

HAVANT BOROUGH COUNCIL

At a meeting of the Site Briefing held on 1 October 2020

Present

Councillors: Crellin, Howard, Lowe, Lloyd, Guest (Standing Deputy) and Patel
(Standing Deputy)

Other Councillor(s):
Councillors Satchwell, Scott and Wilson

Officers: Mark Gregory, Democratic Services Officer
Daphney Haywood, Principal Planner
Julia Mansi, Development & Building Control Manager
Holly Weaver, Democratic Services Assistant
Steve Weaver, Development Manager

4 Apologies

Apologies were received from Councillor Satchwell, with Cllr Guest standing as her deputy, and Councillor Mrs Shimbart, with Councillor Patel as her deputy. Councillor Mrs Shimbart would be Chairman for the Development Management Committee where this item would be considered.

5 Appointment of Chairman

Proposed by Councillor Lloyd and Seconded by Councillor Guest, it was AGREED that Councillor Keast be appointed as Chairman for the Site Briefing.

6 Declarations of Interests

There were no declarations of interest.

7 Site Briefing - Land at Sinah Lane, Hayling Island (APP/18/00724)

Proposal: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area

The briefing was held given that this application is contrary to the provisions of the adopted development plan.

The members received a presentation from the Principal Planning Officer outlining the report and familiarising the members with the site, the subject of the application. As part of the presentation a pre-recorded video of the site was shown to Members of the Working Party, which was recorded in accordance with instructions provided by the Principal Planning Officer. The Principal Planning Officer highlighted the markings placed on the site by the developer to mark out the position of the proposed dwellings.

The following key considerations were identified in the presentation:

- (i) principle of development;
- (ii) nature of development;
- (iii) impact on the character and appearance of the area;
- (iv) residential and neighbouring amenity;
- (v) access and highway implications;
- (vi) flooding and drainage;
- (vii) the effect of development on ecology and trees;
- (viii) impact on archaeology; and
- (ix) Community Infrastructure Levy (CIL), contribution requirements and legal agreement.

The Principal Planning Officer advised the Working Party that when this application went to Committee, it would be on the basis of the decision that Members would have made had they been in a position to determine the application.

Ward Councillors drew Members' attention to:

- a) the coastal erosion which would damage the Hayling Billy Trail, as it currently had no plan for protection;
- b) the Sustainable Urban Drainage System which would drain into Langstone Harbour;
- c) the nature of the tide locked site;
- d) the off-site ancient pond found adjacent to the North boundary which could be affected by drainage;
- e) the Hayling Island Transport Assessment whose funding had not been fully sourced; and
- f) an application by the same developer on adjacent land which had been developed had recognised this site was the site for Brent Geese mitigation.

In response to factual questions raised by members of the Working Party, the officer advised that:

- 1) as part of the planning application process the dwellings had been moved away from the vegetation of the Hayling Billy Trail to a position which was not found to have an adverse impact;
- 2) it was intended that a representative from the consultancy which had assisted the Council in the development of the Hayling Island Transport Assessment would be in attendance at the Development Management Committee where this item would be considered;
- 3) the proposed density was 41 dwellings per hectare;
- 4) the surface water would drain into holding tanks and there would be a pumping station to facilitate its removal from the site;
- 5) there were 4 maisonettes, 24 apartments and 4 coach houses within the proposal, and the maisonettes were almost 10 metres from the boundary of the development;
- 6) the developer in agreement with the adjacent landowners would offer the additional triangle of land to them to become part of their gardens as part of the development;

- 7) school provision had been accounted for in consultation with the education authority;
- 8) the landscape architect team along with a number of planning officers had looked at the layout of the development and relation between buildings as well as landscaping to determine if the design of properties was suitable;
- 9) the developer was looking to use a “Fabric First” approach in order to meet environmental sustainability needs within the development, which by providing an energy efficient development from the point of construction, would negate a need for other add ons such as solar panels; and
- 10) whilst the emerging local plan had not been seen by the Planning Inspectorate yet, this development formed part of the Council’s 5-year housing land supply, which gave weight to supporting the proposal.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Development Management Committee:

- A) further details of proposed highway changes;
- B) further details of the surface water drainage system;
- C) the grade of the agricultural land;
- D) details of tidal lock and how it would affect this proposal;
- E) the density of existing buildings in relation to the development; and
- F) further information on the sustainability proposals of the development.

The meeting commenced at 4.00 pm and concluded at 5.16 pm

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Chairman

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