

Places for People

Land at HSDC Campus, College Road,
Crookhorn

Statement of Community Involvement

Prepared by The Y-Factory on behalf of Places for People

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Executive Summary

Places for People has undertaken a programme of public consultation to explain and shape their plans for a residential development comprising around 100 homes at the South Downs campus of Havant & South Downs College, off College Road in Crookhorn.

The project team has sought to carry out the engagement and consultation programme in line with the principles for public consultation as set out in Havant Borough Council's Statement of Community Involvement (2019) whilst also being sympathetic to ongoing Covid-19 concerns among the general public.

Pre-application public consultation activity for the proposals has included the distribution of a consultation leaflet and Freepost response envelope to 591 addresses nearest to the proposed development site, to make residents aware of the new proposals, to invite feedback and to provide them with contact details of the available consultation channels. A Freepost address, Freephone number, consultation email address and project website with response form provided traditional as well as digital channels for members of the public to respond to the consultation, give feedback and ask questions. Elected representatives for the local area and other stakeholders have been informed of the consultation and a meeting was held with the Havant Borough Council Ward Councillors for the host ward, Purbrook, on 11th February 2022.

At the time of writing, a total of 17 individual responses have been received, which contained qualitative and quantitative data. 12 individuals raise concerns, 1 has a balanced view and is classed as neutral and 4 express support for the plans.

Feedback was clustered into categories. In this report, an overview of the top 12 categories (covering 96% of feedback), and the consideration given to these topics has been provided. The top three topics of local interest focused on traffic on the local road network, car parking capacity and the principle of the development at this site, covering just under half (44%) of all feedback received.

The team has considered all feedback received and may take suggestions, such as the provision of information signs along native trees to educate residents about which species they are, on board where feasible and practicable. The team will continue to answer any questions, throughout the planning process and beyond.

1 Introduction

- 1.1 This document outlines the public consultation that has been undertaken prior to the submission of a planning application for the proposed redevelopment of land off College Road in Crookhorn, currently occupied by the southern car park and a number of buildings at Havant & South Downs College (HSDC). Full planning permission is sought for a 100-unit residential development and associated infrastructure at this site. This report sets out the feedback that has been received from the local community and how the project team has considered comments on the evolving plans.
- 1.2 Places for People's public consultation programme was informed by the Statement of Community Involvement (SCI) of Havant Borough Council, which embraces public engagement. The Council's SCI (adopted June 2019) encourages applicants to carry out pre-application discussions. It states: "*The Borough Council considers it very important that local people are involved in the development management process as early as possible.*" (see para. 4.17) and suggests various methods which can be deployed. Places for People has looked to carry out the public consultation programme in line with these principles, whilst also taking the public's ongoing concerns regarding the Covid-19 pandemic into consideration.

2 Consultation activities

Consultation leaflet and Freepost response envelope

- 2.1 A consultation leaflet was circulated on 21st February 2022 to 591 addresses in Crookhorn, nearest to the proposed development site. It aims to inform local residents about the proposals and to invite them to provide feedback. It provides a site plan in order for residents to understand which parcel of land is referred to, an introduction to Places for People as the applicant, the proposed site layout for the new homes, an explanation of the local planning policy context, key features of the proposals, a water colour visualisation of what the project may look like, contact details to get in touch with the project team and a feedback form. The leaflet enclosed a Freepost response envelope to respond to the consultation through regular post (at no cost to them).
- 2.2 To spread the leaflet among the wider community, a total of 50 copies were left on 25th February at various local public venues, providing the opportunity for those not living in the house-to-house distribution zone to pick one up. These venues included:
 - Phoenix Community Centre
 - Crookhorn Co-operative supermarket
 - Church of the Good Shepherd
 - The Centurion public house
 - Portsmouth Golf Course, Crookhorn
 - Little Faces Nursery
- 2.3 The consultation leaflet can be viewed in Appendix 1.

Project website

- 2.4 To utilise the opportunity to establish an ongoing presence for the development online, a dedicated project website was set up: www.newhomesathsdccampus.co.uk. The website provides an overview of the proposals and details on how visitors can engage with the consultation. The recording of the digital consultation event can be viewed on the home page and the website provides Frequently Asked Questions (FAQs) and an online feedback form, representing one of the various channels for feedback.
- 2.5 The website went live on 21st February 2022. It was advertised on the leaflets that were distributed in the local area, as well as through the press release. The website content can be viewed in Appendix 2.

Consultation email address, Freephone and Freepost address

- 2.6 To ensure that stakeholders can easily get in touch with Places for People's project team about any matters relating to the proposed development, a number of free-of-charge communication channels have been provided; consultation email address info@newhomesathsdccampus.co.uk, Freephone number 0808 169 8082 and Freepost address *Freepost The Y-Factory*. These communication channels were advertised through the consultation leaflet and the press release.

Press release and social media

- 2.7 A press release about the proposals and the online consultation event was issued to local media outlets The News, The Daily Echo and Hampshire Live on 22nd February 2022. The News covered the story on 23rd February. The local Purbrook and Widley Area Residents' Association (PaWaRa), which is followed by 635 people, put the invitation to the consultation event on their Facebook page. The press release and coverage can be viewed in Appendix 3.

Online public consultation event

- 2.8 The primary aims of the online consultation event were to provide information about the proposed development, to receive feedback that could inform the proposals and to allow members of the public to ask the project team and college representatives questions and comment on the draft proposals.
- 2.9 Due to ongoing public concerns regarding the Covid-19 pandemic, it was felt appropriate to hold a community consultation event online instead of a face-to-face public exhibition. The online event was hosted live via webinar platform Zoom on Thursday 3rd March 2022 from 5.30pm until 6.30pm. It was advertised through the consultation leaflet as well as via the press release. Residents could register for the event through a button on the project website, and in order to allow as many attendees as possible, the link to the webinar was made directly accessible to members of the public on the day of the event.
- 2.10 The webinar consisted of a half-an-hour presentation by the project team, setting out the key aspects of the proposals, followed by a question-and-answer session where questions that were answered throughout the consultation process were answered by the various members of the panel. The presentation covered a variety of topics, including the planning context for the proposals, the college's perspective and the

approach taken by Places for People, transport surveys, landscape considerations, design, car parking and affordable housing. The event was attended by 1 member of the public. The presentation slides are shown in Appendix 4.

- 2.11 To make the content of the online consultation event accessible for residents who were not able to attend the live session, a recording has been uploaded onto the dedicated project website along with an easily downloadable version of the presentation slides. It can be viewed on www.newhomesathsdccampus.co.uk. For the purpose of this report a number of stills of the event have been taken which can be viewed in Appendix 5.

Engagement with local stakeholder groups

- 2.12 In order to inform local stakeholder groups about the proposals and to provide an opportunity for feedback at an early stage, the project team contacted interest groups and local elected representatives about the plans, including Havant Borough Council's ward councillors for Purbrook ward, where the site is located; the Purbrook and Widley Area Residents' Association (PaWaRa); Alan Mak MP and the Havant Civic Society, inviting questions and comments and making them aware of the upcoming online consultation session. A meeting with Purbrook Ward Members was held on 11th February 2022, with a Planning Officer of Havant Borough Council present to observe proceedings, in line with best practice in the planning sector. Presentation slides that were used at this session can be viewed in Appendix 6.

Frequently Asked Questions (FAQs)

- 2.13 A Frequently Asked Questions document has been put together, providing answers to questions asked and issues raised, which is available online as well as in hard copy on request for those who are not online but wish to engage in the consultation exercise. The FAQ document is available in Appendix 7. Members of the public have provided the project team with feedback on the proposed development. Anonymised responses received through the various feedback channels can be viewed in Appendix 8.

3. Summary of consultation feedback

Overall responses

- 3.1 At the time of writing this report, a total of 17 individual responses have been received from members of the public, comprising returned feedback forms through the Freepost address and online feedback forms via the project website. This represents 3% of the 591 leaflets distributed house-to-house. This response would be slightly lower if the 50 copies that were left at public venues are taken into consideration as well. We have received no feedback via email or the Freephone number.
- 3.2 Copies of the submitted feedback forms and consultation emails can be found in Appendix 8. Identifying details have been removed in accordance with GDPR guidance.
- 3.3 Feedback received from the consultation included supportive remarks about the new proposals, comments that were made in relation to perceived issues and concerns about the proposed development, as well as neutral statements and questions.
- 3.4 With the aim to get a sense of local opinion regarding the proposals, we have sorted feedback from individuals into three categories – supportive, concerns and neutral – based on the comments included in the response. Apart from where the respondent has clearly indicated their stance one way or the other, we have sought to interpret fairly the view that is being expressed.
- 3.5 Out of the 17 individual responses, 4 actively expressed support for the plans, 1 had a balanced view and was classed as neutral, and 12 raised concerns about the proposals.
- 3.6 Through the feedback forms, hard copy and online, we gathered both quantitative and qualitative data about respondents' interests and opinions regarding the proposed development. Via a list of tick boxes, respondents could indicate which specific aspects about the proposals they were particularly interested in. These responses represent the quantitative data. In addition, open text boxes provided respondents with the opportunity to share their thoughts with the project team and/or elaborate on their tick box choices and clarify what they felt was of interest about a particular aspect. These responses represent the qualitative data obtained about local residents' views with regard to the proposals. Copies of the feedback forms can be viewed in Appendices 1 and 2.
- 3.7 Analysis of the feedback received from the consultation exercise demonstrate clear trends in the topics that respondents put forward. Feedback on the same key topics has been clustered into 12 categories. They are presented in the figure and table overleaf, in order of frequency of reference by individual respondents. We have focused on the 154 items made in the top 12 categories, which represent 96% of the total; further comments that were made fewer than five times have not been categorised as frequent. Appendix 8 contains the full overview of written responses received. All have been anonymised in accordance with GDPR guidance.

Figure 1: Feedback clustered into categories

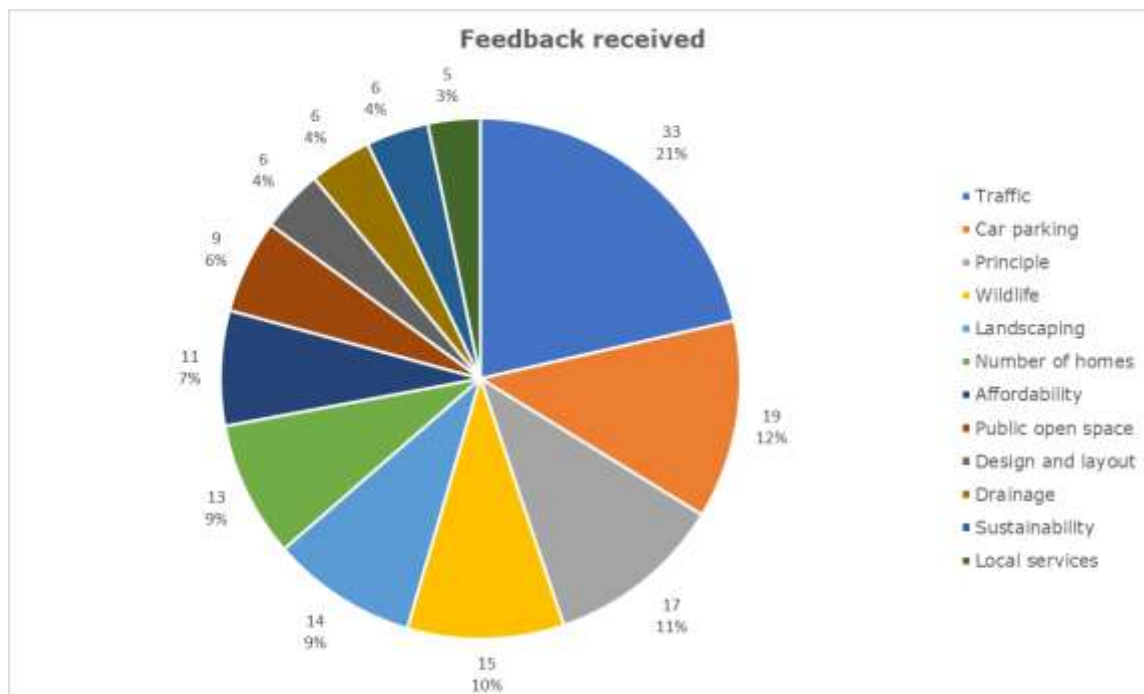


Table 1: Feedback clustered into categories

	Topic	Number of responses	%
1	Traffic on local road network	33	21%
2	Car parking capacity at college, new development and local roads	19	12%
3	Principle of the development at this site	17	11%
4	Wildlife impact and displacement risk	15	10%
5	Landscaping and trees	14	9%
6	Number of homes at proposed development	13	9%
7	Affordability of the homes	11	7%

8	Public open space	9	6%
9	Design and layout of the proposals	6	4%
10	Drainage	6	4%
11	Sustainability	6	4%
12	Local services (school and GP surgery places)	5	3%
Total		154	100%

- 3.8 The topic that heads up the list is traffic on the local road network. Respondents perceive College Road to be very busy already and are concerned about the extra pressure that traffic associated with the proposed development might add onto the network. Questions on whether the bus stop at Apollo Drive would need to be moved as a consequence of the proposed mini roundabout, and a comment regarding the proposals only providing one vehicular access, onto College Road, have been incorporated in this category as well.
- 3.9 The second most frequently mentioned topic is car parking. Residents are keen to understand what impact the proposals may have on car parking locally, given that the site is currently a car park, albeit shut off for over 6 months. Overspill car parking from the college by staff and students into local roads is a perceived issue already and it is feared that the proposed housing will exacerbate the situation by reducing the available car parking space overall and generating its own volume of cars which will need to be parked, potentially outside the site boundary.
- 3.10 Comments about the principle of the development on this site include positive comments such as support for new housing and the use of a brownfield site. It also covers objections against the development, for example that no new homes are needed and that the plans constitute overdevelopment.
- 3.11 Combined, the topics of traffic, car parking and the principle of the proposed development at this site represent just under half (44%) of the total (154 out of top 12 categories comprising topics mentioned 5 times or more, representing 96% of all feedback received) and are therefore clear indications of what the key issues are for those who have responded to the consultation.
- 3.12 Of the 17 respondents, 82% (14) wish to be kept informed about the proposals, 6% (1) does not want to receive any updates and 12% (2) did not fill in a response to this question. 18% of respondents (3) expressed an interest in receiving marketing information about living at the proposed development, should it go ahead. 53% (9) opted out and 29% (5) did not respond to this question.

4. Response to consultation feedback

4.1 Specific aspects of the proposals have frequently been raised in the feedback, as identified in table 1 in the previous section. Below is a summary of the consideration given to these topics:

Table 2: Responses to questions and comments

Topic	Project Team Response
Traffic	Traffic surveys and assessments carried out by Places for People's transport consultants demonstrate that traffic associated with the proposed development is largely offset by the reduction in traffic achieved by the College through their reconfiguration and sustainability programmes. The impact on the local road network is therefore negligible. The addition of a mini roundabout at the College Road / Apollo Drive junction with the new development will aid a smooth flow of traffic. Hampshire County Council as the Local Highways Authority will be consulted during the planning process and should they feel that any impacts are unacceptable then planning permission will not be granted until issues are resolved. The traffic assessment documentation will be available for public viewing on Havant Borough Council's planning portal once the application is registered and validated.
Car parking	Car parking is considered a key aspect and Place for People has appointed independent consultants AWP to undertake technical assessments and provide professional advice. Based on the proposed housing mix, the development would provide 165 car parking spaces. 112 of these would be for the family houses, 44 for the apartments and there would be 9 unallocated visitor spaces. The car parking will be sufficient for residents and visitors alike and it is therefore not anticipated that there will be any overflow into neighbouring roads. The reduced site will allow for the addition of 74 car parking spaces at the college, which will expand the current provision at the northern and eastern car parks. Furthermore, the College has developed a sustainability agenda which promotes the use of public transport – bus stops are nearby -, cycling and walking, enables staff to work remotely and reduces the number of students on site by 25% per day. All measures combined actively discourage staff and students from parking away from the college; there will be no need for that.
Principle of the development at this site	The site is a draft allocation in emerging Local Plan policy and there is every indication that it will be formally allocated given its suitability and deliverability. It is brownfield and as such preferred over the allocation of undeveloped greenfield sites, helping to reduce pressure on the Borough's remaining green spaces. materials, such as brick and render, will reflect its traditional setting. Havant has a pressing need for more homes, including affordable homes, and the Government's methodology for calculating housing delivery targets underpins this. The site is in a sustainable location with local facilities such as shops, schools and health services at a walkable and cycling distance.
Wildlife	The site is a brownfield site, outside any ecological designations, mainly comprising buildings and concrete hardstanding which, due to their

	nature, are relatively species-poor. The mature vegetation along the site boundary, such as trees and hedges, will be retained as much as possible under the draft proposals. Professional ecologists have been appointed by Places for People who have assessed the sites and who will be putting forward possible measures that can be considered to mitigate any potential impacts on wildlife. Beyond just mitigation, it is anticipated that on-site habitat will increase due to landscaping, private gardens and the open greenspace, essentially a public park, that are part of the proposals. Careful planting of native species in the site's hedgerows will improve them as wildlife corridors, which is important for species such as badgers, foxes and bats.
Landscaping and trees	Places for People are proposing extensive landscaping throughout the site but particularly around the eastern, southern and western boundaries, enhancing the existing green buffers that act as wildlife corridors and help screen the site from outside views, in particular from College Road. Trees will be retained as much as possible. Detailed planting proposals will be submitted alongside the planning application. Plants at open spaces and new trees will be cared for and maintained by Places for People's own maintenance team and site management branch once the development has been delivered.
Number of homes	It is regarded as best practice in the sector to ensure that available sites, in particular brownfield sites, are used as efficiently as possible for the delivery of required local housing whilst not sacrificing public open space, landscaping and residential amenity space such as private gardens. The project team's architect is satisfied that the site can comfortably accommodate 100 homes at this site, whilst also delivering public open greenspace at the centre of the development, generous back gardens and extensive landscaping in particular to the east, south and west of the site. The number of homes is regarded as appropriate for this site, which was acknowledged in emerging local policy which had earmarked the site for a housing yield of around 95 dwellings.
Affordability	The proposed development will be policy compliant where it comes to affordable housing, i.e. 30% of homes will be classed as affordable. However it is Places for People's aspiration to deliver a 100% affordable development at this site. The homes will be for affordable rent and for sale through shared ownership. The proposed mix reflects local housing needs but this will be consulted on with the Council's housing experts once the planning application is submitted.
Public open space	At the centre of the site there will be public open space provided for residents and visitors alike to enjoy the outdoors. Generous greenspace around the site, particularly at the eastern, southern and western site boundaries, will make it an attractive development which is well contained and screened from outside views.
Design and layout	The proposed layout of the site seeks to make best use of the available space, with equal attention given to the mix of family homes and apartments, i.e. the built environment on the one hand and the landscaping, public open space and gardens on the other hand. These aspects will be consulted on with Havant Borough Council, statutory consultees and the local community once the planning application has been submitted and validated, and all plans and documents will be available for public viewing on the Council's online planning portal at the appropriate time.

Drainage	The site is not in an area that is prone to flooding. As is normal practice, in accordance with national and local planning policies, surface water runoff from the development will be retained within the site and managed with sustainable drainage features where water running off a site can collect and soak away. These features will be designed by Places for People's appointed drainage consultant in accordance with current regulations and will be modelled by UK industry standard software that is used throughout the sector. The scope is to ensure that peak discharge rates, including climate change allowances, are limited to ensure that downstream flood risk is not increased.
Sustainability	Places for People will be adhering to building regulations standards as they evolve. To achieve compliance with the current energy standards, a fabric first approach will be followed to reduce energy demand in the homes. By redeveloping a current car park and college buildings into a housing development which comprises extensive landscaping, open space and gardens, the site as a whole is increasing its sustainability due to the removal of the vast area of hardstanding that is there presently.
Local services	Places for People's project team will be liaising with the local planning authority, Havant Borough Council, throughout the planning process about the capacity of local services such as school places and local GP surgeries. Once the application is submitted, statutory consultees such as the NHS and the Clinical Commissioning Group for health care provision and Hampshire County Council regarding education requirements, will respond formally and indicate what they believe is required locally, which Places for People will respond to. Should any financial contributions by Places for People be required then this will be dealt with through an agreement with the Council in due course.

- 4.2 The project team is in an ongoing process of responding to questions and comments made during the consultation process. Where possible responses are sent electronically in order to reduce the use of paper.
- 4.3 The project team has considered the comments received and has been working to ascertain where and how feedback could be taken on board in the proposals where this is feasible and practicable. For example, suggestions regarding the provision of information signs alongside the planting of native trees, with the aim to educate residents about their species, are being considered.
- 4.4 Places for People will ensure that local residents and stakeholders who have asked to be kept updated about the project continue to be involved in the process and are kept informed of the planning application's progress.
- 4.5 Future consultation activities may include further updates and direct engagement with interested parties through planning and potentially beyond throughout the construction phase.

Appendices