

Land off St Mary's Road, Hayling Island

Design and Access Statement

December 2021





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01 Background



01 Background

Introduction and Purpose

This Design and Access Statement (DAS) accompanies the Outline Planning Application made by Gladman Developments Ltd for development of the land off St Mary's Road, Hayling Island. The development comprises residential development of up to 300 dwellings with vehicular access off St Mary's Road. Detailed approval is sought at this stage for access only. All other matters are reserved for subsequent approval. The location of the site is illustrated in Figure 02.

The Planning Practice Guidance (PPG) was adopted on 6th March 2014. The PPG provides the following guidance on Design and Access Statements:

“What is a Design and Access Statement?”

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. It provides a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. Design and Access Statements can

aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

A Design and Access Statement must:

a) Explain the design principles and concepts that have been applied to the proposed development; and

b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the

applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

The DAS follows best practice urban design principles that are aimed at delivering good design. The following are the principal documents that have been embraced:

- National Planning Policy Framework (NPPF), (July 2021), Ministry of Housing Communities and Local Government.
- Planning Practice Guidance (PPG), (2014), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government, 2014,
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government
- Building for a Healthy Life, (BfHL)(2020).

Building for a Healthy Life - 2020

The scheme will be developed to embrace the twelve 'Building for a Healthy Life' criteria, with the latest edition written in partnership with Homes England, NHS England and NHS Improvement. These criteria embody the vision of what new housing developments should be: attractive, functional and sustainable. The Building for a Healthy Life criteria is a useful tool to evaluate the quality of schemes against this vision. In particular it is applied at the detailed design stage. In this context, the application is made in outline with detailed matters of layout, scale and appearance reserved for future determination.

National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

"A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including

- The layout (or masterplan)
- The form and scale of buildings
- Their appearance
- Landscape
- Materials; and
- Detailing

Design Response

The DAS and design proposals of the development have been informed by the Building for a Healthy Life criteria and the National Design Guide. This is to ensure a high quality development is achieved that promotes sustainable modes of transport such as walking and cycling.



The Vision

The overall vision for the site is to provide a distinctive and high quality place, which complements the qualities and character of Hayling Island.

The development will create up to 300 dwellings with a range of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental assets. Housing will be set within a robust network of green infrastructure, which will help to integrate development within the landscape and create a distinctive sense of place.

A Development Framework Plan sets the parameters of the proposed development. The Masterplan in the document is illustrative and provides one iteration of how the site could be developed. The precise design and layout of the proposed development would be provided at the reserved matters stage.



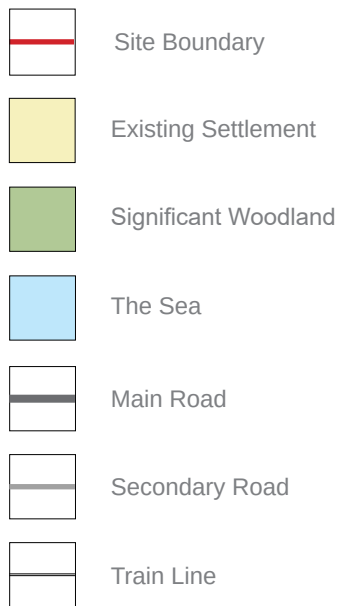
Figure 01: Illustrative Masterplan
NTS



Figure 02: Location Plan
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02 Response to Context





 **Figure 03 Context**
NTS



02 Response to Context

Location

The site is situated amongst existing settlement areas in the southern part of Hayling Island. It falls within the administrative authority of Havant Borough Council, which covers nearby towns such as Waterlooville, Bedhampton and Havant. St Mary's Road runs parallel to the eastern and southern boundary of the site, whilst publicly accessible open space and Hayling Island Holiday Park occupy the area immediately north of the site. Portsmouth and Chichester lie within 15km of the site.

Housing Need

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. With a growing population, Havant and Hayling Island have a demonstrable need for more housing and additional new deliverable sites are required. Approval of this development will help towards addressing the present shortfall of housing within the Borough.

Planning Policy

The National Planning Policy Framework (NPPF) and the supporting Planning Practice Guidance (PPG) set out design guidance for new development and these design principles have been embraced as part of the design strategy.

A detailed assessment of the complete planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these are expected to be applied.

At the heart of the NPPF is a presumption in favour of sustainable development. Section 12 of the NPPF makes specific reference to achieving well-designed places as a key aspect of sustainable development.

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Local Policies

Havant Borough Core Strategy Policies (Adopted 2011)

The following policies include content of relevance to the design of the proposals for the site:-

- Policy CS1 - Health and Wellbeing
- Policy CS5 - Tourism
- Policy CS6 - Regeneration of the Borough
- Policy CS7 - Community Support and Inclusion
- Policy CS8 - Community Safety
- Policy CS9 - Housing
- Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- Policy CS12 - Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- Policy CS13 - Green Infrastructure
- Policy CS16 - High Quality Design
- Policy CS21 - Developer Requirements

Development Management Policies

- DM1 - Recreation and Open Space
- DM8 - Conservation, Protection and Enhancement of Existing Natural Features
- DM9 - Development in the Coastal Zone
- DM13 - Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

The Havant Borough Local Plan (Allocations) builds on the Core Strategy and includes more detailed policies for development of the borough and allocates land suitable for development.

The Allocations Plan did not previously cover the site but it will soon be superseded by the emerging Local Plan which allocates the site for residential development.

Havant Borough Council Emerging Local Plan (submitted for examination)

The Council are currently in the process of preparing a new Local Plan for the Havant borough area. Once adopted the new Local Plan will supersede the existing policies contained within the Havant Borough Core Strategy and Allocations Plan documents, in providing an up-to-date strategy for meeting the authority's development needs up to 2037.

The Havant Borough Local Plan was submitted for examination to the Secretary of State for Housing Communities and Local Government on 12 February 2021 and is currently in the process of undergoing Examination in Public.

With the emerging Local Plan, the proposed development site has been allocated under policy H27 – Rook Farm for up to 390 dwellings.

Further commentary on the emerging Local Plan is provided in the Planning Statement that forms part of the wider planning application submission.

Havant Borough Council Borough Design Guide Supplementary Planning Document (December 2016)

This technical guidance document is described by HBC as being material in raising the standard of design across the borough in respect to new development. The design guide provides detailed guidance to supplement and implement CS16 - High Quality Design and applies to all forms of development. It is divided into six parts, comprising an introduction and five themed supplements, as follows-

- Planning Policy Framework and Material Considerations
- The Seven Key Principles of Good Design
- Approaching the Layout and Design Of New Developments
- Specific Guidance on Residential Developments
- The Planning Application Process, Design Review and Neighbourhood Plans

Other Relevant Strategies, Guidelines or Documents

A number of published guidance documents cover the site and its surrounding context. These documents are referred to within this Design and Access Statement where applicable. They include:

- Statement of Community Involvement (Dec 2013)
- Housing (July 2011)
- Residential Parking and Cycle Provision (March 2010)

The Existing Situation

The site comprises two arable fields separated by low lying, intervening scrub. A wet ditch crosses the site from west to east, resulting in a pond at the centre, with associated aquatic vegetation. Outlying trees surround the eastern and southern perimeter of the site whilst open grassland and native woodland occupy the areas north and west.

The site is located towards the south of Hayling Island and falls within the Havant Borough Council administrative area. Havant town lies approximately 6.2km north of the site.

The site is well defined by a strong framework of hedgerows and mature trees and lies adjacent to established residential areas and St Mary's Road. Hayling Island Holiday Park is located north west of the site and St Mary's Church abuts the north eastern boundary. Properties skirt the south eastern boundary of the site with a wide range of retail facilities available beyond on Elm Grove.



Figure 04: Aerial Plan
NTS

Historical Context

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 144 years.

During 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.



1871



1898



1931-1932



1962

Modern Growth

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.

The 2015 map demonstrates the importance of the two main roads running north to south, connecting users to the seafront. Hayling Island Holiday Park north west of the site is apparent from the most recent historical maps.



2000



2015

Settlement Density & Urban Grain

The urban grain of southern Hayling Island is shown on the adjacent plan. The predominant settlement pattern comprises a mix of formal and informal, detached and semi-detached 20th Century houses, as well as period properties and bungalows.

Properties in the immediate context of the site comprise largely of bungalows with moderate sized front gardens lined with low brick walls. On St Mary's Road, properties vary in character and include apartments and detached houses. Properties that skirt the south eastern perimeter of the site include detached bungalows with long, narrow back gardens. Some properties south east of the site are accessed via private roads.

Away from the site towards the east, Church Road which becomes Elm Grove contain clusters of densely populated retail facilities and restaurants. Houses along the main roads often comprise of apartments above shops.

To the north east of the site properties are arranged in formal, regular blocks. A lot of these dwellings overlook the open space of Tournerbury Golf Course and the playing fields associated with Hayling College.

The holiday park north of the site is made up of rows of static caravans. Mature trees and hedgerows are a prominent feature west of the site, connecting houses and apartment blocks with the adjacent green space. Examples of modern development can be found south and west of the site.

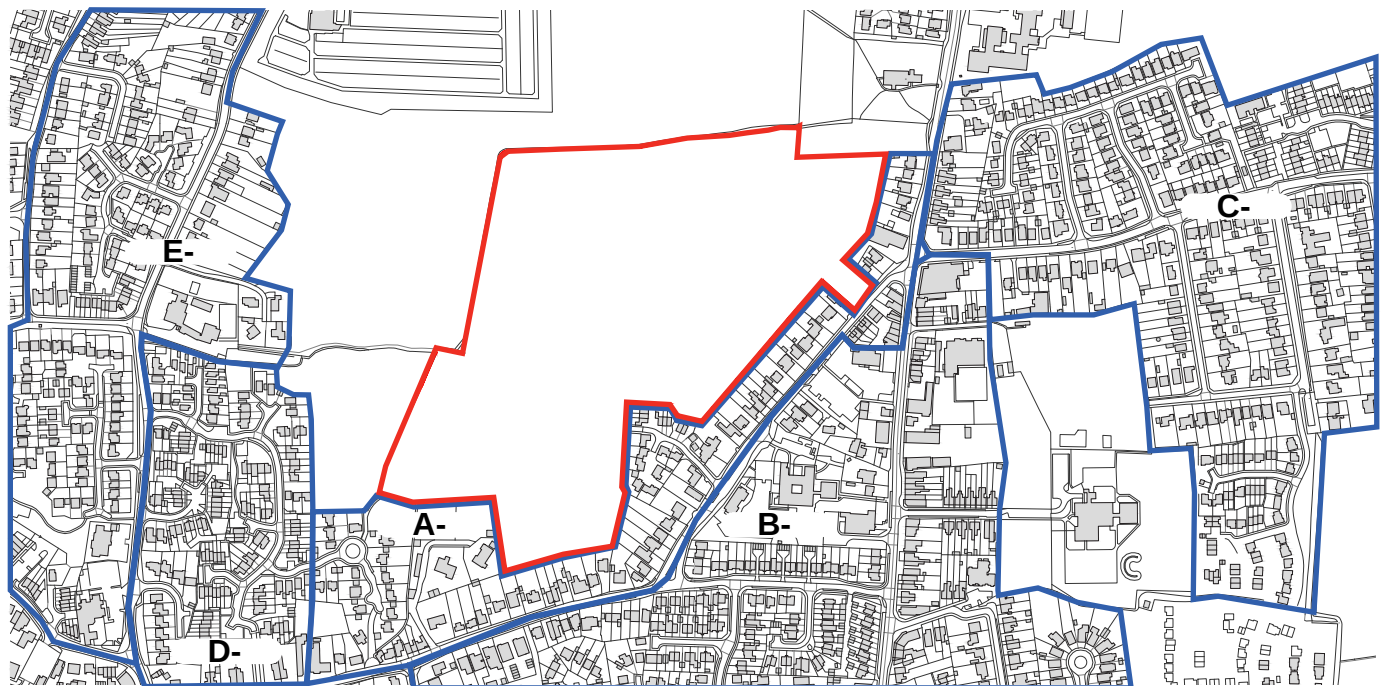


Figure 05: Settlement Analysis
NTS

Local Traditional Built Character

The site is located adjacent to existing properties off St Mary's Road to the south and east, with the Hayling Island Holiday Park situated north west. Much of Hayling Island comprises 20th century housing estates. Properties are eclectic in style, but comprise largely of two-storey buildings and bungalows, with blocks of new build apartments scattered around the island.

Dwellings are either brick or rendered generally, particularly within the town centre. There are some examples of thatched and period properties which are mostly grouped together. Modern development appears frequently in large clusters around the peripherals of existing settlement.

There are a number of listed properties present within the settlement and the majority of these are two-storey brick dwellings, often with timber detailing and associated with agriculture. They commonly feature sash windows and chimney stacks with small porches over entrances. Roofs are traditionally red pantile. Properties along main roads often have small frontages whilst generally properties along secondary roads and in particular around the site, have larger front gardens. Low brick walls are a common feature along the frontages of properties.



20th century terraced properties on St Mary's Road



Example of a modern block of apartments along a main route through the island



Bungalows with large front and back gardens and low brick front walls



A period farm property towards the north of Hayling Island, built with traditional materials



Topography

The site lies on a gentle south facing slope, with a drainage ditch and pond crossing the fields roughly halfway up, flowing from west to east . Currently the site comprises of two arable fields separated into northern and southern compartments by a drainage ditch and low lying scrub. The ground level falls gently south from a high point of 8.3m metres at the northern boundary to approximately 6.5m metres at the southernmost point.

To the south of the site, Hayling Island slopes from north to south from around 8-9 metres to around 3-5 metres at the seafront, at which point it shelves off steeply to sea level. The

developed part of the island remains mostly level, with an average of 2-3m fluctuation in height difference. The majority of Hayling Island is consistently level, in particular the land in the centre of the island furthest away from the shore. However the land slopes down rapidly towards to the coast of the island, falling from approximately 4m to 0m AOD (Above Ordnance Datum).



Viewpoint north east across the site towards St Mary's Church from the existing public footpath

Key



Site Boundary



10m - 11m AOD



9m - 10m AOD



8m - 9m AOD



7m - 8m AOD



6m - 7m AOD



5m - 6m AOD



4m - 5m AOD



3m - 4m AOD



2m - 3m AOD



1m - 2m AOD



0m - 1m AOD



-1m - 0m AOD

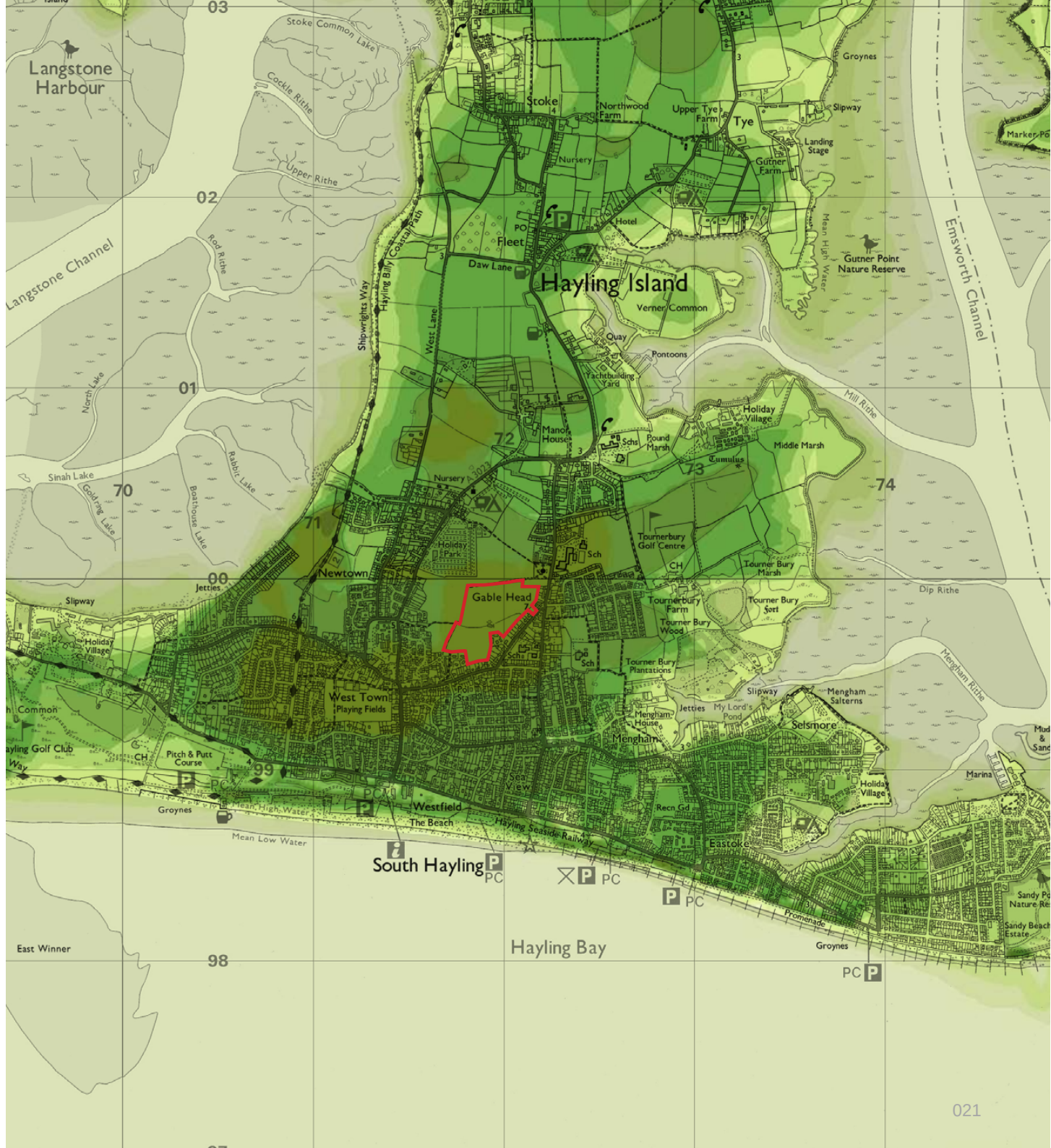


-2m - -1m AOD



Figure 06: Topography Plan

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Landscape Character

The site comprises two arable field and adjoins the existing settlement area. Settlement borders the southern and eastern fringes of the site, including a school, a car park and a library off St Mary's Road. West and north of the site there is a large, open expanse of publicly accessible space and playing fields that serve the adjacent Hayling Island Holiday Park. Public footpaths skirting the site interact with the site at several points, and mature vegetation borders the south western boundary.

North of the site the main road through Hayling Island (A3023) meanders through the southern settlement, beyond which the land is occupied by agricultural fields and small blocks of woodland and orchard planting. Within the accompanying Landscape and Visual Assessment a range of local factors have been assessed and the result is that the site and immediate settlement edge context are considered to be of Medium landscape value.

A Landscape Character Assessment was undertaken in 2007 for Havant Borough Council which is broken down into five sub-sections. There was also a Landscape Character Sensitivity Report carried out in the same year which details the Landscape Character Areas. The site falls within Landscape Type H: Open Lower Harbour Plain and Landscape Character

Area (LCA) 35 West Town, Hayling Island.

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*
- *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.

Natural England has also published landscape character guidance. The site is located within Natural England's National Character Area (NCA) 126 'South Coast Plain'. Natural England makes a number of recommendations relating to development in NCA126. Essentially these relate to the enhancement of settlements and provision and management of high-quality green infrastructure networks. An example of a recommendation for NCA126 include;

- *"Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment."*

There is also a Landscape Character Assessment for Chichester Harbour AONB, which is within close proximity to the site.



Site Boundary

Havant Borough Townscape, Landscape and Seascape Assessment (HBTLSA)



Landscape Character Areas

- 29 - North Hayling
- 30 - Stoke and north west Hayling
- 31 - Central Hayling plain
- 32 - Langstone Harbour
- 33 - Chichester Harbour
- 34 - Sinah Common and The Kench
- 35 - West Town, Hayling Island
- 36i - Eaststoke
- 36ii - South Hayling
- 37 - Black, Sandy and Eaststoke points
- 38 - Langstone Harbour Mouth
- 39 - South Coast Hayling Island
- 40 - Chichester Harbour Mouth

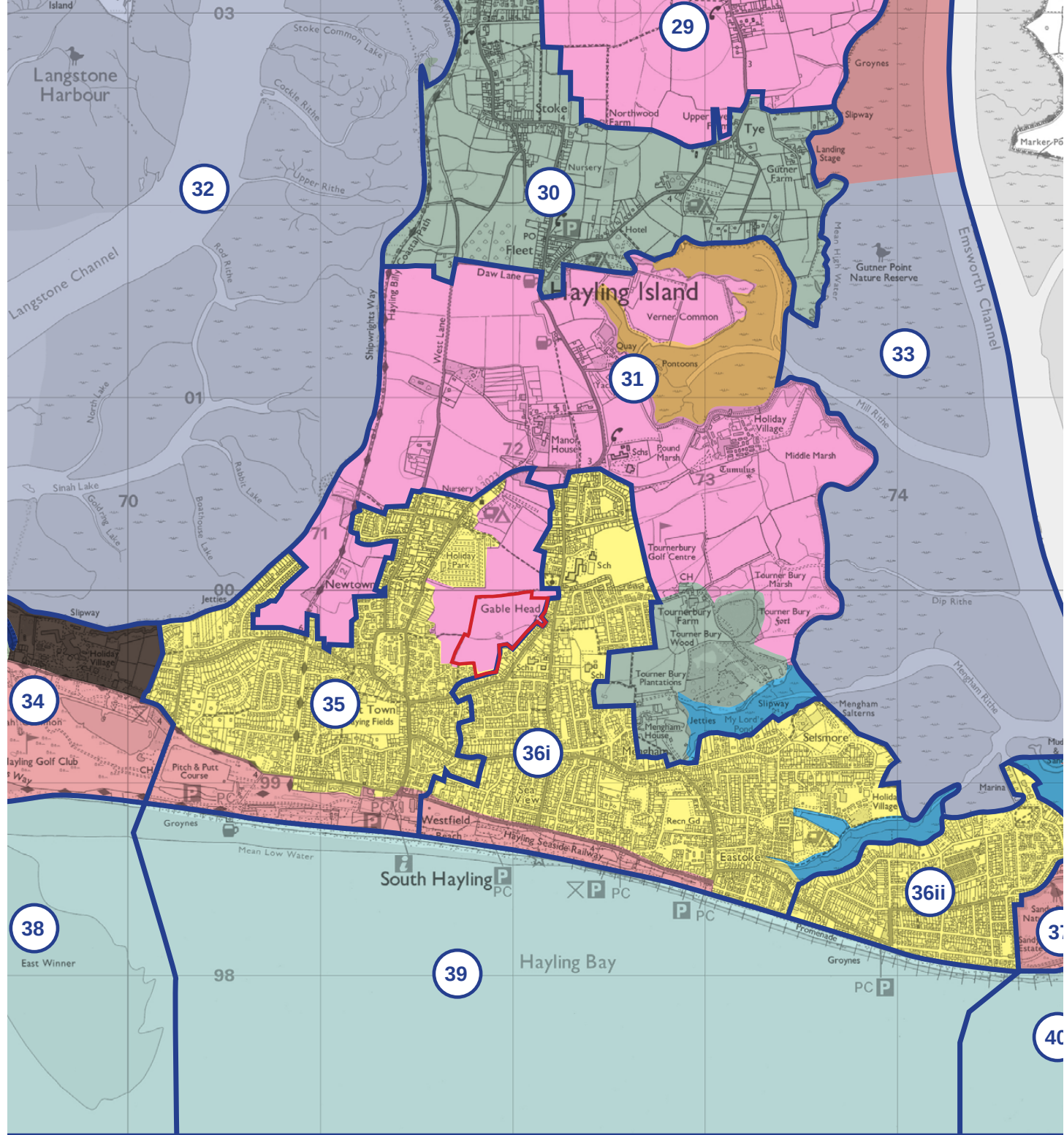
Landscape Character Types



- H - Open Lower Harbour Plain
- I - Enclosed Lower Harbour Plain
- J - Harbour Basin
- K - Harbour Mouth
- L - Broad Inlets
- M - Minor Inlets
- N - Lowland Coastal Settlement
- O - Lowland Open Coastal Plain
- P - Open Coast



Figure 07: Landscape Character Areas
NTS



Landscape Designations

Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Chichester Harbour AONB is located to the east of Hayling Island and covers the entire mouth of the harbour, including a portion of Hayling Island, Thorney Island and the surrounding headland. The AONB covers an area of approximately 7400 hectares. Some of the special qualities taken from the Chichester Harbour AONB Management Plan are:

- *Unique landscape and dynamic estuary*
- *Flat mudlands and saltmarsh support a large variety of bird life*
- *Dunes and natural wooded shorelines*
- *Nature conservation value*
- *Invaluable resource for environmental education and activities*
- *Strong access to remote places by a network of footpaths*
- *Undisturbed natural coastline*

Chichester Harbour (AONB) Management Plan (2014-2019)

The Chichester Harbour AONB sets out the vision for the harbour and aims to safeguard the area for years to come. It focuses mainly on all the land within the AONB, and on the different functions and people that use the area and how to mitigate their impact. The management plan highlights the pressures that could face the AONB, including:

- Nature conservation
- Development pressure
- Economic growth
- Coastal and flood defence
- Community engagement

The topography, existing built development and intervening vegetation of Hayling Island provide a screen of the site from the east, and no views have been identified from the AONB into the site. At its nearest point, the Chichester Harbour AONB is located 0.6km away from the site and the proposed development from this distance would be a minor component within a much wider view, observed within the backdrop of existing settlement.

Other Designations

A number of listed buildings are found on Hayling Island, the closest of which are St Mary's Church and Farm Cottage and Rook Farmhouse. There are also several Scheduled Monuments within 2km of the site, including Tournier Bury Ancient Burial Site in the south east of the island and the WWII Heavy Anti-aircraft Gun Site near the sea front towards the south west of the island.

The only Conservation Area in the immediate vicinity covers a small area near the coast to the south west of Hayling Island. This Conservation Area is called Coastguards and it protects a number of listed 19th century cottages and a 20th century house, which has now been converted into a nursing home.

The site is not covered by any statutory or non-statutory designations for landscape value.

Landscape and Visual

A Landscape and Visual Appraisal of the proposed development has been carried out as part of an iterative design process by FPCR Environment and Design.

In landscape and visual terms the assessment demonstrates that the Framework Plan proposals respond well to the local landscape character of the site.

The visual envelope for the site has been identified as being limited due to the flat landform, surrounding vegetation and existing properties which visually and physically enclose the site. Visual receptors are therefore restricted to those in the vicinity of the site and include residents on St Mary's Road, public footpath users and local road users.

The retention of the existing vegetation, where possible, as well as proposals for new tree and hedgerow planting will help to soften and screen views of the development and help it assimilate into the existing settlement edge.



Aerial photograph with site boundary and viewpoints locations.



1 View north east into the site from the public right of way skirting the south western boundary of the site



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



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

Nature Conservation and Ecology

An Ecological Impact Assessment including species and habitat surveys have been carried out by CSA Environmental as part of the iterative design process, and to inform an assessment of the potential effects of the proposals on biodiversity. These surveys and assessments build on a pre-existing evidence base associated with the site's ecology.

The site is dominated by arable land bordered by narrow uncultivated field margins. These habitats are common and widespread, of very low intrinsic ecological value, and do not represent a spatial design constraint to the proposals. The conceptual layout does however show retention of the only two short stretches of native (species poor) hedgerows, and on-site pond and the majority of existing trees, most of which are confined to boundaries.

Bat activity surveys recorded moderate levels of foraging and dispersal, however this was heavily dominated by common and widespread species and restricted to boundaries with structural vegetation, with an additional hotspot around the existing pond. New landscape planting in the north-west of the Site will address the present lack of connective features, which

are likely the cause of the reduced baseline bat activity in this part of the Site, while existing features of value such as the hedgerows and pond will be retained.

Surveys found great crested newts to be likely absent from the site, while a moderate population of slow-worm was recorded, with high concentrations along the northern boundary and within the parcel of grassland to the east. Much of these habitats will be lost to accommodate the proposed development, however due to the significant green infrastructure provision a net increase in suitable reptile habitats is anticipated.

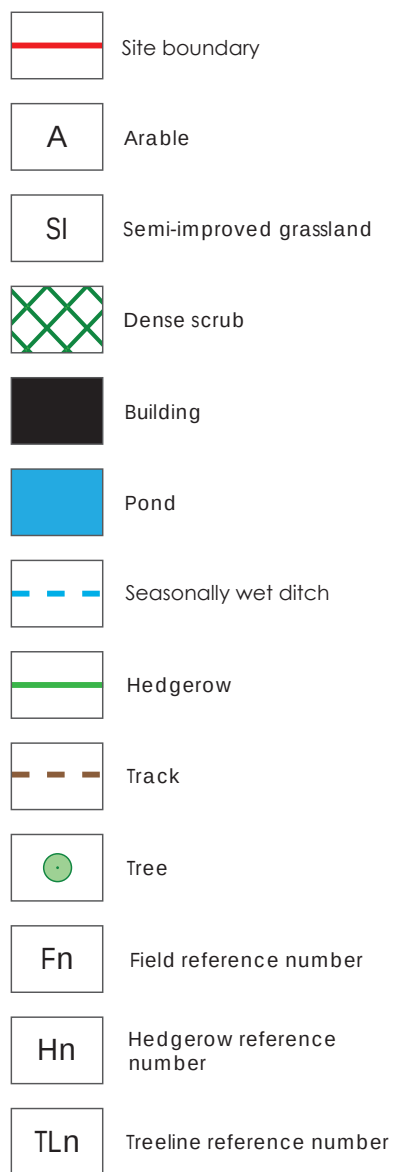


Figure 09: Habitat Plan
NTS



Arboriculture

The tree survey and assessment of existing trees has been carried out in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations.'

The site comprises two field parcels separated north to south by a drainage ditch. Tree cover was confined to the site boundaries and included mature trees within the grounds of St Mary's Church, mature trees adjacent to the public footpath and the site's western boundary and trees within the rear gardens of properties on St Mary's Road which backed onto the site. Self-seeded tree cover had also established around a farm building and drainage pond within the centre of the site.

Through good design and by virtue of the existing tree cover being located around the site boundaries, the outline proposals have allowed for the retention of all moderate and high quality trees and tree groups, only requiring the removal of two small sections of two low quality groups to provide access to the site from St Mary's Road and allow for a feasible internal layout to be achieved.

Retained boundary tree cover has been shown to be considered within the outline layout with suitable buffers having been illustrated which will encompass the root protection areas of these retained trees seeing them retained within a similar growing environment and provided adequate space to mature.

On balance, the development of this site should be seen as an opportunity to improve the quality and increase the amount of the tree cover present for the benefit of the new occupants of the development, existing occupants of neighbouring properties and wildlife alike.

Key



Category U - Trees/Groups Unsuitable for Retention



Category A - Trees/Groups of High Quality



Category B - Trees/Groups of Moderate Quality



Category C - Trees/Groups of Low Quality



Hedgerow
(Colour Indicates BS 5837:2012 Category)



Root Protection Area (The RPA has been altered where appropriate to reflect underground constraints)



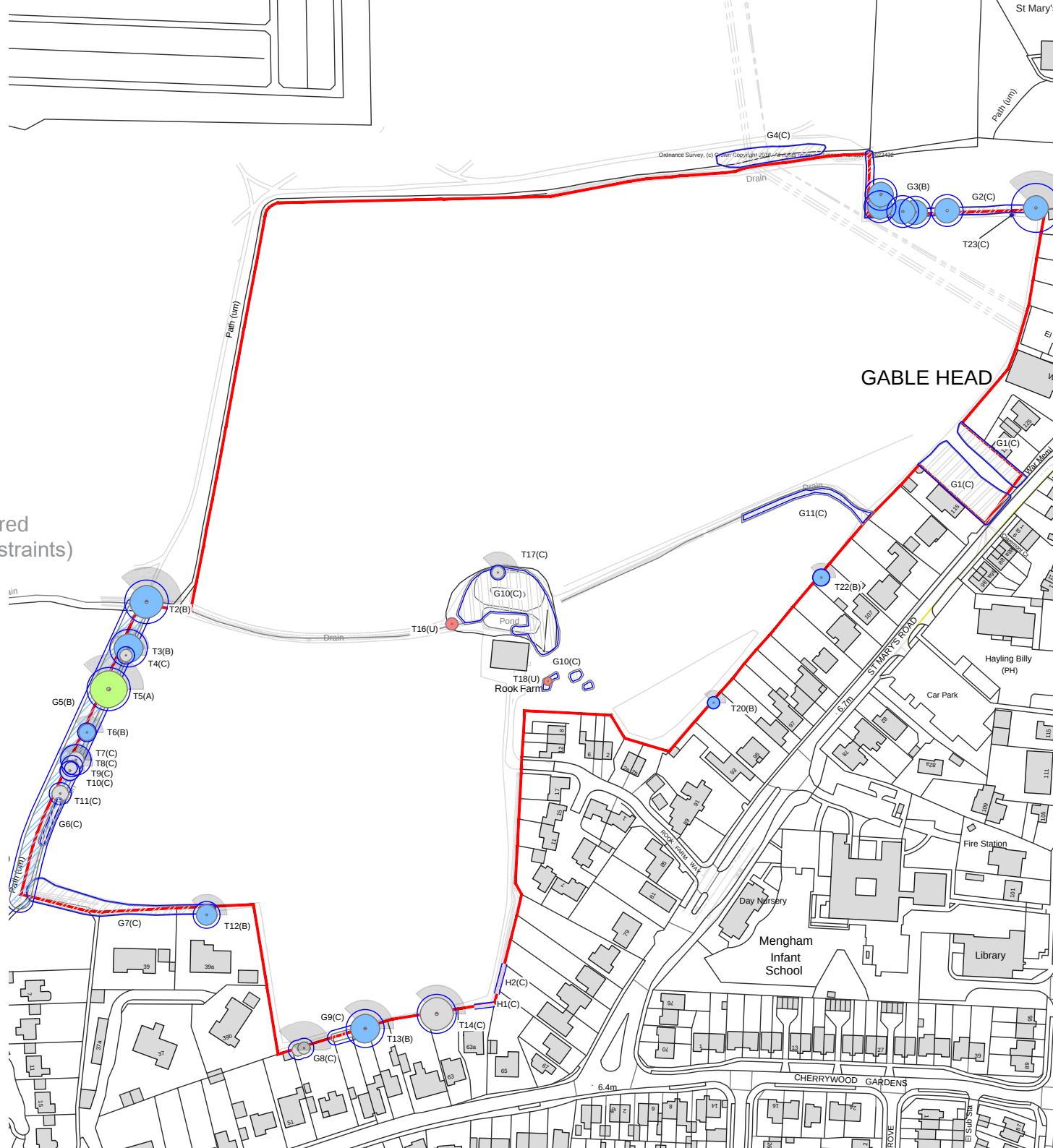
Individual/Group Number and BS5837:2012 Category



Indicative Shade Pattern (In accordance with BS5837:2012 where appropriate)



Figure 10: Arboricultural Plan
NTS



Movement and Access

The site lies adjacent to the existing South Hayling settlement area, and benefits from easy access to existing community amenities, the public transport network and the seafront. There are a number of public footpaths that skirt the site and link it to the surrounding areas.

Hayling Island offers a number of facilities in close proximity to the site including: supermarkets, a variety of public houses, nursery, primary and a middle school, post offices, several churches, a college, a community centre, a park with multi-use play equipment and allotments.

The nearest bus stops are situated on Elm Grove and Church Road about 100m east of the site. These are served by bus services between the main land and Hayling Island, and the bus route provides a circular route around the island.

The nearest railway station is in Havant, which is approximately 6.8km north west of the site. The station can be reached by the 30 and 31 bus services, and has regular services to Southampton Central, Portsmouth & Southsea, Brighton and London Waterloo.



Key

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



Figure 11: Local Amenities
NTS

03 Evaluation and Evolution



Consultation

Gladman Developments Ltd. has undertaken a process of community engagement in advance of submitting the planning application including a dedicated consultation website. Full details of this are set out in the Statement of Community Involvement submitted with the application and a brief summary is included below:

Post-card style leaflets were sent out to 460 addresses close to the site. The leaflet directed interested parties to the bespoke website which contains more detail regarding the proposals.



GLADMAN

HAVE YOUR SAY

A new housing development of approximately 300 new homes in Hayling Island to deliver the draft allocation in the emerging Havant Borough Local Plan.

To view these proposals in more detail and provide your comments, please visit:
www.your-views.co.uk/hayling-island

Community Benefits

- Housing for all
- Public open space
- Ecological enhancements
- Thriving community
- Economic benefits
- Community footpaths

Alternative ways to contact us

Your Views Hayling Island
 Gladman House
 Alexandra Way
 Cosington, CW12 1LB

your-views.co.uk/hayling-island
 (please use Hayling Island as the subject line)

Gladman consider all correspondence received and our response to the results will be set out in a Statement of Community Involvement (SCI). As part of a planning application Gladman submit to the Havant Planning Authority a summary map of all correspondence received. Gladman will also submit a list of all comments, advice and suggestions received. The results of all correspondence are available on the website and the introduction of the application and plans will be made available. As the SCI form part of the planning application the Council may consider a range of options to take into account the planning advice. The results of the consultation will be made available to the Planning Department. If further consultation is required as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views. We will not use this information for any other purpose.



Our Vision

Gladman is proposing development on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the website and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Havant Borough Council.

Site Boundary

HAVE YOUR SAY

www.your-views.co.uk/hayling-island

GLADMAN

NOT TO SCALE

03 Evaluation & Evolution

Constraints and Opportunities

The evaluation of the site and its context has identified key on and off-site features which have helped to inform the continuing evolution of the development proposals. In summary the site has very few physical constraints to development of the type proposed, those that do exert an influence are as follows:

Site Constraints

- **Visual:** The interaction of topography and vegetation results in a limited number of visual receptors identified for the site, comprising principally close range views from upstairs windows of adjacent properties on St Mary's Road and from users of the existing Public Rights of Way that are adjacent to the site.
- **Landscape Character:** The site and surrounding context are located within Natural England's National Character Area (NCA) 126 'South Coast Plain' and Havant Borough Council Landscape Character Assessment (LCA) H: Open Lower Harbour Plain. Recommendations include the use of locally distinctive materials in construction and protecting the rural character of the area by avoiding urban infrastructure.
- **Designations:** The Chichester Harbour Area of Outstanding Natural Beauty (AONB) is in close proximity to the site and must be considered. However

no views have been identified into the site from the AONB and any potential views would be in context of existing urban influences. Several listed buildings are located close to the site, and two scheduled monuments can be found in the south of Hayling Island. Development of the site will not negatively impact on any of the statutory or non-statutory designated sites located in proximity to the site.

- **Ecology:** The habitats on site; hedgerows, trees and field edges will be retained within the green infrastructure framework for the site. Should protected species be found to be present, then in built mitigation is proposed as part of this framework, in the form of additional areas of grassland, SuDS, tree and woodland planting to connect and extend the existing habitats on the site.
- **Settlement Character & Urban Grain:** The local characteristics of Hayling Island vary. The core of the town includes a small percentage of traditional properties constructed in red brick or finished in white render, with simple locally characteristic detailing. More recently, late 20th century and early 21st century properties have been designed more typically to reflect traditional local built character. Generally properties located towards the core of the settlement area and,

in particular, the seafront are densely housed whilst the urban fringes of settlement reflects a more modern, medium density arrangement of housing estates. The island is densely populated to the south whereas the north is largely undisturbed and given over to agriculture.

Site Opportunities

- **Access:** There is the opportunity for vehicular access and pedestrian access off St Mary's Road. This would provide access between the surrounding public rights of way network and the town centre.
- **Location:** The site is located immediately adjacent to the existing settlement edge. Residential development in this location would form a logical extension to the settlement in keeping with the settlement form.
- **Topography and Drainage:** The site slopes gently from the north of the site down towards the south. A ditch and stream crosses the site, converging in a pond towards the centre, in between the two field parcels. The less elevated land within the southern portion of the arable field is proposed for landscape and drainage mitigation.