

Statement of Community Engagement

Land East of College Road, Havant

June 2023

Contents

1.	Introduction	3
2.	Planning Policy Context	5
3.	Consultation Activity	6
4.	Community Feedback	10
5.	Conclusion	13
Appendix 1: Leaflet		14
Appendix 1: Website		15
Appendix 2: Webinar Presentation		17

1. Introduction

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Dandara Southern Limited (the Applicant).
- 1.2 This SCE forms part of a full planning application for the residential-led development of land east of College Road in Purbrook, Havant. The full description of the development is:

“Detailed application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access roads, footways and cycleways, pumping station and drainage basins.”

- 1.3 Further details are provided in the accompanying technical reports submitted as part of the planning application. This SCE should be read alongside these other technical documents.
- 1.4 The SCE provides a detailed record of the consultation activities that have taken place, the feedback received during the consultation period, and how this has been considered as part of the preparation of the planning application.

Consultation activity overview

- 1.5 The project team delivered a pre-application engagement programme which included engagement with:
- Officers at Havant Borough Council (HBC)
 - Elected members for Purbrook ward at HBC
 - The leader and relevant portfolio holders at HBC
 - Elected member for Purbrook and Stakes South division at Hampshire County Council (HCC)
 - Site neighbours
- 1.6 Separate pre-application consultation was undertaken directly with the following key statutory consultees:
- Historic England (HE)
 - Hampshire County Council as Highway Authority (HCC)
 - Natural England
- 1.7 To ensure all groups had the opportunity to view and comment on the proposed plans, a number of engagement methods were used, including:

- Distribution of leaflets to 466 neighbouring addresses around the site to promote the consultation.
 - A press release issued to Portsmouth News.
 - Hosting a dedicated consultation website at www.campdownconsultation.co.uk, detailing the proposals using text, images and video. Contact methods were displayed including a freephone telephone number, direct email address and a digital feedback form.
 - The option for residents to request hard copy consultation materials.
 - A live webinar hosted by the project team to present the proposals to the public and answer any questions. A recording of the webinar was uploaded and posted on the consultation website following the event.
- 1.8 During the two-week consultation period, 308 unique users visited the website generating a total of 622 page views (www.campdownconsultation.co.uk).
- 1.9 A total of 25 forms of feedback were received during the pre-application consultation period (held between 11 and 25 July 2022).
- 1.10 All feedback received has been taken into account and has been included in this report and summarised in **Chapter 4**.
- 1.11 In summary, the applicant considers that the pre-application engagement undertaken with the local community and other key stakeholders has been timely, meaningful and effective.

2. Planning Policy Context

- 2.1 The applicant recognises that the National Planning Policy Framework (the 'Framework') places an emphasis on community involvement as an important part of the planning application process. To ensure the approach taken in the pre-application stages of this application is consistent with national and local guidelines, relevant policy was reviewed in full.
- 2.2 The Government's policy on community involvement is set out in a number of statutory and non-statutory documents, including the NPPF (2021) and the Planning and Compulsory Purchase Act (2004). Guidance is also provided in the Havant Borough Council Statement of Community Involvement (2022).

National Planning Policy Framework (July 2021)

- 2.3 The Framework (updated July 2021) sets out that the planning system should be a collective enterprise with the purpose of helping deliver sustainable development.
- 2.4 Paragraphs 38-59 specifically promotes early pre-application engagement and the front-loading of consultation and explains that applications that can demonstrate effective pre-application engagement should be favoured over those that cannot. The purpose is to better coordinate public and private resources and help identify issues that can be resolved at the pre-application stage. In addition, paragraph 39 states that as a result, the outcomes for the community are improved and the planning system will function more effectively and efficiently.
- 2.5 As set out in this Statement, comprehensive community engagement has taken place prior to the submission of the planning application, in full accordance with guidance set out within the Framework.

Havant Borough Council Statement of Community Involvement (2022)

- 2.6 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce a series of policy documents including a Statement of Community Involvement ('SCI'). Havant Borough Council ('HBC') sets out its expectations for pre-application engagement in its SCI 2022¹. To note, the SCI was updated in September 2022 – after the consultation on the proposals had taken place (July 2022). However, having reviewed the section of the SCI on 'What we expect from applicants', it is considered that the engagement carried out falls in line with the guidance set out in the latest version of the SCI.
- 2.7 The project team reviewed both national and local guidelines on pre-application engagement before creating a bespoke engagement strategy as detailed in Chapter 3.

<https://www.havant.gov.uk/planning-policy/statement-community-involvement>

3. Consultation Activity

- 3.1 The engagement strategy was developed with consideration of the Government's policy on community involvement and HBC's SCI (2022), as detailed in Chapter 2.
- 3.2 Details of the consultation and engagement activities are detailed under the sub-headings below.

Pre-application discussions with Havant Borough Council Officers

- 3.3 A formal pre-application submission was made registered with HBC on 17 June 2022 (Council reference GEN/22/00557). The application was supported by a number of plans and reports. This included a covering letter detailing the background and planning policy context, a Design & Access Statement and Sketch Layout Plan, as well as specialist consultant input in the form of an Ecology Summary, a Highways Position Statement and a letter in respect of Archaeology and Heritage matters.
- 3.4 HBC undertook consultation with key internal and external stakeholders such as Hampshire County Ecologist, Local Lead Flood Authority, Portsmouth Water, Hampshire County Highways, Hampshire County Minerals, HBC Landscape, and HBC Economy.
- 3.5 A formal response was received from HBC on 23 September 2022. The response provided some helpful high-level feedback on the approach to the layout and design, as well as summarising responses from the key consultation above. It also highlighted the significance of addressing heritage and ecological matters raised by the previous Local Plan Inspector in assessing the deliverability of the site as an allocation in the now withdrawn emerging Local Plan.

Community engagement

Leaflet

- 3.6 To raise awareness of the proposed development and the public consultation within the local community, an information leaflet was distributed to local residents.
- 3.7 The leaflet provided a summary of the proposals, directed residents to the project webpage in order to provide their feedback, and provided contact details to get in touch with a member of the team.
- 3.8 A copy of the leaflet is included at **Appendix 1**.
- 3.9 Leaflets were sent to neighbouring addresses in the Crookhorn estate (466 addresses) on 12 July 2022. The distribution area for this can be seen in **Figure 3.1** overleaf.

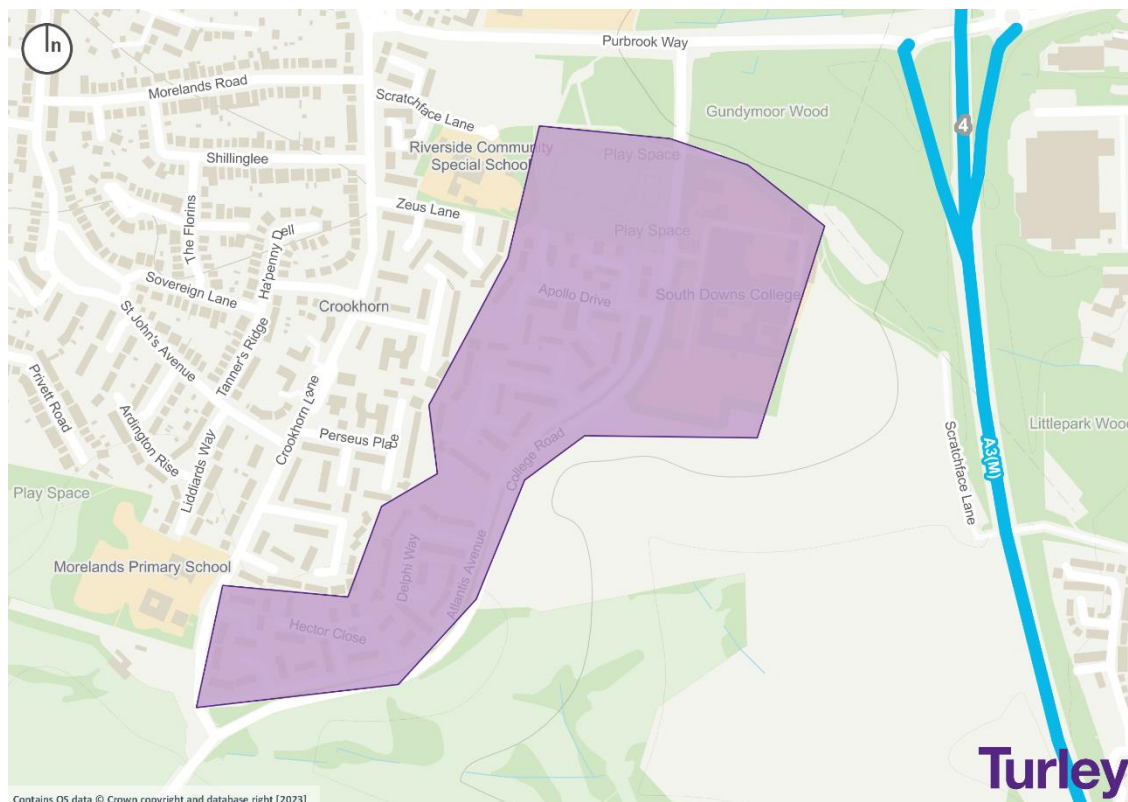


Figure 3.1 – Leaflet distribution area

Website

- 3.10 A dedicated project webpage was hosted at www.campdownconsultation.co.uk and included details of the proposals and contact methods for the consultation project team, which included an email address contact@campdownconsultation.co.uk and a freephone telephone number.
- 3.11 At the close of the consultation on 25 July, the website received a total of 308 unique users, generating a total of 622 page views since the project page was launched on 11 July 2022.
- 3.12 Screenshots of the consultation webpage are included at **Appendix 2**.

Hard copies

- 3.13 No hard copy consultation packs were requested by the general public during the consultation.

Consultation events

- 3.14 A live webinar was hosted on Zoom on Monday 18 July from 18:00 to 19:00. Members of the project team presented the proposals and answered questions from members of the public.
- 3.15 The opportunity to sign up for the live webinar was advertised to the community on the leaflet and website.
- 3.16 The webinar was attended by 7 people from 14 registrants.

- 3.17 All feedback received during the webinar was taken into account and has been included and summarised in **Chapter 4**.
- 3.18 A recording of the webinar was placed on the consultation website and was viewed by 86 people following the publication of the recording on 19 July and close of the consultation.
- 3.19 A copy of the webinar presentation is included at **Appendix 3**.

Stakeholder engagement

- 3.20 A dedicated briefing on the proposals was offered to elected members for Purbrook ward for HBC, Cllr Caren Diamond and Cllr Husky Patel, and for Purbrook and Stakes South division for HCC Cllr Gary Hughes. Cllr Hughes is a councillor for the ward in both authorities.
- 3.21 The local councillors were also sent a copy of the leaflet and notified of the webinar recording on the consultation website.
- 3.22 A briefing was also extended to the relevant Cabinet members at HBC, including Cllr Alex Rennie (Leader of HBC), Cllr Clare Satchwell (Portfolio Holder for Planning) and Cllr Gwen Robinson (Portfolio Holder for Affordable Housing, Communities and CIL).
- 3.23 A briefing was not accepted by any of the councillors.

Pre-application engagement with Historic England

- 3.24 In recognition of the importance of addressing heritage matters raised previously, a separate pre-application submission was made direct to Historic England (HE). A formal response was received on 26 October 2022.
- 3.25 HE welcomed that no development was proposed within or immediately east or west of the Scheduled villa site, and that the intention was to create viewing corridors from the Scheduled Villa site – together with maintaining the Scheduled Long Barrow to the south. Further information was requested on how this will be achieved.
- 3.26 It was recommended that a more informal approach was taken to the layout adjacent to the Roman Road. The high-level approach to materials and design for this character area was welcomed.
- 3.27 It was noted that care would need to be taken with landscaping and play provision north of the Roman Road, given the setting of the Scheduled Roman Villa. It was also recognised that sensitive design and landscaping could help enhance these features – such as through provision of avenue planting and interpretive boards.

Pre-application engagement with Natural England

- 3.28 In recognition of the importance of addressing ecological (wintering bird mitigation) matters raised previously, a separate Discretionary Advice Service 'DAS' submission was made direct to Natural England (HE). This detailed proposed mitigation in the

formal of a series of bunds within Northney Farm, on Hayling Island. A formal response was received on 26 October 2022.

- 3.29 The NE response encouraged exploring potential for a permanent bird refuge on the southern part of Northney Farm, which is outside of the Special Protection Area (SPA) ecological designation, rather than within the SPA.
- 3.30 Reference was made to specific mitigation guidance within areas identified as Primary Support Areas for wintering birds. There will be a requirement for the offsetting area to fulfil the same special contribution and particular function of the areas lost or damaged for the same species of birds.

Pre-application engagement with HCC Highways

- 3.31 Whilst not specifically referenced by the Local Plan Inspector, there were outstanding matters to be addressed prior to the Highway Authority being able to recommend positively on the previous application submission by Persimmon for the development of the site (HBC reference APP/19/01101). A formal response was received on 31 October 2022.
- 3.32 The response provided some more detailed feedback on proposed access junction, modelling detail, and sustainable travel opportunities. It did not raise any objection to the development of the site.

4. Community Feedback

- 4.1 A total of 25 forms of feedback were received during the two-week consultation period, including nine digital feedback forms, 12 emails and four phone calls, which have all been considered. Feedback received at the consultation webinar has been included in this summary.

Quantitative Feedback

- 4.2 The responses to the online feedback form questions are represented in **Figure 4.1** (below) and **Figure 4.2** (overleaf).
- 4.3 For each question, respondents were provided with a Likert scale to indicate whether they 'strongly agree', 'agree', 'undecided', 'disagree' or 'strongly disagree' with the statement.

Figure 4.1: Response to Question 1 'I support the need for new market and affordable homes in Havant'

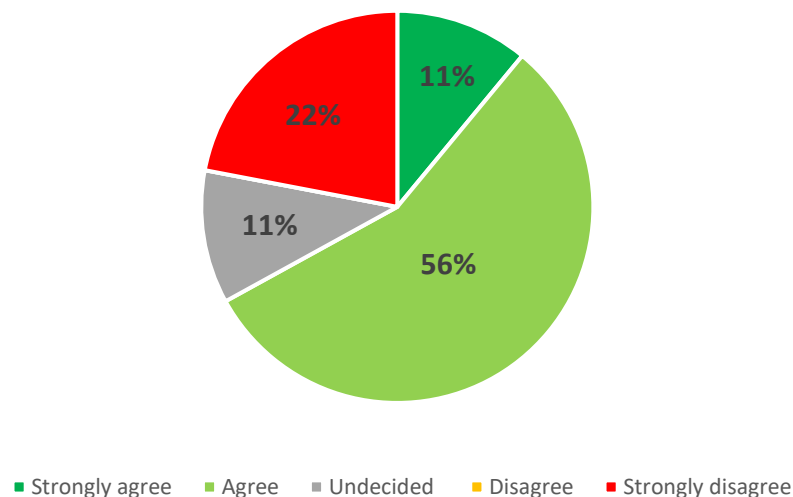
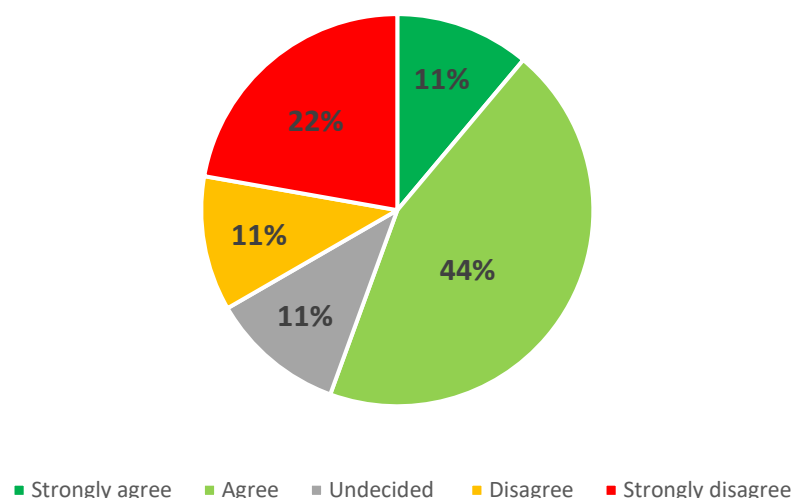


Figure 4.2: Response to Question 2 ‘I support the creation of a new community centre’



Qualitative Feedback

- 4.4 The responses received have been summarised by theme in **Table 4.1**. Further detail, which responds to the feedback raised, is included in the accompanying technical reports submitted as part of the planning application.

Table 4.1 – Summary of feedback

Theme	Summary of feedback
Planning	It was suggested that 653 homes could be too many for this site. It was questioned whether Havant’s Brownfield sites were being considered for development first. The amount of affordable housing was questioned. It was questioned whether the community centre would be conditioned to be delivered alongside the homes. Respondents questioned how local public services, such as schools and GP surgeries, would cope with additional residents.
Design	Respondents were interested to know how high the fence would be between the development and the golf course. It was questioned whether the homes would have PV panels. The expected EPC rating of the homes was questioned. Respondents were interested to know how the development would mitigate against the noise from the A3. There was an interest in what size gardens would be proposed.
Highways	Respondents were interested to know how much parking would be provided. It was questioned whether EV provision would be included for all homes. Respondents questioned whether the number of HGV movements on Portsdown Hill Road had been considered. Respondents were interested in the proposed access. It was questioned whether improvements would be made to the junction.

Biodiversity and landscaping	Respondents were interested to know which new trees would be planted and whether these would be native species. Respondents were interested to know how established and large the new trees would be. It was questioned whether the proposals would create a biodiversity net gain on site. Respondents queries the mitigation measures for wildlife on the site – particularly for brent geese, curlews and waders.
Drainage	Respondents were interested to know more information on the proposed drainage and water supply for the new homes. It was questioned whether flooding would be mitigated on the site.
Construction	It was questioned whether vehicle movements would be managed during construction.

5. Conclusion

- 5.1 The Applicant has undertaken a comprehensive process of pre-application consultation with key stakeholders and the local community.
- 5.2 As a result of the engagement process, the project team has gained a better understanding of the local context and increased awareness of the proposals, their likely timescales, and their benefits for Purbrook, and Havant more widely.
- 5.3 The Applicant considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

Appendix 1: Leaflet



Dandara Ltd. seek your views as they prepare a full planning application.

Public consultation on new proposals for land east of College Road

Dandara Ltd. is bringing forward new plans for a high quality residential development of 653 dwellings on land east of College Road in Purbrook. This will form a full planning application to be submitted to Havant Borough Council, which would make a valuable contribution to the Council's housing land supply – delivering a range of housing types to meet local needs. The proposals will include a new community centre and play space, along with improved footways and sensitive landscaping that retains the perimeter hedgerows and trees.

Dandara are also seeking your suggestions on what should be included as part of the proposed community centre which would form part of the development. Find out more overleaf.

Find out more

We would like to hear your feedback on our proposals. To find out more please visit our consultation website at www.campdownconsultation.co.uk. Further details regarding the consultation are included overleaf.

 dandara

How can I find out more and share my feedback?

Join our live webinar

We will be hosting a live webinar on **Monday 18th July between 6 - 7pm**. Members of the project team will present the proposals and answer any questions you may have, along with listening to your feedback. Please register for the webinar on our website (details below). Following the live broadcast, a recording of the webinar will also be available to view on the website.

Have your say

Your views are important to us and we would like to hear your feedback before we finalise the proposals and submit a full planning application to Havant Borough Council. You can share your feedback by:



Visiting our website www.campdownconsultation.co.uk



Joining our live webinar on **Monday 18th July between 6 - 7pm** (register via our website)



Emailing us at contact@campdownconsultation.co.uk



Calling our Freephone number on **0808 1688 296** and a member of the team will call you back



The proposals include the addition of new open space to enhance the setting of the heritage assets on the site and open them up to the community to better enjoy.

We ask that you share your feedback with us by **Monday 25th July**.

We look forward to hearing your views.



Scan here
to find out
more

 dandara

Appendix 1: Website

Public consultation on new proposals for land east of College Road



Welcome

The Proposals

Feedback



An illustrative view of how the development could look

Welcome to the consultation website for the new residential development at Campdown, Purbrook

Dandara is bringing forward new plans for a high quality residential development of 653 dwellings on land east of College Road in Purbrook.

This will form a full planning application to be submitted to Havant Borough Council, which would make a valuable contribution to the Council's housing land supply – delivering a range of housing types to meet local needs, including a policy-compliant level of high-demand affordable housing.

The proposals will include a new community centre and play space, along with improved footways and sensitive landscaping that the perimeter hedgerows and trees.

Dandara is also seeking your suggestions on what should be included as part of the proposed community centre which would form part of the development.



Illustrative masterplan. Click to enlarge

How can I have my say?

We are preparing a full planning application and would like to hear your views as we finalise our plans.

We recently hosted a digital information sharing webinar on Monday 18th July. If you were unable to join this webinar, you can watch a recording of this session in the video below

LAND EAST OF COLLEGE ROAD,
PURBROOK



The site

The site is located at land east of College Road, Purbrook, bounded by the A3 to the west and Portsmouth Golf Course to the southeast. HSDC South Downs is not included within the site boundaries. The site was allocated for circa. 650 dwellings in the Havant Borough Local Plan and the subsequent Housing Delivery Position Statement, which currently provides for the local authority's material planning considerations.

The proposals

Dandara is preparing a full planning application for 653 dwellings, a community centre, open space, play space, trim trail, landscaping, internal access roads and footways, and related parking. The proposed development would make a valuable contribution to the Council's housing land supply – delivering a range of housing types to meet local needs, including a policy-compliant level of high-demand affordable housing. The proposals will also seek to enhance the biodiversity, heritage and accessibility of the site.



Illustrative masterplan. Click to enlarge



Suggested design of the new high-quality housing for Purbrook. Click to enlarge

Frequently Asked Questions

Click each question to view more

When will you be submitting a planning application?

+ / -

Is this the same planning application proposed by Persimmon in 2019/2020?

+ / -

Will there be affordable housing as part of the scheme?

+ / -

How tall will the buildings be?

+ / -

How would traffic access the site?

+ / -

Will access to the paths remain?

+ / -

What will be included in the landscaping?

+ / -

Feedback

The period for providing feedback on this consultation has come to an end. If you would like to get in touch with us regarding this project, you can contact us by email or phone via the contact details below.

- Email us at contact@campdownconsultation.co.uk
- Call our Freephone number on 0808 1688 296 and a member of the team will call you back

Contact us

0808 1688 296



contact@campdownconsultation.co.uk

Appendix 2: Webinar Presentation

LAND EAST OF COLLEGE ROAD,
PURBROOK

Public webinar – Monday 18th July

 dandara

 You should be able to see and hear us but we will be unable to see or hear you.	 You can ask questions during the session by typing them into the chat box. We will respond with either a written reply or address the question during the Q&A session.	 If you would prefer to ask a question in person, you can click on the raise hand button when we get to the Q&A session, and we will be able to unmute your microphone.
--	---	---

HOUSEKEEPING  dandara



Architecture and landscape



Transport planning

L-P:ARCHAEOLOGY

Archaeology



Civil engineering



Ecology

Turley

Planning and strategic communications

PROJECT TEAM



The site is located at land east of College Road, Purbrook, bounded by the A3 to the west and Portsmouth Golf Course to the southeast.

The site was allocated for circa. 650 dwellings in the Havant Borough Local Plan and the subsequent Housing Delivery Position Statement.



SITE CONTEXT



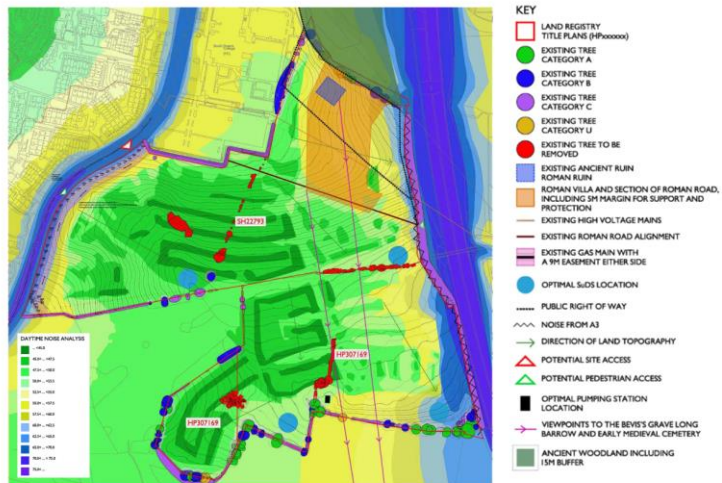


LAYOUT

dandara

KEY CONSIDERATIONS:

- TOPOGRAPHY
- VEGETATION
- SITE ACCESS
- A27 NOISE
- GEOLOGY
- HERITAGE



CONSTRAINTS AND OPPORTUNITIES

dandara

- ROMAN ROAD QUARTER
- NORTH-WESTERN QUARTER + CORE
- CAMPDOWN HILLS
- SOUTH-WESTERN QUARTER



DESIGN

dandara

ROMAN ROAD QUARTER



NORTH-WESTERN QUARTER + CORE



CAMPDOWN HILLS



SOUTH-WESTERN QUARTER



DESIGN IDEAS

dandara

CENTRAL OPEN SPACE



LANDSCAPE AND DRAINAGE

dandara

SOUTHERN OPEN SPACE



LANDSCAPE AND DRAINAGE

dandara

EASTERN OPEN SPACE



The western open space includes a community garden with shared round beds, individual allotments and a small orchard creating a space where food can be produced on a community as well as an individual level.



The creation of a natural wetland habitat in combination with boardwalks will create a space that people and wildlife can use side-by-side.



LANDSCAPE AND DRAINAGE

dandara

NORTHERN OPEN SPACE



A mix of formal and informal play space providing for a range of ages. Equipment to be made of natural materials and topography to create interest.

Existing 'Pond' to be surfaced using self-binding gravel.

Location of Roman Villa

Within the Scheduled Ancient Monument site interventions will be minimal with the intention of the most public right of way. Historic estate gates with locations will provide points of interest with interpretation boards explaining about the historic interests of the site. The existing gates have been strategically positioned to reflect the historic views from the buried Roman Villa to the Barrow located south of the site.



Existing 'Pond'

View towards Barrow

Historic grass path to represent the route of the Chichester to Stearn (Route 42) Roman Road. Trees to be planted to replace the straight nature of this historic feature.



LANDSCAPE AND DRAINAGE

dandara

- Primary access via a new signalised junction onto College Road.
- A right turn lane will be provided to avoid queuing along College Road whilst vehicles wait to turn right.
- A network of footways will be provided throughout the site.
- A connection to Scratchface Lane over the A3(M) will be provided.
- A pedestrian crossing point is proposed across College Road to provide a connection to Atlantis Avenue.
- Car and cycle parking will be provided in line with Havant Borough Council standards.



HIGHWAYS



Your views are important to us and we would like to hear your feedback before we finalise the proposals and submit a full planning application to Havant Borough Council.

You can share your feedback by:

- Submitting feedback via our online via www.campdownconsultation.co.uk
- At today's webinar
- Emailing us at contact@campdownconsultation.co.uk
- Calling our Freephone number on 0808 1688 296 and a member of the team will call you back

We ask that you share your feedback with us by **Monday 25th July**

HAVE YOUR SAY



