

Havant Borough Council

Our Ref:

SDNP/21/04629/ADJAUT

Contact Officer:

Jean Chambers

Tel. No.:

01730 819371

9th November 2021

Dear Sir/Madam,

**Neighbouring Authority Consultation**

**Applicant Name:** Havant Borough Council

**Proposal:** Adjoining Authority Consultation - Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved.

**Address:** Land North of Long Copse Lane, Emsworth, PO10 7UN

Thank you for your correspondence received 8 September 2021, consulting us as a neighbouring authority on the above noted development proposals.

Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination. The statutory purposes and duty of the National Park are:

- **Purpose 1:** To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- **Purpose 2:** To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- **Duty:** To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

The National Park's comments on the development are as follows:

Thank you for consulting the South Downs National Park Authority. This response relates to the potential impact on the setting of the National Park rather than other matters for consideration by Havant Borough Council including ecological considerations and Biodiversity Net Gain.

Section 62 of the Environment Act 1995 requires that all relevant authorities have regard to the National Park purposes, which are:

To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;

To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

We note that the submitted Havant Borough Local Plan 2037 identifies a potential housing allocation for 'about 260 dwellings', H8 Land north of Long Copse Lane. This outline application proposes approximately 210 dwellings on part of the site.

The submitted LVIA discusses the impact of the development on the setting of the National Park; when taking account of the distance between the application site and boundary of the National Park, we raise no objection in this respect.

In consideration of the SDNPA Dark Night Skies Reserve, the lights are appropriate for the e-zone and for the required illumination. It is noted that the HCC dimming scheme is to be adopted and the landscaped buffer zones would use bollard lighting. The additional use of 2700-3000K luminaires is particularly welcome.

With the intended luminaire, it is likely that the upward light ratio will be close - if not, will be - to zero. Although the development is within an E2 zone, we would prefer to see the luminaires installed at the E1 requirements with zero upward light. We request this is given further consideration.

We note that the proposal incorporates a contribution towards enhancing the local rights of way network which is welcomed.

The scheme should incorporate significant biodiversity net gain with green infrastructure improving wildlife corridors towards the National Park wherever these are achievable/feasible.

Yours faithfully

**TIM SLANEY**

Director of Planning

South Downs National Park Authority

**Contact Officer**

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