

Cllr Dianne Lloyd  
Chair of Operations and Place  
Shaping Board

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**My reference:**  
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**Date:** 16 January 2020

Dear Cllr Lloyd

**RE: Hayling Island Transport Assessment Addendum**

I am writing following the meeting of the Operations and Place Shaping Board last Tuesday, 10 March 2020. The agenda item was due to the call in of my decision to approve and publish the Hayling Island Transport Assessment Addendum on 20 February 2020.

I found the meeting to be an interesting and insightful discussion about the merits of the mitigation package that is proposed for Hayling Island and Langstone. Many relevant aspects of the mitigation package were discussed and debated. I was pleased that through the questions, debate and subsequent decision of the Board that there were no concerns expressed in methodology employed in preparing the Hayling Island Transport Assessment (including its addendum), the type of modelling undertaken or whether the approach taken is in line with the National Planning Policy Framework (NPPF). The key test in the NPPF is whether the proposed development on Hayling Island would constitute cumulative severe harm on the highway network. I am pleased that there was no suggestion that this is the case. There was also no suggestion that our emerging Local Plan's strategy for Hayling Island, focussed on regeneration of the seafront and new housing to contribute to our housing need, is not appropriate. The Board's decision was ultimately to ask that I reconsider the decision made on the following grounds:

- 1) Document to include phased funding timeline with trigger points;
- 2) Further research in respect of flooding and how this might affect the mitigation measures proposed;
- 3) The feasibility of the Hayling Billy mitigation measure; and
- 4) Whether the addendum and mitigation measures would be altered based upon updated data that the Council holds since the 2011 census, including windfall development.

I disagree with the Board's decision that further consideration is needed regarding this matter. Following the Board's decision, I have asked officers to provide me with a response on the Board's four grounds and to enable me to decide whether that would change my decision that the Hayling Island Transport Assessment Addendum should be approved and published. The Technical Note provided is enclosed. I have discussed the grounds raised in detail with officers and considered this matter carefully since the Board meeting.

It is clear to me that a robust assessment of the transport network of Hayling Island and Langstone

is needed to support new development. It is also clear that without the assessment as drafted in place, the island will suffer. There are planning applications with the Council which are part of the implementation of our emerging Local Plan. These need to be determined, this month, and I believe that this should happen with the Transport Assessment and the evidence it contains in place. Not determining them is simply not possible, whether we would like that to be the case or not. I am pleased and encouraged by the fact that this Transport Assessment, even in draft form, has enabled an additional direct contribution over and above the Community Infrastructure Levy, to be negotiated. I look forward to a similarly proportionate contribution being secured from our other allocations in the emerging Local Plan. Without the Transport Assessment in place, the development will inevitably take place and we will miss this opportunity to provide transformational change to the island's transport network as without development there will be no funding for improvements.

I have considered carefully the fact that the fundamental point that the Board did not question the Transport Assessment's compliance with the requirements of the NPPF, the need for the TA to be in place to make robust decisions on applications and the satisfactory responses provided to me regarding the Board's four grounds for reconsideration. Bearing all of this in mind, I have today decided to reconfirm my decision of 20 February to approve and publish the Hayling Island Transport Assessment Addendum.

Any examination of the measures in this Transport Assessment can only conclude that they represent a substantial improvement to the island's transport network at a scale not seen since the installation of the grade separated junction at Langstone a generation ago. I remain convinced of the multiple benefits to residents, businesses and visitors – and the connected environmental improvements. I look forward to leading the implementation of this package of transport improvements in the coming years.

Yours sincerely

Cllr Tim Pike  
Deputy Leader of the Council and Cabinet Lead for Planning, Regeneration and Communities

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