

Consultee Comments for Planning Application APP/18/00672

Application Summary

Application Number: APP/18/00672

Address: Land off Westwood Close, Emsworth

Proposal: Erection of 36no. dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1, subject to TPO 2071.

Case Officer: Daphney Haywood

Consultee Details

Name: Mrs Clare Kennett, Clerk to Westbourne Parish Council

Address: 53 Skylark Avenue, Emsworth PO10 7GB

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On Behalf Of: Westbourne Parish Council

Comments

Westbourne Parish Council strongly objects to this planning application.

The Parish Councils objection to the proposed development has already been provided at a Development Consultation Forum at Havant Borough Council in January 2018 where it was invited to make a representation, as well as in its response to Havant Borough Councils Draft Local Plan Consultation in February 2018. The Parish Council has also objected to a previous planning application for 46 properties at this location. Although some modifications have been made to the current development proposal, the Parish Council considers that these minor changes do not in any way overcome the objections it has previously made to both the strategic principles and to the details of the scheme. Copies of these objections are included.

As a Parish located within West Sussex, but immediately adjacent to the county boundary with Hampshire and Havant Borough, Westbourne is directly affected by the proposed development.

The details of our concerns are set out in the attached previous objections but in summary the Parish Council would reiterate that we object because

The countryside gap in which the site lies should continue to be protected

The proposals would have a detrimental effect on wildlife and biodiversity

The Parish Councils Neighbourhood Plan contains policies to protect the open land in the countryside around the village and to protect wildlife and biodiversity. This should be afforded significant weight given its endorsement by an examiner following a public hearing.

The proposal is located within an area at risk of flooding and would increase flood risk more widely

The proposed urban drainage systems are unsatisfactory and will be a long-term liability without being adopted

The existing rural footpath would be relocated and subject to flooding / waterlogging in winter conditions making it unusable

The appearance of the development would detract from the rural setting of the open land along the River Ems

The proposals make no contribution to infrastructure requirements within the village of Westbourne and yet any future occupants would rely on that local centre as a sustainable location for shopping and services

There are some additional points that the Parish Council would wish to include in its objections to the proposed development which relate to changed circumstances since the earlier objections were lodged to proposals for this site.

Chichester District Council has in its recently published Local Plan Review 2035, designated as a wild life corridor all of the open meadow land alongside the River Ems up to the county boundary. Wildlife corridors are intended to protect and enhance biodiversity. (Policies S30 and DM29 of the Local Plan Review refer).

It is acknowledged that this policy position can only affect land on the Chichester side of the county boundary but all of the open land on both sides of the boundary contributes significantly to these wildlife and biodiversity objectives. The proposed development will seriously harm these policy objectives. Historically both Havant BC and Chichester DC have acknowledged the importance of this open land and the need to protect it from development in the interests amongst other things of protecting wildlife and biodiversity. The Parish Council would urge the Borough Council to maintain this protective policy position.

The Parish Council also understands that the Environment Agency is currently reviewing the function of the River Ems floodplain, including the application site, in terms of its potential to mitigate flood risk. This is a significant long-term issue that must be given full and proper consideration in order to alleviate flood risk in the context of climate change. The current application should be refused as premature until the outcome of this reappraisal is known.

In conclusion the Parish Council would strongly request the Borough Council to give careful consideration to its objections and concerns in respect of the proposed development and refuse the planning application.