early stage in the evolution of the proposals for the site, I thought that it may be helpful to provide some general comments (below).

Soil Contamination

I have briefly reviewed the available spatial resources. The subject site is essentially greenfield, with no potentially significant sources of contamination known or suspected to exist within the curtilage. There is a small & localised off-site risk from both Rook Farm, and Smith & Austin Engineering Products.

In terms of on-site risks, essentially this comprises risks associated with agricultural use, which may include;

- Inappropriate infill of drainage features,
- Inappropriate materials used for construction of access tracks (e.g. asbestos containing hardcore, railway ballast, etc.)
- Deliberate waste disposal by burial or burning.

As indicated above, I am not aware of the existence of any specific information to indicate that any of the above applies (or may apply) to the subject site.

In terms of local geology (likely significance of potential off-site sources), the superficial deposits are thought likely to be sandy, over stiff clay strata., so lateral migration of off-site contamination (for example, originating from the agricultural buildings at Rook Farm or the Engineering works at the boundary) is possible.

Due to sensitivity & scale of development, I would recommend that the applicant consider

undertaking an intrusive site investigation for the purpose of general site characterisation and to improve certainty in respect of risks associated with plausible off-site sources.

Surface Water Drainage / Pollution

Sustainable Urban Drainage features are not unlikely to be feasible at this site, especially if the sandy River Terrace deposits are of reasonable thickness (e.g. 1.5m).

The LLFA is likely to require that outflows from the surface water drainage system be limited in order to match g/field runoff rate. This is obviously a matter on which I would expect Hampshire County Council to provide detailed comment; from my perspective, it is worth making clear that I expect appropriate pollution control (in accordance within ch. 26 of the SUDS manual) to be designed into any treatment train; especially in respect of systems serving highways, unadopted access roads & parking areas.

Site Access / Air Quality

The proposals for site access are noted. In terms of traffic impact on the local roads, new housing represents trips that are all 'new' trips on the network. The principal road junction serving the proposed development access is Tournebury Road / Elm Grove / Church Lane / St. Mary's Road; carrying approximately 22K vehicles per day on average.

Relevant exposure is present reasonably close to junction, but the background levels of air pollution are fairly low, so there is little concern on the air quality impact of trips likely to be associated with a development of ~250 houses. The highway impact of this development is likely to be most significant in terms of the capacity / function of the above junction. I would anticipate highways consultees picking up this issue.

I consider it likely that home owners at this location are likely to have greater reliance on the private motor car than may be the case in other locations. In this way, in the interests of mitigating 'background pollution creep', and as a matter of good environmental practice; the production & adoption of a robust residents travel plan is recommended to encourage the further uptake by residents of alternative modes travel where possible. This exercise would also serve to identify other measures to support travel choice by means of walking / cycling / public transport, and / or encourage the use of local services (reducing the need to travel further afield, by car). Some measures would be most productively identified prior to the gaining of detailed consent, as they might conceivably represent elements of scheme design.

Environmental Health would support any highways comments as regards improving flows / capacity at the Elm Grove / Tournebury Rd. junction, or in respect of supporting sustainable travel choices.

Mr. Jonathan Driver
Environmental Control Officer

Mr. D. Eaves,
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Date: 19th October 2016

Enquires to: Stuart York

Direct line: 023 8047 8566

Our reference: app/16

Your reference: GEN/16/01011

Dear Mr. Eaves,

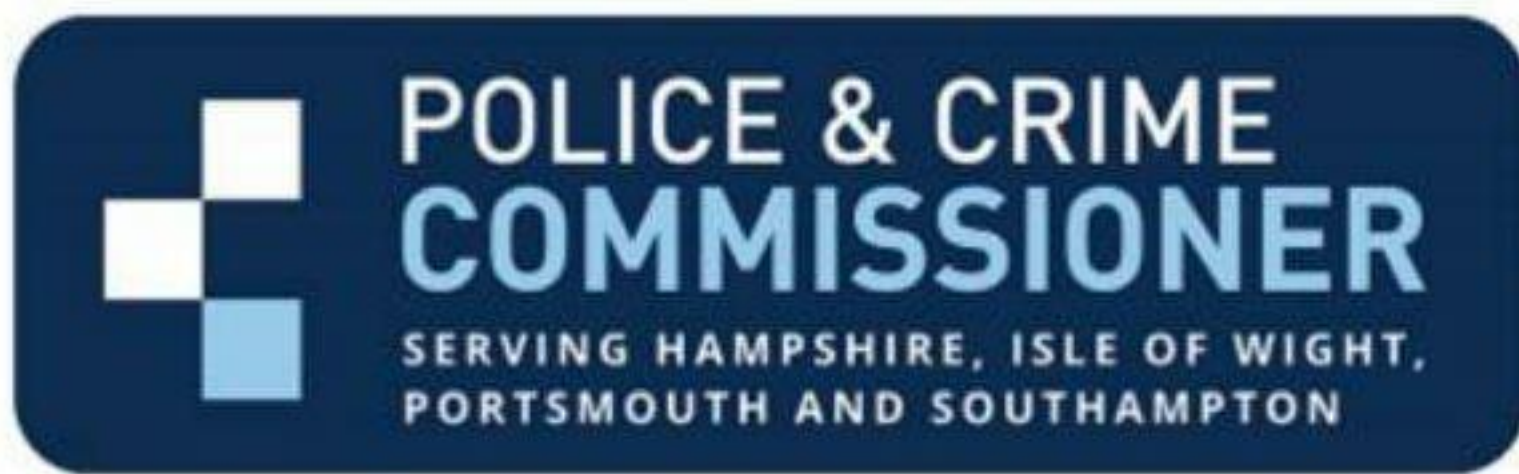
ROOK FARM, HAYLING ISLAND

Thank you for your letter of the 28th September 2016 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

The proposal shows a pedestrian access from Rook Farm Way into the development, this will change Rook Farm Way from a cul-de-sac (it is possible to access the field but there are not signs that this access is regularly used by the public) into a leaky cul-de-sac; which increases the vulnerability of the Rook Farm Way to crime and anti-social behaviour. Therefore, to reduce this vulnerability I recommend that this access is omitted from the final scheme.

There appears to be a second pedestrian access from the footpath accessed from Southleigh Grove. This proposed "informal recreational footpath" will provide connectivity through the proposed development from Southleigh Grove to Saint Marys Road. This increases the vulnerability of the development to crime and anti-social behaviour. Guidance is that "layouts should minimise the creation of unsupervised and unsafe public spaces and unsafe access routes". To reduce this vulnerability in the first instance I would recommend that this access is omitted from the final scheme. If this is not desirable I recommend that as this footpath passes through the development it should be well lit and overlooked by surrounding dwellings.

To provide for the safety and security of residents and visitors lighting within the development should conform to the relevant sections of BS 5489:2013.



Gosport Police Station, South Street,
Gosport, Hampshire PO12 1ES
Telephone 023 8047 8566
E-mail: stuart.york@hampshire.pnn.police.uk
www.hampshire-pcc.gov.uk

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely,

S York
Crime Prevention Design Advisor

DISCLAIMER

This survey is based on information supplied by yourself and the current crime trends. I can only give a view on what measures might reduce the risk of crime and there can be no guarantee that the measures will prevent crime. The advice is given free with no intention of creating a contract. Neither the Home Office or the Police and Crime Commissioner for Hampshire take any other legal responsibility for the advice given.



Hampshire County Council

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tele: 0845 603 5638 (General Enquiries)
0845 603 5633 (Roads and Transport)
0845 603 5634 (Recycling Waste & Planning)
Textphone 0845 603 5625
Fax 01962 847055

www.hants.gov.uk

Head of Planning
Havant Borough Council
Civic Offices
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

**HAVANT BOROUGH
COUNCIL**

12 OCT 2016

RECEIVED

Enquiries to

Holly Drury

My reference

HD 6/3/13/1 (PRE-APP 286)

Direct Line

01962 826996

Your reference

GEN/16/01011

Date

3rd October 2016

Email

Holly.drury@hants.gov.uk

For the attention of David Eaves

Dear Sir / Madam,

Site Address: Rook Farm, Hayling Island
Proposed Development: Residential Development of up to 230
Residential dwellings.

Thank you for the opportunity to comment on the above pre-application for the above site.

The development will be of a scale that applicant will need to provide a full Transport Assessment. This will fully assess the transport and highway impact of the proposed development, and identify suitable mitigation measures. The TA should set out the baseline traffic and transport conditions, provide trip generation and distribution information and assessment of local junctions using industry standard capacity models. The assessment should also review the latest available personal injury accident information for a five year period and set out suitable mitigation proposals. It is recommended that the withdrawn Department for Transport's Guidance on Transport Assessment is referred to.

A Travel Plan will also need to be submitted, which should set out clear aims and objectives, and an action plan of measures to encourage sustainable transport choices to and from the site. The Travel Plan will need to meet the criteria set out in the Hampshire County Council Guidance on Development-related Travel Plans (2009).

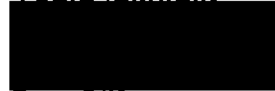
If the applicant wishes to discuss the detailed scope of the Transport Assessment please see the link below providing details of the Highway Authorities Pre-Application Highways Advice service.

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

<http://www3.hants.gov.uk/highways-development-planning.htm>

I trust that the above is clear but please contact Holly Drury on the above number should you need further information.

Yours faithfully



Ben Clifton

Team Leader- Highways Development Planning.

CC Peter Marshall , Development Planning, Havant Borough Council

Consultee Comments for Planning Application GEN/16/01011

Application Summary

Application Number: GEN/16/01011

Address: Rook Farm, Hayling Island

Proposal: Residential Development of up to 230 Residential dwellings.

Case Officer: David Eaves

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

GEN/16/01011 Rook Farm

Principal Conservation Officer comments

It is difficult to provide any detailed comments at this time as only a Development Framework Plan has been submitted. However, as part of any application we would require the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

These statements should form part of the justification for the proposal and should demonstrate that consideration has been given to the protection of the heritage asset and/or its setting. The purpose of the Statement is to identify the important characteristics/significance of the existing heritage asset and to explain how the proposals would affect these and justify why this is necessary or desirable.

A complete Statement must include:

Statement of significance of the heritage asset

Details of the proposal

Analysis of the impact of the proposal on the significance (including a statement of need & statement of impact)

The heritage assets that could be potential affected by the development are:

- St Marys Church Grade II*
- Farm Cottage and Rook Farmhouse Grade II

- And potentially Flint Cottage Grade II

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	GEN/16/01011	
Site Address:	Rooks Farm , Hayling Island	
Development:	Erection of development of up to 230 residential dwellings	
Case Officer:	David Eaves	
Comments by:	Julie Clark	
Date of Comments:	14/10/2016	

Housing: The proposal is for up to 230 residential dwellings, however at this stage we do not have an indicative layout or proposed accommodation schedule.

This proposal is would need to comply with Core Strategy policy CS9. 2 and provide a minimum of 30 affordable housing on site; this would equate to a minimum of 69 units at this location which would be secured via a section 106 agreement.

The HBC Housing SPD, page 22, table 3 suggests an affordable overall housing mix that includes:

1 bedroom	25%
2 bedrooms	30%
3 bedrooms	33%
4 bedrooms	12%

Havant Borough Council looks to provide a variety of sizes, types and tenures of affordable unit and is prepared to take a flexible approach with regards to the above percentages. Therefore we would expect to see 1,2, 3 and possibly 4 bedroom homes provided as Affordable Rented, Shared Ownership , and additionally other emerging intermediate tenures as and where appropriate.

Demand for affordable housing remains high in the Havant borough; currently there are 1913 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over half are waiting for a one bedroom home whilst a further 617 are waiting for two bedrooms, 213 for 3 bedrooms and 81 for a 4+ bedroom home. Many of these are looking to downsize so the inclusion of a percentage of 1 bedroom homes in any future development proposals would be a welcome one. Movement to smaller accommodation would free up larger affordable homes that can be used more effectively by providing accommodation for our applicant families.

These homes will be available to those applicants registered on Hampshire Home Choice (HHC) with a local connection to the Havant Borough. It is expected that Havant Borough Council receive 100% nomination rights to the proportion of the provision that is available as rented accommodation. Shared Ownership units will be expected to be allocated through Help to Buy South.

Should this application proceed to final development it will help to improve the supply of this very limited affordable housing resource and at the same time help towards the overall housing numbers required by the Borough.

Principle of Development: Housing supports this development pending agreement to mix and tenure of the affordable housing.

Date: 11 October 2016
Our ref: 197512
Your ref: GEN/16/01011



David Eaves
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant

planning.development@havant.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear David

Planning consultation: Residential Development of up to 230 Residential dwellings.

Location: Rook Farm, Hayling Island

Thank you for your consultation dated and received by Natural England on 28 September 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has reviewed the pre-application request that has been sent to us by your authority. As you may be aware, Natural England has introduced an improved service to provide discretionary advice related to planning proposals, supported by the introduction of charges – our Discretionary Advice Service (DAS).

Based on the consultation sent to Natural England by your authority and in accordance with Natural England's DAS requirements, Natural England can provide advice on the following areas:

- The application is in close proximity to Langstone Harbour Site of Special Scientific Interest (SSSI), which is also notified as Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar Site, and Solent Maritime Special Area of Conservation.
- The applicant will need to demonstrate, in order to inform a Habitats Regulation Assessment (HRA), that their development will not impact the qualifying features of the aforementioned designated sites, due to recreational disturbance, loss of SPA supporting habitat and construction impacts.
- The development will result in a net increase in residential accommodation within 5.6km of the aforementioned SPA, therefore mitigation will be required to avoid a likely significant effect of recreational disturbance on the designated site. Contributions towards the Solent Recreation Mitigation Partnership (SRMP) will be sufficient to mitigate for recreational impacts on the SPA itself. This will need to be secured in a section 106.
- The development site lies within an area identified as "uncertain" on the [Solent Waders and Brent Goose Strategy](#) (SWBGS), i.e. it has the potential to provide supporting habitat for the overwintering birds associated with the aforementioned designated sites. I have reviewed the SWBGS, and the development site appears to be located in area "H46B" on the Strategy.

- The development site also lies in close proximity to other sites identified in the SWBGS, “H45”, which is listed as “important” for brent geese (draft interim 2016 strategy update), and H46A which is listed as uncertain.
- New residential development therefore has the potential for direct loss of SPA supporting habitat and increased disturbance to SPA qualifying features that may use the adjacent fields, i.e. H45 and H46A through recreation and construction impacts.
- A data request for brent geese and wader records using H46B, H45 and H46A should be carried out. We would expect any evidence (both historical and newly commissioned), such as winter bird surveys, to follow a robust and thorough methodology, in order to demonstrate whether there will be a likely significant effect. Some existing data may be available from the Hampshire and Isle of Wight Wildlife Trust and Hampshire Biodiversity Information Centre. This existing data may negate the need for additional winter bird surveys.
- Further consideration of H46B, H45 and H46A will be required that assesses current and future levels of disturbance, land management and land use.
- Once the above has been carried out, if necessary, avoidance and mitigation measures should be considered to avoid a likely significant effect
- Providing the developer can demonstrate that this development will not lead to an adverse effect on the integrity of the SPA, Natural England is not likely to object to this application.

If the developer requires substantive pre-application advice in addition to that provided above, Natural England advises that the applicant/developer consults Natural England directly, so that they have the opportunity to express an interest in using DAS. We would welcome the opportunity to work with the developer to identify solutions which can enable the proposal to proceed without harm to the designated site interest features.

The first step is for the developer to fill out a simple form, so we can register your interest, and make sure you have the right adviser for their case. Please visit our website (<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/das/default.aspx>) for more information and a downloadable request form [here](#).

Yours sincerely

Francesca Sanchez – Lead Land Use Adviser
Dorset, Hampshire, Isle of Wight



Department of Planning and
Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref

GEN/16/01011

Our Ref

PLAN-015736

Date

06/10/2016

Dear Sirs,

Proposal: Residential Development of up to 230 Residential dwellings.

Site: Rook Farm, Hayling Island, PO11 9DF.

GEN/16/01011

Thank you for your letter of 28/09/2016.

Further to your recent pre-application for the above site I have the following observations to make in respect of the proposed development:-

- Due to the size of the development an assessment is required to ascertain an appropriate point of connection to the foul and surface water sewerage network, in order to protect existing premises from the impact of foul and surface water sewage flooding.
- Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.
- It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order
 - a Adequate soakaway or infiltration system
 - b Water course
 - c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development.

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW www.southernwater.co.uk

Southern Water Services Ltd. Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No.2386670



- Southern Water's current sewerage/water records show that there is a 525mm foul sewer crossing the proposed development site/s. No new development/building works will be permitted to be constructed over or within 3.5 metres of the existing foul sewer. Sewer record attached for your information.
- In addition due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer/s now deemed to be public could be crossing the above property.
- Southern Water does not supply water to this area.

If you require any further information please do not hesitate to contact our office on the above telephone number.

Yours sincerely

Developer Services 

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd. accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. W11298530

O.S. REF: SZ7199NE

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: jayarar

Date: 6-10-2016

Southern Water MapGuide Browser

Requested By:



SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SZ7299NW

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: jayarar

Date: 6-10-2016

Southern Water MapGuide Browser

Requested By:

Consultee Comments for Planning Application GEN/16/01011

Application Summary

Application Number: GEN/16/01011

Address: Rook Farm, Hayling Island

Proposal: Residential Development of up to 230 Residential dwellings.

Case Officer: David Eaves

Consultee Details

Name: Consultee Traffic Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: trafficteam@havant.gov.uk

On Behalf Of: Traffic Management Team

Comments

The traffic team has no comment at this stage

Robert Wilding

From: Planning and Development Shared Mailbox
<PlanningandDevelopmentSharedMailbox@havant.gov.uk>
Sent: 05 October 2016 11:20
To: David Eaves
Subject: Consultee Comments for Planning Application GEN/16/01011

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 11:19 AM on 05 Oct 2016 from historic.environment@hants.gov.uk.

Application Summary

Reference: GEN/16/01011
Address: Rook Farm, Hayling Island
Proposal: Residential Development of up to 230 Residential dwellings.
Case Officer: David Eaves
[Click for further information](#)

Comments Details

Dear Mr Eaves,

Comments: Thank you for your recent consultation. The site is located in an archaeologically rich area with prehistoric sites recorded to both the north and south and with a medieval site excavated around 450 metres to the south east at Goldring Close. A number of stray finds dating from the Iron Age have also been found immediately to the north of the site. It is likely therefore that as yet unrecorded archaeological features from all of these periods may exist within the site. A study of historic mapping shows that the site itself appears to have been undeveloped over the past 150 years, apart from farm buildings, and therefore any of the as yet unrecorded archaeological features that may exist here will be relatively well preserved. What is required at this stage therefore is for this archaeological potential to be explored in more detail so that an informed decision can be made on an archaeological response when a planning application is submitted.

I would therefore recommend that any future planning application should be accompanied by a Heritage Statement that should address any below ground archaeological issues. It should set out the nature of the archaeological potential of the site and the impact on that potential of any future development proposals. The statement should also set out a mitigation strategy to satisfy the planning authority that any archaeological issues that have been identified will be sustainably dealt with during development under the terms of NPPF.

If you have any further queries, then please do not

hesitate to contact me.

Yours sincerely,

Neil J. Adam
Senior Archaeologist
Hampshire County Council

Robert Wilding

From: David Eaves [REDACTED]
Sent: 07 November 2016 14:48
To: David Eaves
Subject: FW: Planning Application GEN/16/01011 Rook Farm, Hayling Island

From: Michelle Good
Sent: 19 October 2016 18:36
To: David Eaves
Cc: Peter Marshall
Subject: FW: Planning Application GEN/16/01011 Rook Farm, Hayling Island

Hello David,

Further to our recent pre-app meeting in connection with the above site, please find my initial comments outlined below.

The existing site has an open, agricultural character with a level topography and key views to St Mary's Church from well used public rights of way

The proposed application should include a Landscape and Visual Impact Assessment (LVIA) to appropriately consider the impact of development on the open agricultural landscape.

Any recommended mitigation measures or outcomes should be clearly evident within subsequent layout proposals. There must be sufficient provision of space for any landscape protection, enhancement or establishment.

I recommend review of the Havant Borough Townscape, Landscape and Seascape Character Assessment (link below for assistance):

<https://www.havant.gov.uk/gaps-between-settlements-and-landscape-studies/havant-borough-townscape-landscape-and-seascape>

The application will need to demonstrate:

- A comprehensive, site-wide landscape strategy, which is clearly derived from a rigorous LVIA
- Comprehensive assessment of landscape features (i.e. Arboricultural Assessment to BS 5837 and Phase 1 Habitat Survey)
- Generous spatial provision to maintain, manage and improve existing landscape site features – significant trees, hedgerows and waterbodies or seasonal wetland or marginal habitat
- A site layout that demonstrates a sensitive appreciation for key site views and opportunities to protect and enhance boundary vegetation
- Dwelling density, height, massing and style that appropriately corresponds with the local built-form context and material vernacular
- Plot sizes that are formative with boundary treatment that is appropriate to context
- Carefully integrated and sufficient spatial provision for green infrastructure – i.e. SUDS are not isolated 'fenced enclosures', but interconnected and useable part of the open space for recreation
- Play provision that is based on an appraisal of local provision for the full age range. Any on site provision must be appropriately placed to avoid nuisance but gain significant benefit from natural surveillance. It may be appropriate to consider contributions to enhance local off site provision
- Consideration of wider sustainable transport network to improve route connectivity (N.B. shared routes comprise 3 metres width), which may also consider offsite improvements for optimal effectiveness
- Sensitive and sustainable approach to vehicular circulation, parking and servicing that affords priority to pedestrians and cyclists

- Clear and appropriately detailed provision for future landscape management of the site e.g. How this is to be achieved, implemented by and monitored by

I would also recommend review of the following:

Landscape checklist for new development

<http://www.havant.gov.uk/sites/default/files/documents/LandscapeChecklistLOWRES.pdf>

HBC Design Guide

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

As discussed at the pre-application meeting – I am more than happy to discuss proposals or details further with the applicant's design consultants.

Kind Regards

Michelle Good CMLI

Senior Landscape Architect

Civil Engineering & Landscape Team

T
E





Havant
BOROUGH COUNCIL

Public Service Plaza
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Havant
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F 023 9248 0263

www.havant.gov.uk

Mr Dutton
Gladman Developments Limited
Gladman House, Alexandria Way
Congleton Business Park
Congleton
Cheshire
CW12 1LB

Our Ref: GEN/16/01011
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk

16 December 2016

Site Location: Rook Farm, Hayling Island
Re: Residential Development of up to 230 Residential dwellings.

Dear Mr Dutton

I am writing to you further to your enquiry received on the 15 September 2016 regarding the above address, to our meeting of the 12th October 2016 and various email correspondence.

Principle of Development

The starting point for the consideration of any planning application at the above site is the principle of residential development. In this regard you will be aware of the policy position that has been emerging throughout the pre-application period which I shall briefly outline below.

The site currently lies outside of the urban area, as defined by policy AL2 of the Havant Borough Local Plan (Allocations). Policy CS17 (Core Strategy) also applies and seeks to concentrate development within the urban areas.

Policy AL2 states that land outside the urban area on Hayling Island is defined as 'non-urban'. Core Strategy Policy CS17 sets out the strategy for delivering development within the urban areas, while protecting the non-urban areas. The proposal for residential development is therefore contrary to the policies of the adopted Local Plan.

As you are aware, in order to address the high need for new housing in the Borough, the Council is reviewing the Adopted Local Plan. The Local Plan Housing Statement (LPHS) is the first step in this review and was adopted by Full Council on 7th December 2016.

The LPHS can be viewed on the Council's Website:

<https://www.havant.gov.uk/sites/default/files/documents/Local%20Plan%20Housing%20Statement%20incorporating%20Post%20Adoption%20Changes%2015.12.16.pdf>

The Outcome of the Full Council meeting can be found here:

<https://www.havant.gov.uk/news/local-plan-housing-statement-gets-go-ahead>

Of particular relevance to the consideration of development at Rook Farm is the section of the LPHS relating to '*Future Development on Hayling Island*'.

In response to key issues raised through consultation on the Draft Local Plan Housing Statement by a number of stakeholders, the Council has determined that sites on Hayling Island are not appropriate for 'early release' and the site or area specific issues raised should be fully explored through the new Local Plan (and these issues are explored in further detail below). These sites will be re-categorised as sites with 'uncertain potential' in the SHLAA. As part of this re-categorisation, it is proposed to combine the 'Rook Farm' Sites, namely 'Land South of Rook Farm' (UE17), 'Land North of Rook Farm' (UE35) and 'Land West of Rook Farm' (UE63) as a single SHLAA site for the purposes of clarity. This will enable the Council to consider the suitability of the land to be considered comprehensively.

The consultation on the Draft Local Plan Housing Statement highlighted specific infrastructure issues on Hayling Island which will require further investigation before future development can be considered sustainable under the NPPF. In particular, stakeholders highlighted issues relating to flooding, highway capacity, the single access to the Island, healthcare, education and the provision of utilities. These are strategic issues which relate to the Island as a whole and not necessarily within the ability of a single development proposal to overcome in the absence of a comprehensive framework, which can only be provided through the new Local Plan.

Further evidence is needed to fully resolve these issues. As such, the Council considers that it cannot be guaranteed that the sites are suitable for development. The Council will, however, continue to explore the sustainability of future development on Hayling Island through the production of the Havant Borough Local Plan 2036 and the evidence base which supports it. It will continue to explore the evidence regarding the suitability of development on these sites, actively working with our partners at the Eastern Solent Coastal Partnership, Hampshire County Council (as Highways Authority and Local Education Authority), and the South East Hampshire Clinical Commissioning Group and utility providers. This will inform the approach towards these sites in the Pre-Submission draft of the Havant Borough Local Plan 2036.

Site UE77 Land at Rook Farm is therefore identified with uncertain potential at this stage and will not form part of the early release stage sites identified in the LPHS. The potential for the site will therefore be explored further in a comprehensive way through the new Local Plan.

This being the case the submission of a planning application for Rook Farm is considered premature and is not considered to be appropriate at this stage.

As is evident from the above quotes, the infrastructure requirements of sites on Hayling Island are critical and link into the three dimensions of sustainable development identified in the NPPF incorporating an economic, social and environmental role for development.

Notwithstanding the above comments, should an application nevertheless be submitted I would draw your attention to the need for any planning application to be accompanied by a Site Specific Infrastructure Delivery Statement. Details in relation to requirements and template/guidance can be viewed on the Council's website:

<http://www.havant.gov.uk/local-plan-2036/site-specific-infrastructure-delivery-statement>

LPHS in Guiding Principle 4 states that:

Development proposals on any sites not in the urban area (as identified by Policies CS17 and AL2) and not identified in Table 2 of the Local Plan Housing Statement will be resisted. This is due to the presence of site constraints which mean the adverse impacts of development would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework as a whole. If any such proposals are submitted as a planning application they should be accompanied by an Infrastructure Delivery Statement (in accordance with the requirements of the LPA) to demonstrate how the impact of the development would be completely mitigated.

I note that the pre-application submission is limited in its scope and does not include any detailed assessments in relation to the infrastructure requirements of the development. Given the above policy position, where a planning application cannot be supported at this stage in principle, it is not intended to provide detailed comments in relation to other matters and the following points are made by way of guidance.

- It is noted that the number of units is 230, this is significantly below the indicative number emerging through the LPHS. The detailed layout would need to provide full analysis of site constraints whilst addressing best use of land.
- The access to the site requires careful consideration and concern has been raised in relation to the creation of one long cul-de-sac by planning policy. Highway matters require a full transport assessment, travel plan and analysis of the wider impact on the strategic road network.
- The development would need to address the affordable housing requirements of the Local Plan (minimum 30% affordable).
- The development would need to provide public open space and address existing site features such as trees and drainage.
- The development will need to address Flood Risk and provide for sustainable drainage solutions. You are advised to liaise with the EA, Local Lead Flood Authority and Southern Water.
- Detailed assessments will be required in relation to ecology and advice has been provided by the County Ecologist. It is understood that the use of the site by protected birds is being considered further by the County Ecologist following the receipt of representations in relation to the LPHS. This should be investigated further in consultation with County Ecology.
- In relation to contamination, given the historic use of the site as a farm, any application should include appropriate analysis of contamination risks and mitigation.
- With regard to Heritage assets, a Heritage Statement and Archaeological appraisal including consideration the setting of St Marys Church would be required.
- The site layout should provide opportunity for non-car based trips and link to existing footpath networks whilst at the same time seeking to address crime and safety design requirements.

In relation to **Developer Contributions**, at this preliminary stage I would identify the following matters:

CIL contributions - Details can be viewed on the Councils Website:

<https://www.havant.gov.uk/sites/default/files/documents/Havant%20Developer%20Contributions%20Guide%20Oct%202016.pdf>

Solent Disturbance Mitigation Project contribution (£176 per unit)

- SUDS - design, management and Maintenance and wider drainage/flood risk issues
- Management and Maintenance of Common Parts
- Affordable Housing provision
- Roads/Highway requirements
- Education Contribution
- Possible Health Centre Contribution

- Ecological Mitigation
- Wider infrastructure contributions
- Employment and Skills Plan

Full assessment of all consultation responses previously forwarded by email should be made.

Community Involvement:

As discussed at our meeting it is expected that applicants for any site not formally allocated in the Adopted Local Plan will engage thoroughly and extensively with the Council's pre-application advice service, including presenting the site at a Development Consultation Forum. Pre-application public consultation will also be expected.

The Development Consultation Forum process aims to improve Councillor, stakeholder and public involvement in the pre application process, and provides developers with a greater understanding of the community's expectations. The cost of a Development Consultation Forum is £2500. Please contact the Council if you wish to obtain further information on this matter.

Further advise in relation to Development Consultation Forums including previous examples can also be viewed at:

<https://www.havant.gov.uk/planning-and-environment/planning-services/view-planning-applications-and-planning-decisions/development-consultation-forums>

I trust that the above comments set out clearly the Council's position in relation to the policy background and provides other useful information in relation to any future planning application. Consultation responses have already been provided to you and forwarded by separate emails.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely



Mr D Eaves
Principal Planner
Our Ref: GEN/16/01011

Appendix D
Press Advert

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Festive treats in store for groups

Hayling's Lions have spread a little love this Christmas - by handing out money to fund festive meals for Islanders.

The Lions have donated a cheque for £250 to five different groups in order to pay for the treat. Each of the chosen groups is run by volunteers.

The Lions work hard to raise money for charitable causes across Hayling all year and the Christmas cheques are just one of the ways in which they share out the proceeds.

The five clubs to have benefited this year are Age Concern's luncheon club, the Over 80s Friday luncheon club, the Daisy Chain Club, The Young at Heart Club and a group that helps those who are blind or partially sighted.

The Age Concern luncheon club meets three times a week at the Sunnyside Hall, Webb Lane. On Mondays there is a drop-in coffee morning then on Tuesdays and Thursdays there is lunch.

The lunches are cooked by volunteers and three of the Lions are among the volunteer drivers for the bus.

The Over 80s Friday luncheon club is organised every week in the Hayling Island Community Centre from 11am - 1.30 pm.



Lions president Cathy Shoebridge hands a cheque to Kay Hawkins from Age Concern

land Community Centre from 11am - 1.30 pm.

Ann Louth is responsible for morning activities followed by lunch cooked on site by volunteers.

The Daisy Chain Club is a social club for senior citizens run by Lyn George at the Community Centre every Wednesday afternoon. As well as meeting friends, and making new ones, there are also guest speakers and outings.

The Young at Heart Club meets at the URChall in Mengham on alternate Wednesdays. This is also a social occasion with activities such as crafts or visiting speakers.

The club for those who are blind or partially sighted

is run by Linda Standen in the Community Centre on alternate Mondays from 2pm-4.30pm and is a useful forum for discussing, and getting support with, problems.

Meanwhile, the Lions will be out and about across Hayling this month with the Santa sleigh. Log on to www.haylinglions.org.uk to check the routes.

Last month the Lions helped Katy Spendlowe by giving her a new reclining chair.

At the press of a button Katy can sit up, lie down, put her feet up or be assisted in getting out of the chair.

The chair was passed to the Lions by a man who bought it for his late wife.

Carols with the choir

Choir members will be hitting the high notes when they take part in this year's Christmas concert.

The Hayling Island Choir will hold its festive concert on Saturday, December 10 at the Hayling Island Community Centre in West Town.

The choir will be singing well-known and new Christmas songs.

mas songs.

Choir member Peter Turner said: 'There will be a chance for the audience to join in some of their favourite carols.'

As usual the choir will be joined by the Blendworth Brass Band and proceedings will be conducted by our Christmas maestro, musical director David Cain, with his

trusty Santa's helper, Debbie Vears on the piano.

'To get into the Christmas spirit new festive scarves and bow ties have been purchased for this concert.'

The evening will begin at 7.30pm.

The tickets are £9 which includes a mince pie and a glass of mulled wine.

Road tribute to diver McKee

A new road is to be named after one of Hayling's most famous sons.

The tribute will be paid to Alexander McKee who died in 1992.

Mr McKee found the wreck of the Tudor warship Mary Rose.

A road in a new development in Station Road will be named Alex McKee Close.

The idea was first suggested to Hayling councillor Andy Lenaghan by Mr McKee's

friend, Henry Yelf.

Andy said: 'We hope to have an unveiling of the close signs in the near future.'

The search for Henry VIII's long-lost flagship Mary Rose, which lay buried beneath the mud on the Solent seabed, became a compulsive quest for Mr McKee, pictured right.

For years, he worked without official support, leading an underwater exploration with a team of volunteer divers - known as Mac's Marauders.



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GLADMAN LAND

PUBLIC CONSULTATION LAND OFF ST MARY'S ROAD, HAYLING ISLAND

Gladman Developments is proposing a residential development of approximately 230 new homes plus public open space with recreational facilities.

This is an opportunity to have your say. Your views are important to us and will be considered as we progress our plans for the site.

Further details and our proposals will be on the website below

www.your-views.co.uk/haylingisland

or, write to us:

Your Views Hayling Island, Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB



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Appendix E
Consultation Leaflet

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PUBLIC CONSULTATION

Potential Residential Development

Land off St Mary's Road, Hayling Island



OUR PROPOSAL

Gladman Developments are proposing a new residential development of approximately 230 homes on land off St Mary's Road, Hayling Island.

GET INVOLVED - HAVE YOUR SAY

The purpose of this consultation is to provide an opportunity for local residents, businesses and organisations to learn about our draft proposals.

This will be your first opportunity to tell us what is important to you and what you would like to see on this development should it be built. Your feedback is important to us and will be used to help shape our final proposals.

Whether you are in favour of, or opposed to new housing on this site, please tell us why.

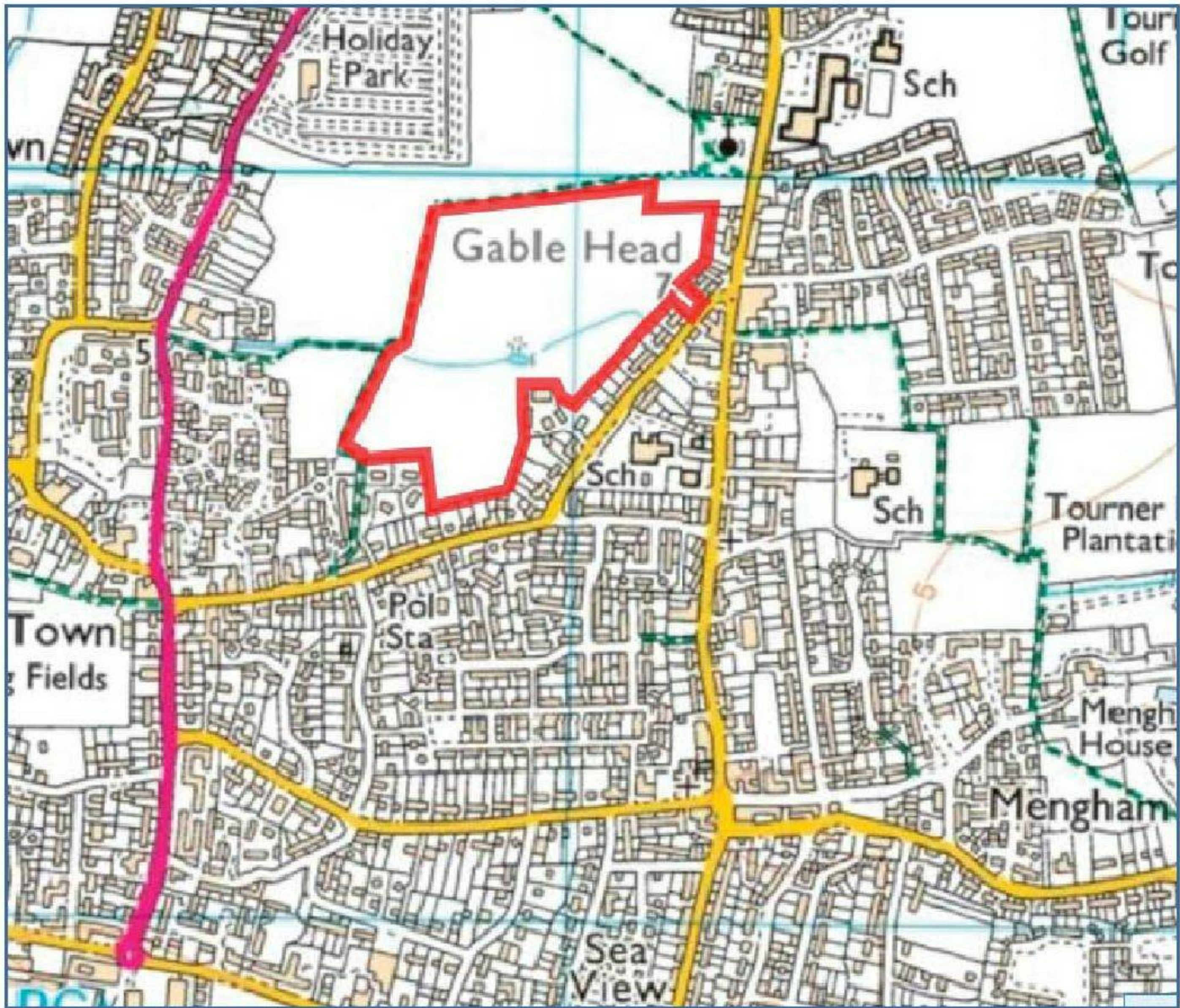
We give careful consideration to the sites we choose, identifying sensible locations in areas where councils have not met their full housing needs. This approach has enabled us to gain planning approval on over 90% of the sites we promote. We, therefore, believe that this site is likely to gain planning approval, and hope that you take this opportunity to respond to this consultation. This will help to ensure that any development that may be permitted is as beneficial as it can be in meeting the settlement's needs.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the developments design and, where relevant, off-site improvements if planning permission is granted.

Following this public consultation, we expect to submit a planning application shortly thereafter.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and doubtless many other topics. In order to help address these questions, we have put together a Frequently Asked Topics section at the end of this leaflet.

SITE LOCATION



Contains Ordnance Survey data © Crown copyright and database right 2016

Whilst we fully understand why people may have concerns, they need to be balanced against the requirement to provide much needed new houses, to meet the differing needs of an increasing population and address housing affordability. It is schemes like this that enable people to have a suitable home conveniently located for their needs. We all know and accept that more housing is needed and a stance of 'put it elsewhere' will result in not enough houses being built.

OUR APPROACH

Gladman Developments recognises its responsibility to respect the character and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Hayling Island wherever possible. As such please do tell us if there are any community facilities that you would like to see improved or developed as part of this scheme.

With the help of our consultant team, we are formulating our proposals to deliver a high quality, low density housing scheme. Throughout the process each member of the team provides their specialist advice and input to ensure that the design of the site responds positively to its surroundings, taking into account any constraints.

BENEFITS

Our housing proposals will bring a wide range of benefits to Hayling Island in the form of:

- New high quality housing;
- Affordable housing (up to 30% / 69 no dwellings);
- Over 30% formal and informal public open space on site;
- Improved footpath and cycle links;
- Contribution towards the extension of the Community Centre;
- Increased spending and customers to support local businesses and facilities such as the local school; and
- Access to the development will be provided off St Mary's Road with footpaths leading to and from Public Rights of Way Routes 92, 93 and 94.

THE NEED FOR HOUSING

The UK's population is growing year on year, with new housing stock needed to meet new demand.

The Home Builders Federation estimate that the country is over 1 million homes short of what is needed to adequately house the existing population, with several experts suggesting it is nearer to 2 million.

The difficulty for many first time buyers is access to high street mortgage facilities, this exacerbates the demand for affordable housing especially from young families.

Councils have a duty to ensure that sufficient housing can be delivered to meet all of the housing needs of the population in a 5 year rolling period. To do this they must identify sufficient land to meet their wider housing need. The development proposals will help to maintain a deliverable supply of housing land within the Havant Borough area, and will assist in meeting Havant's identified housing needs.

NEXT STEPS

We will take into account all comments and suggestions provided to us as part of this consultation. Once a planning application has been submitted you will also be able to make further representations to Havant Borough Council who will take these into account before making their decision on the planning application.

You can keep up to date on progress using our dedicated website which includes an online feedback form for making comments:

www.your-views.co.uk/haylingisland

Should you be unable to access the internet and would like to request a printed copy, please write to:

Your Views Hayling Island

Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB

OUR PROPOSALS





FREQUENTLY ASKED TOPICS

1. HIGHWAYS AND TRAFFIC

For each planning application we employ specialist highway consultants, who liaise with the local highway authority, to produce a suitable highways strategy. This will include providing a safe means of access into the site and ensures that the development will not adversely impact the surrounding road network.

Whilst there will be some additional traffic generated from the proposed development, the harm will be offset by enhancements to the local footpath and cycle network to encourage people to travel more sustainably. If necessary we will also carry out local highway improvements to ensure that the additional traffic does not produce a severe impact.

It is intended that access into the site will be provided by a priority junction off St Mary's Road. We believe that this form of access is the safest and most appropriate way to enter the site. The arrangement of this junction has been agreed in principle with the Local Highways Authority.

The existing footpaths adjacent to the site (Footpath Nos 92, 93 and 94) will be retained in their current location. The potential to provide linkages to these public rights of way, and other footpaths and cycling routes in the local vicinity, will be explored as part of the application proposals.

2. BUS SERVICE

The best and most sustainable way of maintaining and improving bus services is by additional customers using the existing routes and creating revenue for the Operators.

Those within the current age demographic, are far less likely to use the bus service than younger and less affluent families, who are less represented because of house shortages and unaffordability of house prices.

New homes not only increase the population, they help to balance the national demographic profile of the local population. New residents of the application will provide increased patronage for operators of local bus services.

3. SCHOOLS AND EDUCATION

As part of the initial site review process we have liaised with the Local Education Authority in order to establish the current and future capacity in local Primary and Senior schools.

It has been identified that there is limited capacity in the Primary and Senior Schools to accommodate the expected number of children who will be living on the completed development. As such, if planning permission is granted, a contribution will be paid to the local education authority to ensure that sufficient school places are made available.

Often people are concerned that the proposed new development will add pressure on the local school. In reality and supported by research, a proportion of the pupils who will live on the new development will already be attending the local school. Many other pupils are

FREQUENTLY ASKED TOPICS

currently driven in from outside the traditional catchment area by parents who appreciate the school's reputation. This is not a sustainable situation, and if local children continue to decline in numbers and more come to school from further afield, it is possible that the local education authority may consolidate the schools, potentially closing the smallest.

4. FLOODING

The site is within Flood Risk Zone 1 and therefore has the lowest risk of flooding. This is confirmed by the Environment Agency's flood map data.

A flood risk assessment will be produced by our appointed specialist consultants to accompany our planning application. The assessment will demonstrate how surface water will be dealt with at the proposed development.

In order to ensure flooding downstream from our site is lessened, rather than increased, as a result of our development, we are proposing to provide an attenuation pond (sometimes called a "Balancing Pond"). This pond collects the rainfall from our land and discharges it into the network at the rate the land currently releases rainfall, this is often referred to as the "Greenfield Run off Rate".

5. GP CAPACITY

Through our initial site review process we understand that there is capacity in your local GP Surgery.

6. ECOLOGY

A specialist ecology consultant has been appointed to survey the proposed site for protected species. Their initial investigations have found that there is potential for bats to use the boundaries of the site. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application.

Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

The land we are proposing to build homes upon is currently intensively farmed and is therefore home to very few species of plants or animals. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by this proposal.

FREQUENTLY ASKED TOPICS

7. LOCAL FACILITIES

We believe that, if possible, a scheme like this should help to improve the range of services and facilities that are currently available in the local area. The facility will be able to offer amenity to new and existing residents alike, and will make you community more self-sufficient (“sustainable”).

Through this consultation, please let us know your opinion on what facility would be of most value to your household and community.

8. JOBS AND LOCAL ECONOMY

It is a combination of the skilled and well educated population living in your locality, along with a high proportion of entrepreneurs and a supportive council that has given rise to a far higher level of new business start-ups and jobs in typically the fast growing knowledge, technology and service sectors of our economy.

These type of jobs are often more prevalent in towns, villages and rural areas than in cities, because entrepreneurs typically like to work close to where they choose to live, which partially explains why your local authority is more prosperous and enjoys low unemployment.

We would also expect some new occupants in the intended homes to be entrepreneurial and creators of new local businesses. A significant and fast increasing proportion of people now work from home, which not only creates a very sustainable lifestyle, it also increases spending locally.

Our research indicates that the gross spending power of the new residents will be in excess of £6,084,000 each year, a proportion of which will be spent within the locality.

9. AFFORDABLE HOUSING

The proposal will include up to 30% affordable homes. The homes provided will be “affordable” as defined by the Government. The range is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be decided by negotiation with your local authority Housing team.

Typical occupants of the “affordable” homes are skilled workers, newly married locals, teachers, nurses, police officers or local people wanting to return to the area they grew up in for example those returning from university. Providing a range of affordable homes on site ensures that those living in the locality have access to a range of housing options.

FREQUENTLY ASKED TOPICS

10. OPEN MARKET HOUSING

This will form the other 70% of the homes to be built and typically attracts buyers with young, or imminent, families who normally have a local connection to the area. These families typically use the school, shop and pubs in the area to a greater extent than the older generation and help ensure the continued vitality of these community facilities, as well as creating a more balanced age profile.

Without more housing, the first time buyers have tended to have to move away to areas with more affordable housing, when in preference many would have preferred to stay far closer to home, friends and family.

11. WHY HOUSING GROWTH IN OUR SETTLEMENT?

Government policy on new housing is designed to ensure that all settlements grow, prosper and thrive rather than decline as the age profile rises.

Historically local authorities have been guilty of following the same pattern of growth in successive Local Plans without pausing to consider where the best place for development should be.

Sites such as this perform well in sustainability terms and provide a meaningful contribution to an economically prosperous and thriving local centre, through increase footfall and spend in the local shops.

12. POTENTIAL RESIDENTS

Many of our previous public consultations have raised concerns about the potential influx of people affecting the harmony of the existing settlement.

In our experience the biggest proportion of new residents will be people who already know and love this area. They will often have been brought up here, have relatives here, work locally or already live here and may be moving to a more appropriate accommodation to meet their needs.

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.



Your Views Hayling Island

Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

www.your-views.co.uk/haylingisland

Please note that all of the information we are providing to you in this document and on our Website is in draft form and will be refined and updated as part of the entire Consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up on Hayling Island, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.

Appendix F

Consultation Boards

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LAND OFF ST MARY'S ROAD, HAYLING ISLAND

INTRODUCTION

Introduction

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposals for Land off St Mary's Road, Hayling Island, to the local community. We are proposing a new residential development of up to 230 homes.

The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community, which will be considered before the outline planning application is lodged with Havant Borough Council.



The Application

Gladman Developments Ltd intends to submit an outline application for up to 230 homes to Havant Borough Council in the Winter of 2016. This would establish the principle of development with the access to be agreed, and all other details will form part of subsequent applications if planning approval is granted.

Development Proposals

- A residential development to include up to 230 new homes of varying sizes, types and tenures, including 30% affordable housing;
- Proposed vehicular and pedestrian access off St Mary's Road and Rook Farm Way.
- New landscaping to enhance the site and its boundaries.
- Integration of a Sustainable Urban Drainage System (SUDS).
- On-site public open space for use by new and existing residents.
- Walking and cycling connectivity between the site and the surrounding area.
- Equipped play and multi-use games area for use by new and existing residents.

Site Description

The site is situated to the north west of St Mary's Road, Hayling Island, and lies immediately adjacent to the existing settlement edge. The site is located approximately 7km from Havant to the north, and lies 17km and 25km from the towns of Portsmouth and Chichester, to the north west and north east.

The application site extends to a total area of 11.92ha and comprises two field compartments that are currently in agricultural use. The site is defined by a series of existing trees and hedgerows, with a network of public footpaths, which intersect the south west of the site area, providing a perimeter to the site to the north and west.

To the south and east the site is bordered by existing residential development, located along St Mary's Road.

LAND OFF ST MARY'S ROAD, HAYLING ISLAND

HISTORICAL CONTEXT

Historic Maps

Historic map regression analysis illustrates the incremental development of the local area over time. It highlights that the setting of the site has sustained significant change.

The historic Ordnance Survey (OS) mapping shows the growth of southern Hayling Island over the last 145 years.

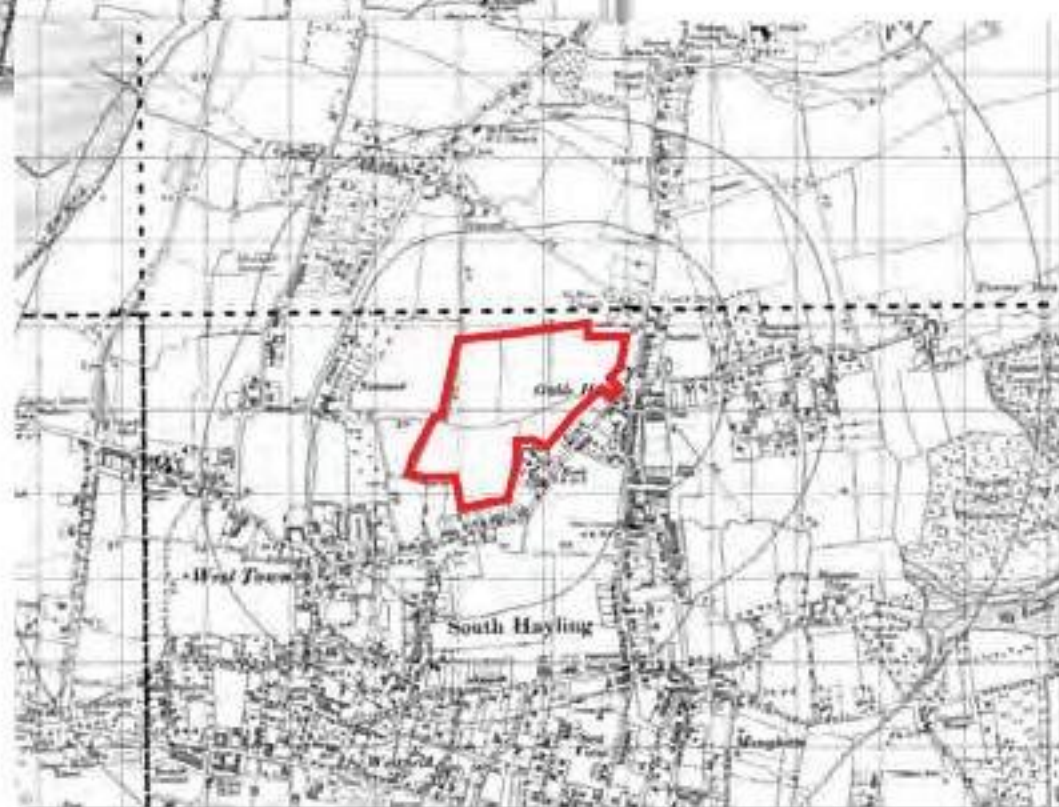
During the period 1871 to 1898, it's clear from the historic maps that the majority of the land in and around the site comprised of agricultural fields, separated and connected by several main roads. Blocks of woodland are evident to the far east of the site and St Mary's Church is present at the north eastern corner. Residential properties are few and broadly scattered, with each dwelling holding a portion of the surrounding land.

By 1931 the site is compartmentalised into approximately five smaller fields and the surrounding land is still primarily open and unoccupied. However properties have become more commonplace along the main roads, which have also become more extensive. Orchard trees are present in small blocks around the site and the majority of settlement is localised around the sea front.

From 2000, the development has increased in density and spread northwards from the sea front up to and beyond the site. The open nature of the landscape north of the site has remained largely undisturbed. Development appears as a large block but areas of open space punctuate the settlement. These include Hayling Park, Tournier Bury Plantation and Tournierbury Golf Course. The northern half of the island remains open and primarily given over to agriculture. Two main roads running north to south, connect users to the seafront. Hayling Island Holiday Park, situated to the north west of the site, is apparent from the most recent historical maps.



1871



1931-1932



1962



2000

LAND OFF ST MARY'S ROAD, HAYLING ISLAND

HOUSING NEED

The need for new housing

Every council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development.

Havant Borough Council has a requirement to provide further deliverable housing sites to meet the authority's full housing needs. There is a demonstrable and evidenced need for more housing land within the borough area.

Land off St Mary's Road represents a suitable and sustainable location to accommodate a proportion of the Borough's future housing growth.

Why is the site suitable for development?

The proposed development site would represent a logical extension to the existing settlement area, located in close proximity to a good range of local services and facilities.

The proposal would provide new homes to maintain and enhance the vitality of the community, in a sustainable location to provide further residential development.

The site could be sensitively developed to take account of its characteristics and surroundings, to provide a high quality residential development.



Tree lined road in Hayling Island



St Mary's Church

SITE CONTEXT PLAN

-  Site Boundary
-  Existing Settlement
-  Existing Vegetation
-  Sea
-  Main road
-  Secondary Road



LAND OFF ST MARY'S ROAD, HAYLING ISLAND

LANDSCAPE & ECOLOGICAL CONTEXT

The site comprises two arable field compartments with associated boundary vegetation and a small central woodland block.

There is a network of public footpaths that circulate and extend outwards from the site area.

A Landscape Character Assessment was undertaken in 2007 for Havant Borough Council. The site, which is located in Hayling Island, falls within the Landscape Character Area 35: West Town, Hayling Island and Landscape Character Type H: Open Lower Harbour Plain. Although the site falls within an open Character Type it is influenced by the adjacent settlement.



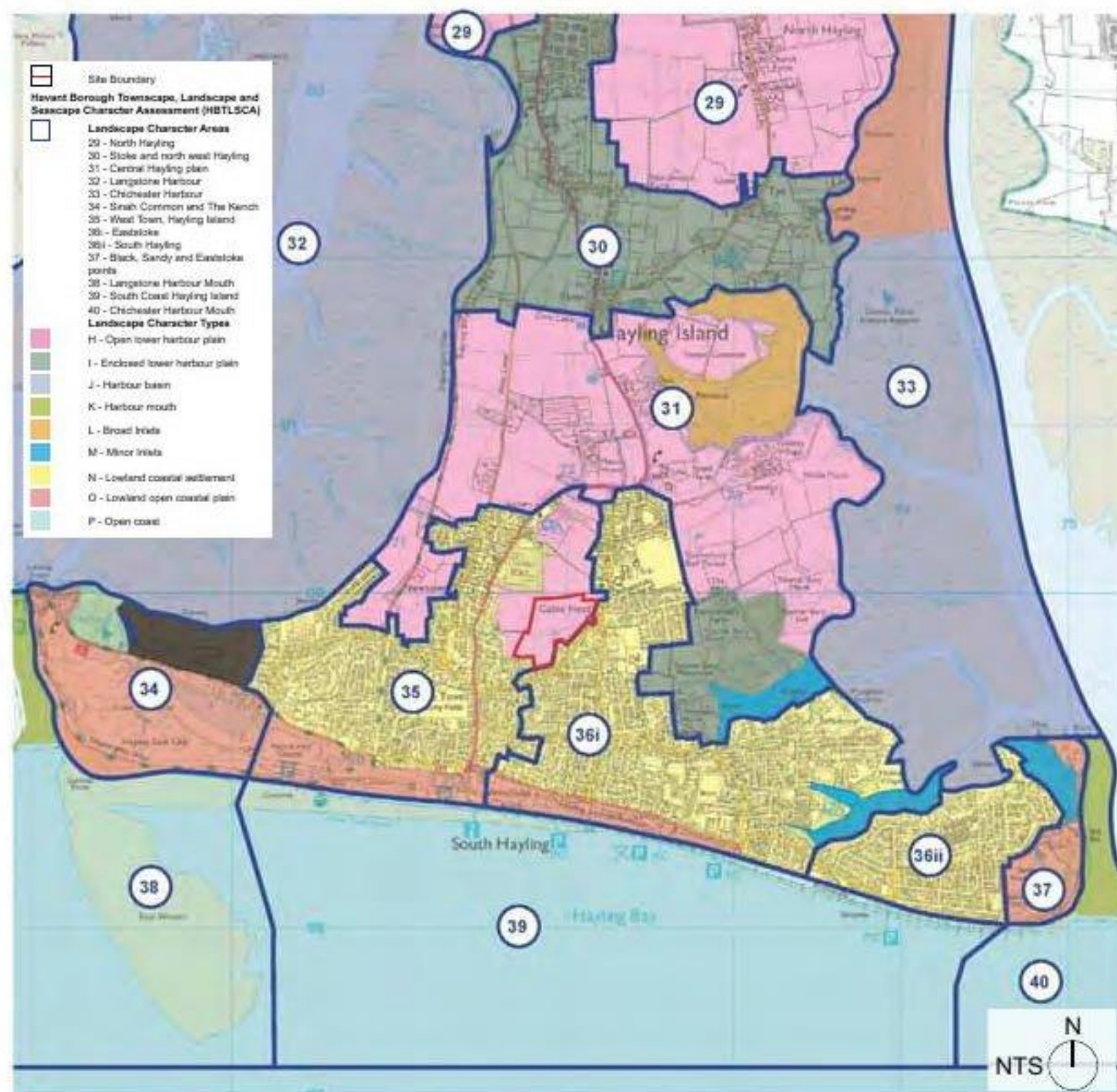
View looking north towards St Mary's Church from the proposed access point



View looking east along the public right of way from within the grounds of St Mary's Church



View looking north west from the public right of way outside the south western boundary of the site



Landscape Character Plan

A few of the key characteristics of LCT H are:

- Low lying and predominantly flat with some local variations producing smooth low mounds
- A high density of streams and water courses, many channelled into field side ditches
- Medium size predominantly arable fields with sparse intermittent hedgerow vegetation
- The majority of medieval churches within the Borough outside the urban areas are situated within this landscape type
- Woodland tends to be broadleaved woodland with no ancient, semi-natural woodland occurring within this character type

Guidelines for Development Considerations include:

- Encourage the use of locally distinctive materials such as flint and brick for boundary features, and discourage the use of timber fencing
- Proposed areas for car parking should not visually intrude into open areas of the landscape. Any proposed mitigation planting must relate to the surrounding vegetation pattern and consist of local native plant species
- New infrastructure should have a simple rural character, avoid unnecessary signage and suburbanising trends i.e. lighting.

LAND OFF ST MARY'S ROAD, HAYLING ISLAND

VISUAL CONTEXT

The visual envelope of the site is restricted due to the intervening vegetation within the site and to its edges.

Views from existing properties to the south and east are likely to be possible. Users of the Public Right of Way that cross the site to the south west will also experience direct views. However users of the surrounding public footpaths to the north and east will likely only gain filtered views towards the potential new development.

There are some more distant views across the publicly accesible open area to the north and west where the surrounding area is open.



Aerial photograph with site boundary and viewpoints



A View north east into the site from the public right of way running down the outside of the south western edge of the site



B View south east across the site from the existing public right of way along the northern perimeter, running to St Mary's Church



C Viewpoint north west towards the site from St Mary's Road

LAND OFF ST MARY'S ROAD, HAYLING ISLAND

LOCAL FACILITIES

What are the local facilities?

The site is sustainably located with good access to a wide range of services and amenities. The plan and key below show the range of facilities located within 1 - 3km of the proposed development site, which include infant, junior and secondary schools, a medical centre, places of worship, a post office, a community centre, convenience stores, a library, and a dentist.

Within the wider area additional facilities are available in the nearby town of Havant. The nearest bus stops to the site are located on Church Road and Elm Grove, and are served by the number 30 bus service, which operates between Purbrook, Hayling Island and Havant, and provides onward links to destinations including Chichester and Portsmouth.



Hayling Island Medical Centre



Hayling Island Library



Hayling Island Theatre



Shops on Mengham Road



Hayling Island Fire Station



Hayling Island Co-op Store



Newtown House Hotel



The Hayling College



Mengham Infant School



North Hayling Recreation Hall



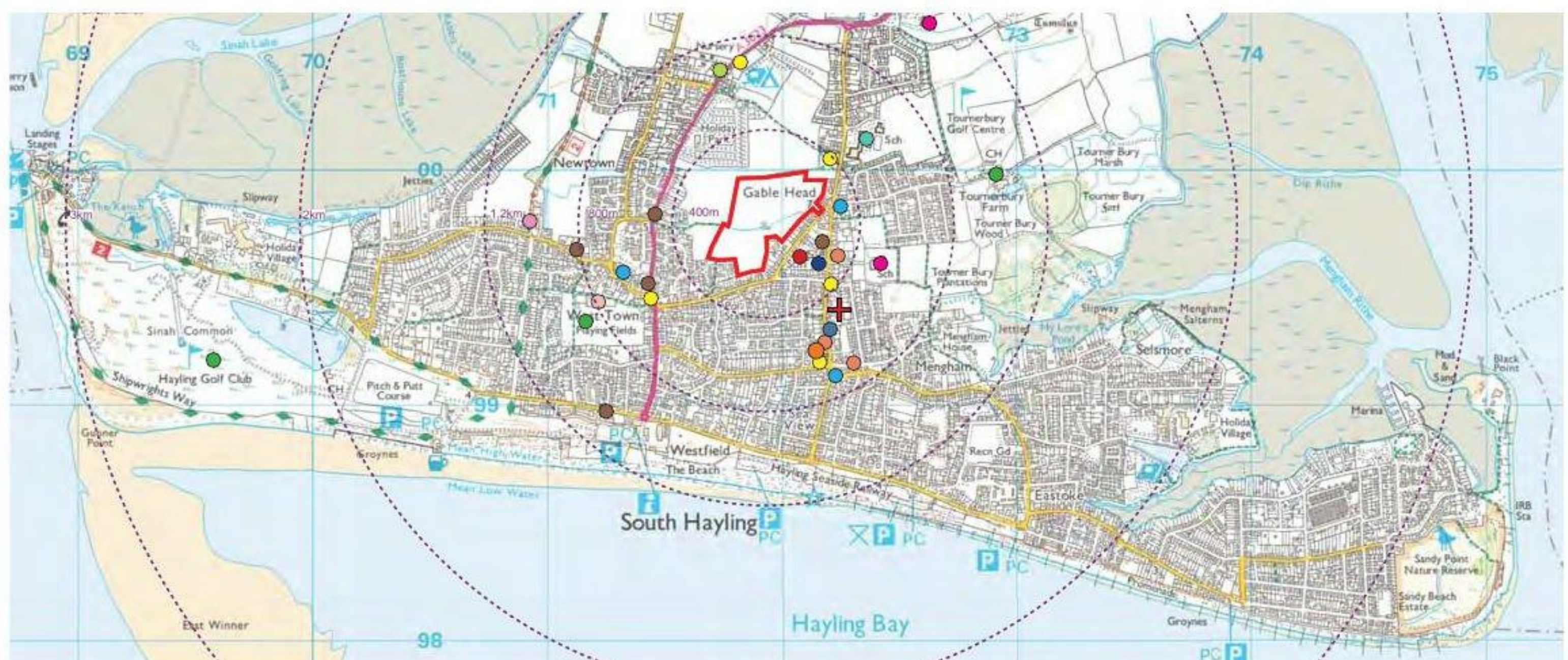
Facilities on Elm Grove



Elm Grove Dental Practice

LOCAL FACILITIES PLAN

- | | | | |
|----------------|-------------------|---------------------|-------------------------------|
| Site Boundary | Secondary School | Pub/Restaurant/Cafe | Shops/Banks |
| Nursery School | Place of Worship | Post Office | Supermarket/Convenience Store |
| Junior School | Sports Facilities | Library | Dentist |
| Infant School | Community Centre | Theatre | GP Surgery |



LAND OFF ST MARY'S ROAD, HAYLING ISLAND

CONSTRAINTS & OPPORTUNITIES

Key Considerations

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Development Framework Plan.



LAND OFF ST MARY'S ROAD, HAYLING ISLAND

THE FRAMEWORK

Design Principles

The assessment of the site and its setting has helped to inform the preparation of a development framework for the site. A number of design principles have influenced the development proposals for the site. These principles include:

- To deliver a high quality, sustainable development which reflects the scale, layout and pattern of Hayling Island and is appropriate to its setting.
- To deliver a mix of up to 230 dwellings, including up to 30% affordable housing and a range of property sizes and types.
- The retention, where possible; and enhancement of the existing vegetation structure within the site.
- Scheme design to be visually attractive, respecting the context and existing built form and building styles evident within the local area.
- Development creates a robust, green development edge which provides a sensitive transition between the proposed development and the wider setting.



LAND OFF ST MARY'S ROAD, HAYLING ISLAND

THANK YOU

Your comments and suggestions will be taken into account when formulating the final Planning Application submission. All comments and feedback will be provided to the Local Planning Authority as part of the Planning Application.

Once a planning application has been submitted you will also be able to make further representations to Havant Borough Council who will take these into account before making their decision on the Planning Application.

You can keep up-to-date on progress using our dedicated website which provides further information and includes an online feedback form for making comments:

www.your-views.co.uk/haylingisland

How do I comment?

You can respond by email:

Comments@your-views.co.uk
(using 'Hayling Island' as the subject line)

or by post:

Your Views 'Hayling Island'
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB



Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as you name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

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Appendix G
Consultation
Responses

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Robert Wilding

From: Rook Farm Management Company Ltd [REDACTED]
Sent: 01 December 2016 18:09
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland

Date of Submission: Thu, 01 Dec 2016 18:09:05 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Please note that Rook Farm Way is Privately owned road which is maintained at the expense of the residents/owners of the management company, whilst there are access rights in favour of the present landowner and their successors in title the change in use will give an opportunity to review the access rights and Rook Farm Management Company Ltd will actively resist the use of it's land for either pedestrian or emergency access.

Prefix:: Mr

Your name: Rook Farm Management Company Ltd

[REDACTED]

From: SUSAN ROLFE [REDACTED]
Sent: 01 December 2016 18:48
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Thu, 01 Dec 2016 18:47:35 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: YES, CREATE A SECOND ROAD AND BRIDGE TO ALLOW ALL THE EXTRA TRAFFIC FROM THE NUMEROUS NEW BUILD "AFFORDABLE" HOUSING ALREADY HERE AND PLANNED FOR THIS SMALL ISLAND.

Would you like to suggest any changes to improve the proposals?: YES RE-BUILD ALL THE PUBS AND OUR SHOPS WHICH USED TO SERVE OUR COMMUNITY AND HAVE NOW BEEN TAKEN OVER BY "AFFORDABLE" HOUSING WITH INSUFFICIENT PARKING.

Are there any other comments you would like us to consider?: SHOW IN DETAIL WHERE EXACTLY ALL THESE NEW PEOPLE, OTHER THAN THOSE THAT WORK FROM HOME WILL FIND ALL THE JOBS THEY WILL NEED THAT YOU SEEM TO THINK ARE AVAILABLE. THERE IS NO INDUSTRY HERE! SO THEY WILL ALL HAVE TO USE THE SAME ROAD AS THE REST OF US CAUSING MORE CONGESTION TO EXISTING RESIDENTS. THERE ARE SO MANY REASONS NOT TO CONTINUE TO BUILD HERE. SURELY YOU MUST HAVE LOOKED AT PREVIOUS OBJECTIONS BY THE ISLANDERS. WHAT ELSE CAN WE DO TO MAINTAIN OUR EXISTING ENVIRONMENT.

Prefix:: Mrs

Your name: SUSAN ROLFE
[REDACTED]

Robert Wilding

From: Michael Ascherl <[REDACTED]>
Sent: 02 December 2016 09:33
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Fri, 02 Dec 2016 09:32:43 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Another 200+ homes will flood our Island- what about the road access to Hayling which is already severely congested. One lorry parked on the road can cause chaos. What about doctors, already overworked. I am totally against this development

Would you like to suggest any changes to improve the proposals?: Yes- scrap it

Prefix:: Mr

Your name: Michael Ascherl
[REDACTED]

Robert Wilding

From: Peter Tart <[REDACTED]>
Sent: 03 December 2016 12:22
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Sat, 03 Dec 2016 12:22:15 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Abandon them! HAYLING cannot accommodate any more housing. The one road on and off the island is already congested and cannot realistically be improved to take more traffic. The health centre, schools and emergency services would all need more capacity, even if there were a solution to traffic congestion.

Would you like to suggest any changes to improve the proposals?: See above.

Are there any other comments you would like us to consider?: Go elsewhere.

Prefix:: Mr

Your name: Peter Tart
[REDACTED]

Robert Wilding

From: Jan Bailey [REDACTED]
Sent: 05 December 2016 13:41
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Mon, 05 Dec 2016 13:41:23 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: n/a

Would you like to suggest any changes to improve the proposals?: n/a

Are there any other comments you would like us to consider?: There should not be any more large housing developments on Hayling Island until there has been a consultation on the infrastructure of the island. Journeys off / on the island have increased significantly over the last 10 years, which doesn't make a pleasant commute to / from work. We have even considered moving home off Hayling Island because of this.

Your name: Jan Bailey

[REDACTED]

Robert Wilding

From: Michael Cayley [REDACTED]
Sent: 05 December 2016 14:46
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Mon, 05 Dec 2016 14:45:36 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Hayling Island cannot cope with this volume of extra housing. The Health Centre is already struggling to handle the volume of patients, with 2 or 3 week waits for appointments common; school capacity is limited; and road congestion is a very serious issue, especially at peak times, without the extra pressure from extra housing, and causes problems for emergency services, with access onto and off the island being by narrow, bendy roads.

Would you like to suggest any changes to improve the proposals?: Cut down very substantially the volume of new housing.

Prefix:: Mr

Your name: Michael Cayley
[REDACTED]

Robert Wilding

From: Jeff Hunt <[REDACTED]>
Sent: 05 December 2016 16:13
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland

Date of Submission: Mon, 05 Dec 2016 16:13:06 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Absolutely not, how many times do the people of Hayling have to tell you - WE ARE FULL WE don not want more home built. The medical practitioners, schools, roads and the rest of the infrastructure cannot cope with the current amount of inhabitants.

Would you like to suggest any changes to improve the proposals?: Build somewhere else,

Are there any other comments you would like us to consider?: Listen to the people, we do not want, and the island cannot support more houses with the current state of the roads, drainage etc.

Prefix:: Mr

Your name: Jeff Hunt

[REDACTED]

Robert Wilding

From: Rowena Dowse [REDACTED]
Sent: 05 December 2016 16:57
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland

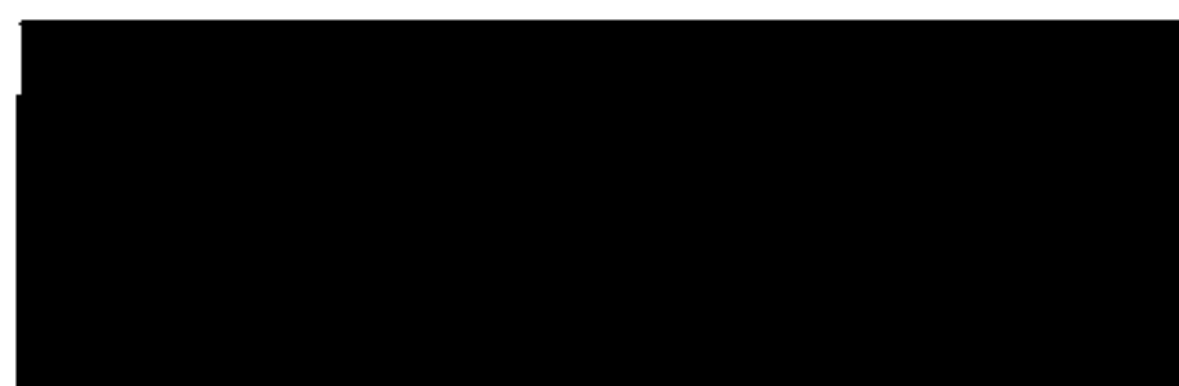
Date of Submission: Mon, 05 Dec 2016 16:57:18 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Are there any other comments you would like us to consider?: No more building on Hayling Island.....the bridge is overused it was built in the early 1950's....with a few cars, trucks and horse drawn carts!,,,traffic is terrible no places at schools or doctors....no more building!

Your name: Rowena Dowse



Robert Wilding

From: Mr Hornby [REDACTED]
Sent: 05 December 2016 17:40
To: YourViews [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland

Date of Submission: Mon, 05 Dec 2016 17:40:28 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Far too many houses being accessed from a single entry / exit on St Mary's Rd.

Excessive additional traffic trying to merge at St Mary's / Tourneberry / Elm Grove, which is already congested due to new development down Tourneberry.

Play area should be centralised and not to the north of the development.

Would you like to suggest any changes to improve the proposals?: Fewer houses being put on the development, thus reducing the strain on the roads, services.

Are there any other comments you would like us to consider?: Not in the structure plan. Not a welcome development without improved roads, services, healthcare facilities.

Your name: Mr Hornby

[REDACTED]

Robert Wilding

From: Neil Ogg [REDACTED]
Sent: 05 December 2016 17:59
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Mon, 05 Dec 2016 17:59:28 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Looking at the plans, do you have any comments that will help us shape our masterplan?: 1. Vehicle access arrangements are of serious concern. Access is near an already busy junction with Elm Grove. Congestion/back up is likely. This is dangerous in itself, particularly so near schools. Turning from Elm Grove into St Marys Rd is via a blind bend causing further danger if congestion is encountered. The proposed priority junction needs explanation.
2. The single road from Hayling is already overloaded. The proposed development will exacerbate this. It is naive and misleading to suggest that this will be offset by encouraging people to travel sustainably.
3. You understand there is capacity in GP practices. This needs impartial assessment. Surgeries seem currently overloaded.
4. The impact of the proposal on all aspects of Hayling infrastructure needs to be impartially and fully assessed.

Prefix:: Dr

Your name: Neil Ogg



Robert Wilding

From: Mark and Lisa Coates [REDACTED]
Sent: 05 December 2016 21:04
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Mon, 05 Dec 2016 21:03:46 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes. Will these plans be binned once you have planning permission and have resold the land to another developer?

Would you like to suggest any changes to improve the proposals?: Yes. Don't go ahead with it unless you can explain exactly how much you will contribute to essential infrastructure such as schools and traffic on and off the island (e.g. will a new bus route reach the Ferry?).

Are there any other comments you would like us to consider?: Yes, don't build without solving all of the problems you will create. Notably: School places and resources, an improved surgery (minor ops and weekend walk-in) and no increase in waiting times, facilities for young people (could be achieved through donations to schools) and much improved bus services to reduce pressure on our one bridge. Improvements to Eastoke Corner that allow businesses there to thrive would be a sensible investment too.

Prefix:: Mr

Your name: Mark and Lisa Coates
[REDACTED]

Joe Smith

From: kathryn lincoln [REDACTED]
Sent: 06 December 2016 17:20
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Tue, 06 Dec 2016 17:19:37 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland>

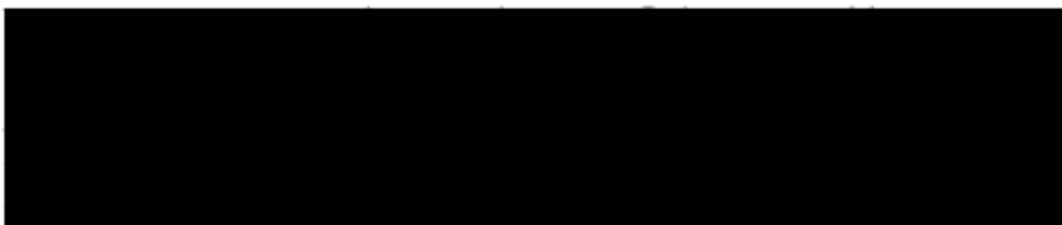
Looking at the plans, do you have any comments that will help us shape our masterplan?: I really don't think it should be built, there has been a recent petition signed by over 2000 hayling residences saying no to anymore development. The info structure on this Island can not handle anymore housing being built, there are no spaces at the schools or at the doctors surgery which is already stretched to breaking point, which I know because I have family members that work there.

Would you like to suggest any changes to improve the proposals?: Don't build it

Are there any other comments you would like us to consider?: We don't need or have the info structure to support these homes

Prefix:: Miss

Your name: kathryn lincoln



Joe Smith

From: Sarah Baldock [REDACTED]
Sent: 06 December 2016 19:47
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Tue, 06 Dec 2016 19:46:44 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes. Do NOT bother!!!

The traffic getting on and off the island with just the one road has become ridiculous. Let alone building more houses!!

1 senior school and 1 doctors surgery!!!!

Would you like to suggest any changes to improve the proposals?: No.

Are there any other comments you would like us to consider?: I live on Cherrywood gardens, by the junction with St Marys rd. The traffic already speeds excessively down our road and dangerous speeds.

Building all the extra properties will cause mayhem on every level for the island.

I am completely against this as will 99% of the islands residents be!!!!

Prefix:: Mr & Mrs

Your name: Sarah Baldock

[REDACTED]

Joe Smith

From: Mike Corbett [REDACTED]
Sent: 07 December 2016 12:07
To: YourViews; t [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Wed, 07 Dec 2016 12:06:42 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I would refer you to the Havant Borough Local Plan 2036 and recently agreed proposals re all future developments within the Borough. This is with the full Cabinet at HBC today for approval.

Your name: Mike Corbett

[REDACTED]

Neil Lewis

From: Richard Bond [REDACTED]
Sent: 10 December 2016 11:51
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Sat, 10 Dec 2016 11:51:13 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes
Would you like to suggest any changes to improve the proposals?: Don't build any more houses on Hayling Island, the roads cannot take more traffic.
Are there any other comments you would like us to consider?: The pamphlet that you have distributed is misleading and not wholly accurate.
Traffic. There is too much traffic now. At peak times the congestion in many spots is unacceptable. There are no good reasons to build here.
The junction opposite the large Co-Op is unsuitable for an increase in traffic.
The narrow, winding Havant road is often reduced to 5-10mph because of cyclists causing delays for people who try to make public transport connections. West Lane junction is below standards of visibility and should be closed anyway. There are traffic problems at Mill Rythe School because too many parents are taking their children a short distance to school by car. There is an accident black spot near the garage at the end of Northney Road.
The roundabout at the A27 is hopelessly inadequate. If there is an incident at the Langstone Harbour bridge, everybody will be cut off.
Making more cycle tracks is unnecessary because there is one already from Station Road to the bridge, called the Billy Trail. In any case people collecting groceries, tradesmen with tools, plumbers, electrical suppliers with refrigerators or washing machines etc do not ride bicycles!
With more internet purchases by new residents there will be many more delivery vans coming on to the island.
Your paragraphs about schools contradicts itself within a few words.
The Doctor's surgery is known to be overloaded with patients.
Many Hayling Residents are retired and do not want/do not need more entrepreneurs or industry or commercial premises.
Any changes will reduce the attractive seaside ambience and put off tourists and people who want to retire to a quiet, comparatively affordable seaside life, something that is rare on the coast of South-East England. We live here, we know what is needed, you do not live here and have no idea of this area's resources and needs.
You make no mention of the sewage system, electricity, gas & water supply plans.
If you need places to build where people NEED to live, look at the area to the north of the M27 near Fareham!
In brief, no need for more houses here..... Obviously. Basically the roads are overcrowded - transport systems are inadequate and you are going to make the situation much worse!
Richard Bond, Hayling Resident.

Prefix:: Mr
Your name: Richard Bond
[REDACTED]



Neil Lewis

From: Carol Gardner [REDACTED]
Sent: 08 December 2016 08:25
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Thu, 08 Dec 2016 08:24:54 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: It will increase the amount of traffic on Manor Road

Would you like to suggest any changes to improve the proposals?: Yes don't build anymore houses on any site

Are there any other comments you would like us to consider?: The infrastructure will not take anymore houses. You have stated that the health centre can cope, if this is right why are new patients being told to register in doctors in Havant. We have one Road on and off the island in the summer months we have cars nose to tail for up to four hours trying to get off. On a normal day it can take half an hour to get off. We cannot take anymore

Prefix:: Mrs

Your name: Carol Gardner

[REDACTED]

Neil Lewis

From: Wayne Moody [REDACTED]
Sent: 07 December 2016 20:19
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Wed, 07 Dec 2016 20:19:12 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Ridiculous, Hayling is at full capacity already for the current infrastructure, The roads are already clogged up with residents let alone visiting tourists which are a main income for many business. There is already a 2 week wait at the health centre. The small Island cannot cope with any more increase in population. The schools are at maximum capacity. There is no Police station, nor ambulance station.

Would you like to suggest any changes to improve the proposals?: Yes, build elsewhere and not on Hayling! Find somewhere else to where your masterplan will have a positive effect not ruin an already strained community.

Are there any other comments you would like us to consider?: Do not consider building on Hayling.

Prefix:: Mr

Your name: Wayne Moody

[REDACTED]

Neil Lewis

From: J [REDACTED]
Sent: 07 December 2016 17:55
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Wed, 07 Dec 2016 17:55:11 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes don't do it

Would you like to suggest any changes to improve the proposals?: Yes leave it alone

Are there any other comments you would like us to consider?: It strongly disagree with this development, I moved here to enjoy some peace and quiet and to not be surrounded by houses, I also enjoy the birds and other wildlife that visit because of the fields next to my garden , I feel my health will suffer, if I have to endure building works and further pollution at my own home . There is also the impact on the value of my property if this goes ahead.. And this poor Island is being stretched to the limit on the roads .

I
Your name: J

[REDACTED]
[REDACTED]
[REDACTED]

Neil Lewis

From: miranda morgan [REDACTED]
Sent: 18 December 2016 09:56
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Sun, 18 Dec 2016 09:56:07 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Your access point is on to St Marys Road the same road which accommodates a school. 230 homes with an average of 2 cares per home will mean 460 cars at a conservative guess needing to use that road. The junction of Church Road / St Mary's Road / Tournembury Lane also will be the access point for the Tournembury Road development.

Road infrastructure and access point to the development are limited and even if you take it to Manor Road, there will still be a bottle neck at the roundabout where there is another school.

Would you like to suggest any changes to improve the proposals?: reduced number of homes. Have you thought about making it an exclusive development. Larger, unique, Eco Award winning development. Develop with a vision of a Unique place to Live, an area of outstanding beauty. Relaxing. If you want it to be like Portsmouth, then extra bridges and roads are needed. High density living, low quality of life.

Are there any other comments you would like us to consider?: Gladman Land - please have a vision and leave a legacy for generations to admire.

My father built on the Island. His properties today look picturesque. None of this pile them high, quantity over quality.

Your name: miranda morgan

[REDACTED]

From: Pat Francis <[REDACTED]>
Sent: 12 December 2016 17:07
To: YourViews
Subject: Hayling Island

My comments here relate to the proposed development of 230 properties at Rooks Farm, St Marys Road, Hayling Island.

There is clearly no doubt about a national need for additional housing to meet current demand. That need, however, should not negate any obligation to respect standards and amenities presently enjoyed by existing residents. Sustainability is not just the preserve of future projects.

The text in your leaflet and website includes a number of unsubstantiated assertions regarding the impact of this proposed project on the local community. You also show scant regard for one of the most pressing factors affecting the people of Hayling; namely, the restrictions imposed by a single access road onto the island. While the inclusion of footpaths and cycle ways in the development is very welcome, it would in no way reduce the impact of vehicular traffic generated by 230 dwellings.

The bus service on Hayling is excellent and a credit to the bus company and its staff. Unfortunately, the service dwindles to nothing too early to allow people to go out for the evening without relying on taxis or their own vehicle to get home. Owning a car becomes a necessity when public transport is 'part-time'. All kinds of speculations are made by developers on the subject of car ownership across various age groups. In reality, each household with working-age occupants will have a car for each adult. Elderly and retired people are likely to have at least one vehicle. At a conservative count, this development could add in the region of three hundred vehicles to Hayling's overcrowded roads. The situation is exacerbated by the reluctance of developers to provide more than one off-road parking place per dwelling. As a consequence, streets throughout the island are frequently 'choked' with parked vehicles. In the narrower streets of new housing estates, there is a tendency for vehicles to be parked with two wheels on the pavement; to the detriment of pedestrians.

The junction of Church Road, Elm Grove, Tournerbury Lane and St Marys Road would not cope too well with an increase in traffic. Vehicles attempting to turn right into Tournerbury Lane at the same time as someone making a right turn into St Marys Road, could easily create a 'gridlock' situation. This development would significantly increase the number of right turns made at that junction.

Your reference to 'GP capacity' does not reflect reality. I feel sure that emergencies could and would always be dealt with through the existing practice groups. The true measure of capacity is through the availability of routine appointments. I would suggest that an additional four or five hundred potential patients would overwhelm the healthcare facilities as they exist at present.

It appears that other major factors, like school places, ecological concerns and flood potential have been given due consideration. The two main issues surrounding this proposed development are the significant impact it would have on available local healthcare and traffic congestion. I would suggest, therefore, that this proposal should be conditional on satisfactory resolution of those two factors.

Patrick Francis

[REDACTED]

Neil Lewis

From: Peter Sparling <[REDACTED]>
Sent: 06 December 2016 14:08
To: YourViews; [REDACTED]
Subject: Comments - Hayling Island

Hayling Island

Form Name: Haylingisland
Date of Submission: Tue, 06 Dec 2016 14:07:39 +0000
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/haylingisland/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: You strive to make a case for proceeding with this development on the grounds of a moral responsibility to provide housing. The population of the UK is increasing mainly due to an influx of migrants. This will diminish since the Brexit vote.
Nevertheless, this development is purely for you to make a profit, then move on, leaving the residents to deal with the aftermath of increased traffic and overloaded facilities.
Hayling island is FULL.

Are there any other comments you would like us to consider?: Cancel the entire plan.

Prefix:: Mr

Your name: Peter Sparling

[REDACTED]

TO GILBERT MARR LAND

Re proposed development at Rook Farm Hayling Island

Dear Sirs

You say our views are important to you. So here are our views on more development on Hayling Island in general and especially the proposed Rook Farm development.

Hayling Island cannot sustain any more development with the extra traffic and people it would engender and the destruction of open spaces and agricultural land.

The island infrastructure is at breaking point.

The one and only bridge and access road was considered by the Highways Agency to be at full capacity in 1985 at 13,000 vehicles per day on average. The recommendation was ignored and it is now at over twice that! Hold ups and tail backs are common and any blockage causes major disruption. Emergency vehicles often have difficulty accessing the island.

Inspite of what you may have been told the Health Centre admit they would struggle with yet more patients.

There is only one main sewer off the island. This struggles to cope. Residents have experienced flow back in toilets in some areas. Southern Water have no answer to this.

The Primary schools are near capacity. Money is unlikely to solve the problem.

There is only one entrance and exit point for the proposed Rook Farm development bringing traffic out at the Gable Head cross roads, already a busy junction at the best of times.

Businesses and traders rely on the holidaymakers to boost their incomes. Traffic chaos and loss of the peaceful ambience that Hayling was known for, is already putting people off coming.

The residential roads in the south of the island are already lined with parked cars.

People who work on the mainland will not want to live on Hayling, facing the slow daily commute.

Those of us who live in St.Mary's Road are horrified at the thought of losing our rural aspect. The prevailing wind would bring all the noise and air pollution in our direction.

Whatever you say about biodiversity this area is already a haven for wildlife. Brent Geese feed on the fields every winter. They are a protected species. We have been feeding hedgehogs. They need miles in which to roam. They are so endangered that we could lose them in a few years. Various birds of prey are seen hunting. Bats fly in the summer evenings. Since the old farmer has stopped growing vegetables in the strip of land behind our houses, it has reverted to the wild giving insects and wild flowers a place to flourish.

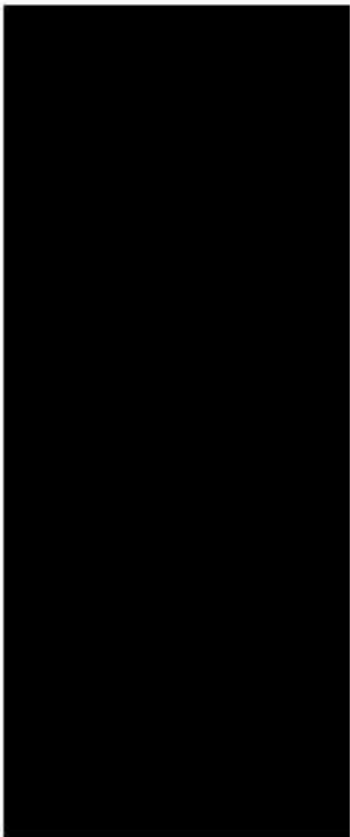
This area has always been designated farmland and should stay as such. It is the last large open green space in the south of the island.

I have known the island for 60 years and lived here for 26. It is being completely spoilt by over development and it must stop.

Please do not build your houses on Hayling .
You will not be welcome here.

MRS. F. S. HOBARD

7 December 2016



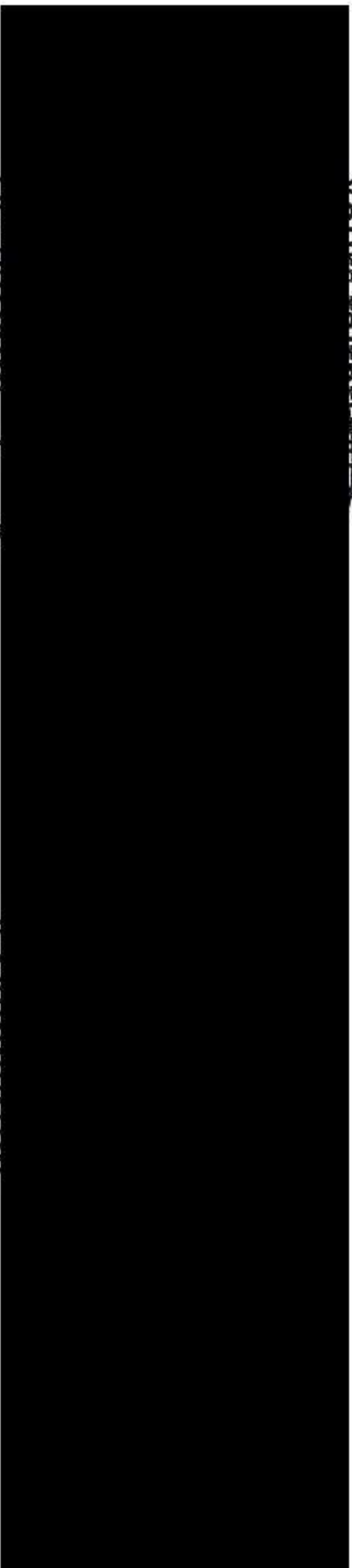
Your Views Hayling Island
Gladman Land
Gladman House
Alexandria Way
Congleton, Cheshire
CW12 1LB

Dear Sirs

LAND OFF ST MARY'S ROAD, HAYLING ISLAND

The Havant Borough Council is in the process of establishing a complete Infrastructure Plan for Hayling and we consider your consultation process for land off St Mary's Road premature.

We need to review that Infrastructure Plan before commenting on your documentation.



Save Our Island Group

Hayling Island Residents' Association