

Consultee Comments for Planning Application APP/21/00991

Application Summary

Application Number: APP/21/00991

Address: Land adj to Southdown View, Long Copse Lane, Emsworth, PO10 7UR

Proposal: Construction of 7No. eco-friendly detached dwellings.

Case Officer: Gary Christie

Consultee Details

Name: Mrs Clare Kennett, Clerk to Westbourne Parish Council

Address: Westbourne Parish Council, PO Box 143, Emsworth PO10 9DX

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On Behalf Of: Westbourne Parish Council

Comments

Westbourne Parish Council noted that the documents seemed to be incomplete and did not provide the detail required to fully understand the proposed development. There was no design and access statement, no drainage assessment and no bio-diversity report. It was also noted that the houses claimed to be eco-homes yet they did not include information about how they would meet the high standard of design needed to achieve this rating. However, it was agreed that irrespective of this, the application amounted to new residential development on the north side of Long Copse Lane which should be opposed and it was agreed to object to the development. It would extend the urban edge of North Emsworth into an area of open countryside, filling the important gap between Emsworth and Westbourne on both sides of the county boundary between Hampshire and West Sussex. There had been no previous allocation of the land in the Havant Local Plan and the proposed development would contribute to the urbanisation of Long Copse Lane and would be contrary to the countryside policy of the Havant Borough Local Plan. The land was in a prominent and high position which would clearly be seen from the South Downs National Park which needed to be avoided. The appearance and characteristic of Long Copse Lane is that it is a rural country lane and the development would affect the setting of the village of Westbourne and erode its distinctive nature. The development would contribute to more traffic using Long Copse Lane, particularly the eastern section of Long Copse Lane close to Westbourne, which is narrow, making it difficult for vehicles to pass, and has poor forward visibility with blind bends and high rural hedges. There are no footpaths or street lights and the narrow lane, which cannot accommodate any more traffic, is used by a growing number of horse riders, cyclists and pedestrians all using Hampshire Farm Meadows and local bridle paths. The junction onto North Street in Westbourne is a particularly congested part of the village with significant amounts of on-street parking. Residents are likely to use Long Copse Lane to access local services and facilities, and to travel to Chichester and beyond. The site is adjacent to the northern end of the Emsworth/Westbourne wildlife corridor. As such, it would constitute a major incursion and barrier to wildlife connections between Hollybank Woods, Southleigh Forest, the Solent Coast and the

South Downs National Park. It is increasingly acknowledged that habitat should not be preserved in disconnected islands and that there should be buffer zones around them to minimise disturbance. There would be a loss of habitat for wildlife and 12 species of bats, including one of the largest colonies of rare Bechsteins bats in the UK. The Parish Council understands there is insufficient capacity at Thornham Wastewater Treatment Works for any new housing within its catchment area. The proposed development utilises Thornham sewage works, which has only 120 houses capacity remaining (Chichester District Council (CDC) calculations, Feb 2022). Beyond this limit Thornham works will not be able to accommodate any more new housing until remedial work is done by Southern Water at the plant. With no new Ofwat funding for improvements until April 2023, this work is not likely to be implemented before 2027/28. In addition, HBC plans 350 new houses to be connected to Thornham in its Local Plan for Emsworth, and CDC plans 1,580 new houses between Southbourne, Westbourne, Hambrook and Nutbourne. This capacity limitation is underpinned by a CDC Position Statement issued Dec 2021 that HBC will need to respond to under its Duty to Cooperate, and HBC should issue its own version of this Position Statement to reflect these sewage capacity constraints. Pollution into Chichester Harbour and the Area of Outstanding Natural Beauty should be avoided at all costs.