

Mr J Bushell
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JB/21/02952/ADJ APP/21/00893

26 October 2021

BY EMAIL ONLY

Dear Mr Ellis

Proposal: Outline 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.

Site Address: Land north of Long Copse Lane, Emsworth.

I refer to the above proposal which falls within the Borough of Havant and to your consultation request of 4 October in respect of the same.

The Local Planning Authority would make the following comments.

Development Plan and other emerging plans

The current development plan for the site consists of the Havant Borough Core Strategy (March 2011) and the Havant Borough Local Plan (Allocations) (July 2014). The application is in advance of the outcome of the examination of the Havant Borough Local Plan submitted in February 2021. Consequently the application site lies outside the settlement boundaries identified in the adopted local plan where policies seek to restrict development except under certain circumstances. Although allocated in the emerging Local Plan through Policy 8 for 260 units, the result of the examination is still awaited and therefore only some weight can be given to this consideration.

The Emsworth Neighbourhood Plan was made in September 2021 and also now forms part of the development plan for that area.

Within the Chichester plan area, the development plan for the adjacent area to the county
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boundary is the adopted Chichester Local Plan: Key Policies 2014-2029 along with the Westbourne Neighbourhood Plan 2017-2029 made in September 2021.

In compiling the Westbourne Neighbourhood Plan the parish recognised the eastward pressure of development from Havant towards the parish boundary. This is recognised in the plan which seeks to reduce adverse impacts of development on the rural character of the area and prevent coalescence through policies which aim to establish a strong sense of place, where the individual identity of the Parish, actual or perceived, is maintained. This issue of coalescence has been a thread in the adopted Local Plan where policies have similarly sought to retain the individual character of settlements and not to fundamentally altering the area's rural character. It is considered that the current proposals whilst reducing the existing settlement gap do not resultant in actual or perceived coalescence.

Waste water and other issues

Thornham waste water treatment works (WwTW) has limited remaining capacity to treat flows from additional homes, and is environmentally constrained. Southern Water, the Environment Agency and Chichester District Council (CDC) are preparing a Position Statement relating to development within the Thornham catchment which is expected to be formally signed and published shortly. Although the statement is applicable to developments within the Chichester plan area, it has been prepared taking account of relevant permissions within Havant Borough, and will be subject to regular monitoring.

As part of preparing the Position Statement CDC has been working with Southern Water to estimate the remaining headroom at Thornham WwTW. Although these estimates show that there was headroom for around 950 additional dwellings at the start of 2021, monitoring of extant permissions in both Chichester District and Havant Borough indicates that much of this headroom is already accounted for, and there is as yet no clear indication from Southern Water of how additional treatment capacity could be provided given environmental constraints. CDC's estimate is that slightly less than 300 remained available taking account of permissions to the end of August 2021. Clearly this application would use up a large proportion of that so confirmation of the actual situation should be obtained from Southern Water. You should also be aware that applications for a further 188 dwellings in the Thornham WwTW catchment within Chichester District are currently being considered at appeal so there is a combined WwTW capacity/timing point to be considered as part of the current application.

Finally, we are aware concerns have been raised in relation to the cumulative impact of development in this area more widely, particularly with regard to the local highway network. It is recognised, however, that this matter will be for your own authorities to consider potentially in conjunction with West Sussex County Council and Hampshire County Council if required. Attention is drawn to third party correspondence submitted against the application which raises questions and concerns regarding the applicant's analysis of the likely traffic impact arising from the site, particularly routing through Westbourne via Long Copse Lane.

Yours sincerely,
Jeremy Bushell

Principal Planning Officer

