

**Hayling Island Informal Stakeholder Workshop**  
**6<sup>th</sup> February 2012, 18:00 – 20:00**

As part of the process of initiating the production of the Allocations Development Plan Document (DPD) the Council have undertaken a series of early informal workshops for each of the five established areas in the Borough. The workshops focused on potential housing sites and community representatives from each particular area were invited to give their initial comments and views.

The purpose of this early consultation is for the Council to gain an initial understanding of the communities views on the suitability or unsuitability of sites, prior to a wider community consultation event in the summer.

The Hayling Island workshop was divided into two tables and each table went through the potential sites in the area and assigned them as green, amber or red. Green is assigned to a site that participants feel is suitable for development, amber is for a site they are undecided about or believe should come forward in the longer term, and red is for sites that are thought to be unsuitable. Each site and the results are recorded below along with comments expressed. The proposed potential number of dwellings at each site is shown in brackets.

Questions that emerged at the workshop can be viewed on the Frequently Asked Question webpage [www.havant.gov.uk/havant-12136](http://www.havant.gov.uk/havant-12136) along with the Council's response.

**Site HY8, 103-105 Station Road (5 dwellings)**

2 x Green

- Perfect site but retain some employment
- Could be designed similar to Fountain Court development
- Positive of the site is that it is brownfield
- Within walking distance of shops
- Bus route in close proximity

**Site HY13, Land rear of 108-110 Elm Grove (7 dwellings)**

1 x Green, 1 x Amber

- Suitable for housing as it won't affect other homes
- Central sites are sustainable and close to civic amenities e.g. health centre
- Access to the main road is not good
- Development would mean a loss of car park
- Close to schools
- Safety concerns but considered a good brownfield site

**Site HY45, Beachlands (100 dwellings)**

2 x Amber

- If owners are selling then ramification for tourism industry
- Total disaster if lost as it is a unique site
- Development would have to be mixed use and of high quality and innovative design

- There should be a landmark building and leisure uses – housing should be secondary to this
- Potential for a hotel
- Access needs to be improved
- Loss of tourist facility is a concern
- Mixed use site would be more acceptable
- Tourism facility with mixed use appropriate
- Ground floor needs to be non residential
- 100 dwellings is far too many
- Need prestige dwelling visible on approach
- Concerns over loss of cheap tourist attraction
- Loss of amenities to local people and visitors
- Mixed feelings - some group members are definitely against any residential development and others are very pro mixed use

#### **Site UE15, Manor Nurseries (13 dwellings)**

2 x Green

- Good site, brownfield

#### **Site UE16, Land north of Goldring Close/south of Beech Grove (160 dwellings)**

1 x Red, 1 x Amber

- Site is next to the AONB
- South east corner of the site floods
- Access from Tournurbury Lane/Gable Head is a problem
- Worst site proposed on Hayling Island
- Potential site for health centre and small amount of housing
- Traffic implications to north of site
- Any potential traffic lights would cause car congestion
- If UE16 and UE35 are built there would be too much cumulative traffic
- Goldring Close is too narrow
- Could split site in two to distribute dwellings across north and south
- Density must reflect local area housing density

#### **Site UE17, Rook Farm (53 dwellings)**

1 x Amber, 1 x Red

- Site could be enlarged
- Traffic problems are not as bad as at other sites
- No flooding
- Site has potential but size should be reduced
- Access should be in conjunction with UE35
- St Mary's is a narrow road
- If it cannot be built with UE16 then both should be red
- Traffic measures are needed, but traffic lights will cause congestion
- Character would be altered if traffic lights were provided

**Site UE18, Station Road (north of Sinah Lane/west of Furniss Way) (200 dwellings)**

2 x Red

- Bad for residents of North Shore Road
- Currently good quality farmland that is used by Brent Geese
- Development would load traffic onto West Lane
- Road is narrow through West Town and there is no pavement on the north side
- 200 dwellings is far too many
- Needs to be in character with local area
- Traffic going into West Lane gets congested
- Site is not near any schools
- Develop either UE18 or UE21 but not both

**Site UE21, Station Road (east of Furniss Way) (84 dwellings)**

2 x Green

- Contamination from gas works and coal storage is an issue
- Design should be similar to that at Fountain Court
- Need to consider space for industry
- Potential to develop more further north
- Develop either UE18 or UE21 but not both

**Site UE35, Land north of Rook Farm, west of St Mary's Road/Church Road (119 dwellings)**

1 x Green, 1 x Amber

- Same comments as UE17
- Should develop at only half of the proposed density to match existing surrounding density

**General Comments**

- The Council agreed that the Planning Policy would meet representative of the Hayling Community to understand how the infrastructure would cope with growth. The audience would like to know when this was taking place.
- Comment that Hayling had delivered 800 homes in the last 15 years, considered that the island had already paid its dues, and would unfairly take more homes over the next 15 years

**New Sites Suggested**

- Creek Road Car Park – Build on stilts
- North of Manor Nurseries
- Land west of West Lane