

# Hayling Island Infrastructure Advisory Committee

Havant Public Service Plaza, Tournurbury Room, Monday 30<sup>th</sup> January 2017, 13:00

## Notes of Meetings

### **Present:**

**Community representatives:** Elaine Kilbey (Chair of LRA), David Pattenden (Secretary of LRA), Ann Griffiths (LRA), Peter Oliver (LVA), Barbara Oliver (LVA), Polly Chapman (LVA), Robert Sebley (Cycle Hayling), Mike Owens (Hayling Informer), Derek Bowerman (Chair of NEHRA), Paul Millman (NEHRA), Jim Palmer (HIRA), Anne Skennerton (HIRA), Anthony Higham (HIRA), Heather Parham (Save Our Island), David Parham (Save Our Island) and Chris Lyons (Rook Farm Management Company).

**HBC Representatives:** David Hayward (Planning Policy Team Leader); Jacqueline Boulter (Principal Planning Officer); Sarah Hains (Principal Planning Officer); David Eaves (Principal Planning Officer); Stuart Wood (Civil Engineering & Landscape Manager) and Lewis Ford, (Planning Policy Officer).

**HBC Councillors:** Cllr Michael Wilson (Chair of meeting); Cllr Leah Turner; Cllr Tim Pike; Cllr John Perry and Cllr Andrew Lenaghan.

**HCC Representatives:** Graham Wright; Holly Drury; and Caroline Richardson.

**Apologies:** Cllr Joanne Thomas, Cllr Clare Satchwell and Rosie Law.

### **1. Welcome and Introductions**

Introduction of all attendees. It was requested that all attendees see the meeting note taker (Lewis Ford) at the end to verify contact details. Apologies were noted.

Cllr Wilson began by highlighting that infrastructure on Hayling was a personal issue to many and the cherished nature of the sites which are being considered. Cllr Wilson stated that the committee should share ideas, respect advice shared and contribute a positive role to infrastructure changes. It was highlighted that there will be inevitable changes of some kind. It was stressed that the content discussed in the meeting should not be in the public domain as to not allow developers to gain an advantage.

### **2. Terms of reference for the group**

Cllr Wilson invited individual comments regarding the sheet entitled "Hayling Island Infrastructure Advisory Committee Terms of Reference". In response, David Parham circulated two documents for discussion (attached); the first was an email between himself, David Hayward and Cllr Wilson and the second, a suggested terms of reference.

Ms Skennerton and Mr Parham asked respectively; 1) to whom and how feedback would be collected and 2) who will lead on the process. David Hayward confirmed that both would be the Planning Policy Team.

Mike Owens stated that the evidence base was good but questioned whether there would be enough meetings given the time constraints. It was agreed by all that a meeting every two months would be adequate.

Peter Oliver stated that; the committee should establish a baseline or first priority for the next meeting, infrastructure was not sufficient for extra demand and asked about what thresholds for investment there was. David Hayward confirmed this would be all taken up in item 4.

### **3. Setting out proposed scope of the Infrastructure Delivery Plan (IDP)**

Sarah Hains gave an outline for an Infrastructure Delivery Plan (IDP) using two images (attached); stating that this was for a borough-wide initiative which would incorporate Hayling Island. Sarah Hains highlighted that past IDPs were more of a "wish list" that service providers would like to see; however, this IDP should be more issue-focused; this IDP should outline the key concerns raised by residents during the consultation last summer. Once issues were established, potential solutions, how they can be implemented and by whom and what cost, could then be investigated.

David Hayward confirmed that the IDP was due end of June 2017.

Mr Parham highlighted point four of his circulated email (attached) and raised the point of growth potential and capacity, as well as the road (A3023) and drainage. Sarah Hains responded that for this IDP, it should be determined what solutions are feasible (i.e. viable and feasible). Both David Hayward and Sarah Hains stated that capacity will feed into the figures.

Cllr Perry stated that numerical values and limits should be established (i.e. what is the current capacity and what is total capacity). It was clarified that numerical values would be provided wherever possible; however, it is not likely to be possible in all areas.

**Utilities:** Cllr Perry highlighted that utilities were not included on Sarah Hains' IDP slide 1 and asked whether capacity figures could be obtained. David Hayward and Sarah Hains agreed to add utilities to the slide.

**ACTION:** Lewis Ford to distribute Sarah Hains' IDP slides (including utilities) to attendees with meeting notes.

Cllr Pike stated that pressure must be exerted in the right places with regard to service providers. David Hayward added that working relationships with service providers must be maintained.

Peter Oliver stated that the IDP should be forward-looking and that the term "as bad as everywhere else" is a negative notion and should not be used. This was agreed by all.

#### **4. Exploration of the infrastructure issues facing Hayling Island**

**Transport:** Graham Wright highlighted Anthony Higham's work on road capacity, which had already been circulated. HCC were thanked for promptly providing the data which fed into the work. Anthony Higham stated that the design manual for roads and bridges suggests a capacity of 13,000 vehicle movements per day for the Hayling Island bridge and that current rates were between 21,000 and 26,000 movements per day (depending on the season). The flow rate of traffic is saturated for 8-10 hours per day especially on a Monday morning. Polly Chapman added that peak-hours is no longer "a thing" and that congestion was throughout the day. Mr Higham continued saying that examples of congestion around Gosport and Fareham did not capture the issues surrounding Hayling Island, even though the A32 in Gosport was roughly the same width as the A3032. The opening of the Next and M&S in Solent Retail Park has added to congestion.

Both Cllr Wilson and Graham Wright commented that Anthony Higham's work is helpful.

Graham Wright confirmed that 24/7 count stations had been set up to record the flow of traffic. This was in addition to the permanent counter which is in place close to the bridge. He stated that capacity of a road varies at different sections and that this can cause friction along the road.

Cllr Turner asked when the findings would be reported back to David Hayward. Graham Wright confirmed that the surveys would take place in neutral months; in this instance, spring months. Cllr Turner highlighted that half-term and Easter holidays are not the same as the summer months due to holiday makers. Graham Wright reiterated that the surveys must be conducted in neutral months as development must be designed for a "normal situation" and that the counts would not differentiate between different vehicle types. Graham Wright also confirmed that the highway network would never be designed around the absolute peak months, which for Hayling Island would be during the summer holiday season.

Anne Skennerton commented that there is no other road link to Hayling Island. Mr Wright did confirm that he was aware it was a network resilience issue. Polly Chapman stated this was the same situation for Langstone.

Anthony Higham asked when the last time this level of detailed analysis on Hayling Island was conducted. Graham Wright replied saying that he did not believe there had been

one and highlighted that the prospect of new housing means there is now a new need for this analysis.

Jim Palmer highlighted the issues of emergency services on the bridge.

Cllr Wilson asked if figures for capacity were possible. Sarah Hains highlighted that infrastructure such as leisure and shops are more subjective, therefore, not all topics can be numerical.

**NHS and Climate Change:** Jim Palmer highlighted the issues of climate change and potential changes in NHS GP provision.

**Windfall:** David Parham stated that there was no plan to manage windfall development and that 350 homes had been built on the island since January 2016 as a result. He reiterated that this was through buildings changing-use, including the conversion of pubs and holiday parks. There should be a limit of windfall development per year. David Hayward replied, stating that there is no way to identify windfall development, but that the council does include average windfall into their calculations. A new windfall assessment is due as part of the evidence-base to inform the Local Plan 2036. The council would struggle to justify a limit on windfall development; this suggestion would either be thrown out at examination by an inspectorate or any application refused on an annual windfall limit would likely be overturned at appeal. Cllr Wilson concluded that we cannot change the law.

Jim Palmer questioned the use of the plan as the island will be “doomed” due to windfall. David Hayward stated that the council must provide a deliverable plan that considers windfall development.

**U-Turns along Langstone Road (A3023):** Ann Griffith highlighted the danger of the U-turns commuters do on Langstone Road (A3023) in order to access Langstone Technology Park and the Hotel; as well as the contribution this makes towards traffic. This was seconded by Elaine Kilbey. Stuart Wood said that his team were looking into this and the issue had also been raised by the Police.

**ACTION:** Stuart Wood will report back on the situation at the next meeting.

**Cycling:** Robert Sebley noted that there was not enough cycling infrastructure on the island; highlighting a “vicious cycle” whereby traffic and congestion deter cyclists. The health benefits of cycling were also raised. Cllr Wilson agreed and Stuart Wood confirmed that his team were working on it.

**Second Bridge:** Peter Oliver suggested a bridge between Hayling Island and Portsmouth. Stuart Wood said that this suggestion would increase traffic and Cllr Turner stated that it would increase the number of dwellings on the island and was also not possible due to the tide. Anne Skennerton said there would need to be a revenue stream which would only be achieved by building new housing.

Anne Skennerton highlighted that the road along to the ferry was not in good condition and that this is not a matter of keeping the island “pristine” but a matter of looking after

the residents. Ms Skennerton reiterated the emergency services use along the bridge and getting people to A&E in time.

**Shopping Experience:** Cllr Lenaghan stated the shopping experience on the island should be improved; this was seconded by Cllr Perry. Peter Oliver suggested supermarket surveys to find out where all of the shoppers come from.

## **5. Local Plan timetable moving forward**

David Hayward stated that the Local Development Schemes (LDS) was published on Friday 27<sup>th</sup> January 2017 and includes a revised timetable of the progress of the Local Plan. David Hayward highlighted that further public consultation would take place in quarters 3 and 4 of this year (2017) and that the Local Plan 2036 is likely to be adopted in June 2019.

Mike Owens raised the question if the borough was open to speculative development until June 2019. David Hayward confirmed, but said that the Local Plan would have some weight once submitted to the inspectorate, albeit limited. David Eaves added it depends on the merits of an application against current policy for the time being.

Jim Palmer wanted confirmation on the Local Plan's timescale; in addition Peter Oliver made the notion that residents look to the council for protection and that they want to see connection. Anthony Higham stated that housing tends to come earlier in the plan period; therefore, there was only half a plan and no consideration given to the second half. David Hayward reiterated that the new Local Plan will cover the planning period from 2011 to 2036; thus highlighting that some of the housing had already been built. A Local Plan is reviewed approximately every 5 years after adoption. Central Government states that a Local Plan must cover at least a 15 year period. David Hayward confirmed there will be one plan which will need to be robust and hold up at appeal. The purposes of these talks are: communication, production of coherent plan, as well as open and transport conversations.

## **6. Next Steps and future meetings**

Sarah Hains confirmed that HBC would start discussions with service providers and update the committee upon such discussions' progress at the next meeting, but stressed that it was unlikely to be able to produce final figures and have established numerical values on capacity by this point.

Cllr Perry requested that responses received from service providers be published upon a website for the committee to see as and when they are received. Councillor Wilson, David Hayward and Sarah Hains set out that this would be premature and may not be useful unless assessed by officers first. Agreement was given to Ms Skennerton's suggestion that the responses are emailed to committee members prior to the next meeting to give members a chance to review if possible.

**ACTION:** HBC to start discussions with service providers and collate the information together in order to update the committee at the next meeting. This information must be emailed to committee members prior to the next meeting if possible. Once a venue, time and date have been confirmed, HBC can then circulate as appropriate.

Upon Polly Chapman's question, Cllr Pike asked resident groups to collect information from residents about possible solutions to reduce demand on Hayling Island and suggested this could be surveyed through their respective websites and social media.

**ACTION:** Resident groups to collect information from residents regarding thoughts on solutions to reduce the demand of services on Hayling Island for the next meeting.

Cllr Wilson opened the floor for discussion on the time and location of the next meeting. David Hayward suggested it should be two months from now. Jim Palmer and David Parham stated that they could arrange a venue on Hayling Island.

## **7. Any other business**

**Rook Farm:** David Eaves highlighted the outline application received for Rook Farm (APP/17/00007) for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access

David Eaves reiterated that the site was marked as uncertain in the Local Plan Housing Statement (LPHS) but that the council was obliged to consider any planning application which is submitted. It was stressed that residents should comment using the normal process via the planning portal.

Elaine Kilbey said she had seen the application and asked about the dual carriageway near Langstone Technology Park. David Eaves and Holly Drury confirmed the traffic assessment for the application was up to the entrance of the Technology Park and said they had asked for greater clarification from the developer.

David Parham and Jim Palmer commented that the application was premature of the IDP and should be refused on this basis; in addition the landowners of Rook Farm did not want to sell. David Eaves acknowledged Guiding Principle 4 of the LPHS but said that the council must go through the development management process and consider the application on its merits.

David Parham and Jim Palmer highlighted the issues of 5-year supply and the Goldring Close example respectively.

Anne Skennerton asked, theoretically, if the outline application is approved, can the development still go ahead without the completion of the IDP. David Eaves stated that the application was an outline one and that the reserved matters stage must still be

completed if approved. David Eaves confirmed that there is three years outline consent if approved.

**Objectively Assessed Need (OAN):** Barbara Oliver asked where the directive for new housing has come from. David Hayward said that the National Planning Policy Framework (NPPF) states that local authorities (LAs) need to meet the objectively assessed need (OAN); the assessment for this has already been carried out.

Anthony Higham and Anne Skennerton highlighted that the OAN was not a target and that it was up to the council to determine the number. David Hayward confirmed that the OAN was indeed not a target and it is for the Local Plan to set the target. However, until a Local Plan is adopted with its own target, the figure of 11,250 dwellings by 2036 still stands in the view of the inspectorate in the Purbrook appeal.

**Beachlands (HY45):** David Parham asked about the situation with the funfair (HY45). David Hayward confirmed that the site was allocated but no planning application had been submitted.