



STATEMENT OF COMMUNITY INVOLVEMENT

LAND AT HAVANT ROAD, EMSWORTH

On behalf of Barratt Homes

*Bryan Jezeff Consultancy Ltd
The Gallery
3 South Street
Titchfield
Hampshire
PO14 4DL*

*Tel: 01329 842668
Fax: 01329 844726*

July 2016



BARRATT
— HOMES —



STATEMENT OF COMMUNITY INVOLVEMENT

The Statement of Community Involvement explains how and when local people, interest groups and organisations have the opportunity to be involved with the planning process in Havant Borough.

Havant Borough Council adopted the Statement of Community Involvement in December 2013. Its purpose is to explain how local people can engage in plan making and decision making in Havant Borough.

Section 4 of the Council's Statement of Community Involvement advises on methods of consultation for planning applications, in particular it introduces Development Consultation Forums, among others, as a means for applicants to engage with the community before a planning application is submitted. It provides the following advice in paragraphs 4.3 and 4.4: -

4.3 Development Consultations Forums (DCF) Pre-application discussions between the Council and developers/applicants are confidential unless and until applicants wish to publicise their proposals with the local community. This can be done independently, but the Council's preferred method, particularly where 'significant' applications are concerned, is to arrange a DCF. These meet in public and provide the opportunity for an applicant or developer to explain proposals directly to Councillors, residents' associations, key stakeholders and the general public at an early stage in the pre-application process. In particular, a Forum will seek to:

- identify any issues that may be considered in a formal application;
- inform pre-application discussions between officers and the developer; and
- enable the developer to shape an application to address community issues.

4.4 The DCF gives local people a chance to influence proposals at an earlier stage in the development process, and aims to reduce delay and frustration in determining applications. The initiative is supported by a requirement in the Localism Act (section 122) for applicants to consult local communities before submitting certain types of application.

Havant Borough Council also undertakes its own publicity for planning applications. This is set out in paragraphs 4.7 to 4.12 of the Statement of Community Involvement and includes: -



BARRATT
— HOMES —



Publicity for applications

- 4.7 The Council will continue to carry out consultation on all planning applications to meet, and wherever possible exceed, the minimum requirements set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended. Appendix 2 of this document shows a comparison of the minimum requirements for publicising planning applications and the Council's current procedures.
- 4.8 A weekly list of all registered applications and appeals is currently sent to local libraries, Councillors, amenity groups and other interested organisations. The list is also posted on public notice boards and on the Council's website.
- 4.9 Formal advertisements for certain types of application are placed in a local newspaper (The Hampshire Independent).
- 4.10 Site notices are displayed for 21 days, on or close to the site of all planning applications which have been subject to a formal newspaper advertisement. Notices are also placed for proposals affecting listed buildings and conservation areas; for developments for which there are no easily identifiable neighbours; and proposals affecting trees subject to Tree Preservation Orders.
- 4.11 Neighbour notification letters are sent to occupiers of premises or land adjacent to the application site. The number of neighbours notified will vary according to the size of the site. Neighbours will also be notified if a proposal is amended in a 'minor' way following the grant of planning permission, unless the amendments are considered not to be significant.
- 4.12 Current applications and appeal documents are publicly available for inspection at the Havant Public Service Plaza and on the Council's website.

Paragraphs 4.23 to 4.25 advise on the methods of engagement expected from applicants prior to and following the submission of planning application.

What we expect from applicants

- 4.23 Applications may need to be supported by a statement setting out how the applicant has complied with the requirements for pre-application consultation and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals. The level of consultation should be proportionate to the scale and significance of the application.
- 4.24 This Statement does not seek to be prescriptive about the methods of community involvement that applicants should use to consult on or publicise



BARRATT
— HOMES —



their proposals. Equally, it does not discourage the use of innovative techniques. To guide applicants, the Council advises on the consultation techniques for the different types of applications at each stage of the process, and who is responsible for carrying them out. Subject to the nature and scale of the proposal, applicants will be encouraged to undertake as many of the suggested measures as possible.

- 4.25 The need for any wider community involvement, and the intentions of the applicant regarding the consultation methods, will be considered as part of pre-application discussions. A statement should be submitted with the application setting out the nature and scale of community involvement undertaken prior to finalising proposals in accordance with the requirements of the SCI.

Community Consultation undertaken by Barratt Homes

Development Consultation Forum

The applicant, Barratt Homes, attended two previous Development Consultation Forums in June and December 2012, at which proposals for 180 and 131 dwellings respectively were presented. Neither of these schemes were pursued to a planning application.

More recently, Barratt Homes attended a Development Consultation Forum on 9th June 2016. This event was publicised by the Council and attended by 56 members of the public.

A webpage on the Havant Borough Council's website includes a page dedicated to Development Consultation Forums that have taken place over the year, culminating in the most recent one relating to this site

<http://www.havant.gov.uk/planning-and-environment/planning-services/view-planning-applications-and-planning-decisions/development-consultation-forums>

The webpage includes under Forum 35 – Land at Havant Road, Emsworth the following documents: -

- Location Plan
- Developer's Briefing Note
- Developer's Final Presentation
- Planner's Presentation

The Planner's Presentation includes the presentation by officers, all questions asked by third party organisations, consultee responses, developer responses, Councillor questions and questions asked by members of the public.



BARRATT
— HOMES —

Public Exhibitions

Barratt Homes held public exhibitions on 18th May 2012 and 25th October 2012 at the Brookfield Hotel, Emsworth to display their proposals, at that time, for 180 dwellings and 136 dwellings respectively at the site. Neither of these schemes were pursued to a planning application.

The specific Emsworth area informal workshop was arranged by the Council and this took place on 7th February 2012 to present proposals for the various site being promoted, at that time, for inclusion within the Havant Local Plan (Allocations).

More recently, Barratt Homes held a Public Exhibition at the Brookfield Hotel, Havant Road, Emsworth on 20th May 2016 to display proposals for the site to the public. This Public Exhibition was advertised by a leaflet drop hand delivered to 300 properties in the surrounding roads and other leaflets were left with the Brookfield Hotel. Emsworth Residents Association and local Councillors were also invited to attend.

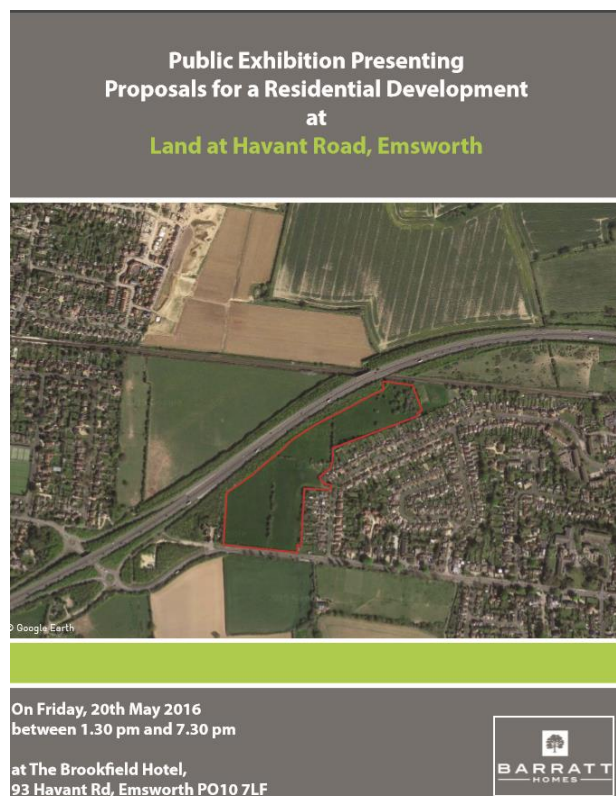


Figure 1: Public Exhibition Leaflet



56 people attended the Public Exhibition; however, only 41 people signed the register of attendance available at the event. The issues raised by members of the public on the feedback forms have been summarised in the table below.

Flooding/Drainage	Serious concern regarding surface water drainage	3
	The plans are not convincing about the solution to address flooding concerns	2
	Flood and drainage problems in the past	8
Highways	Further congestion along A259 Havant Road due to the housing development. Difficulty accessing A259	9
	Unconvinced that you can encourage residents to not use their private vehicles.	1
	More traffic into the village, visiting local schools	4
	Further congestion along the A27/Selangor Avenue/Nore Farm Avenue	3
	Concerns regarding not enough car parking	1
Issue of privacy	Loss of privacy/bungalows overlooked by new housing/screening required	9
Site/Proposal	Loss of Green Belt/Greenfields	4
	Long construction timescale causing issues of site noise and disturbance/security for the local residents	2
	More houses proposed than previously. Too many houses proposed	5
	Havant/Emsworth Gap should be retained	5
	Loss of trees/wildlife	2
	Where would be housing be in relation to the gap pipeline?	1
Infrastructure	Not enough doctors available for more residents	7
	Schools cannot cope/needs an extension with more residents	7
	Other sites should be considered first.	1
	Increase of people in the local village.	3
Other Issues	More planning meetings/information for the public required.	3
	Decrease in property values/increase in crime	2

Figure 2: Table outlining feedback from public following the Public Exhibition





Figure 3: Photograph taken at the Public Exhibition on 20th May 2016

Layout Changes

Amendments have been made to the proposed layout subsequent to the Public Exhibition, in response to specific concerns raised by local residents at the Public Exhibition. The recent changes to the layout can be summarised as follows: -

- Reduction in the number of units to 192 dwellings
- Plots 3-5 have been switched. Plots 4 and 5 were previously semi-detached detached townhouses; now these are plots 5 and 6. The detached unit at plot 3 is now proposed at plot 5.
- Plots 11-13 altered from detached two-storey dwellings to bungalows
- Plots 14, 15, 20, 21, 32, 63, 64, 66, 135, 136, 149, 178 and 179 house type substitutions whilst retaining number of bedrooms for each plot
- Plot 18 now changed to a two-storey 3 bed dwelling
- Plots 25 and 26 changed from semi-detached to detached dwellings
- Plot 33 and 34 changed from detached 4 beds to semi-detached 3 bed dwellings
- Plot 35 is a new two-storey 3 bed unit in the south-western corner





- Plots 132 and 133 were previously a pair of semi-detached dwellings; now plot 132 is attached to plot 131 and 133 is now attached to plot 134
- The north-eastern corner of the site has been redesigned. Plots 169-173 were previously detached two-storey 3 bed properties; now there are fewer dwellings in the same space with a single detached three bed and 3 x 4 bed units
- Plots 174-176 changed from 2.5 storey detached and a pair of semi-detached units to one two-storey 3 bed and a single 2 bed bungalow behind 61 and 63 Selangor Avenue
- Some other plots have had garages added or omitted as part of the latest scheme
- Other plot number changes
- New trees to be planted in the open space to screen the new housing from 31 and 33 Selangor Avenue (see landscape masterplan plan)

Site in the Public Domain

The site has also been in the public domain since the Council first published their Strategic Housing Land Availability Assessment (SHLAA) a few years ago. The site is referenced as UE2b and promoted as an Urban Extension Site. It has also been promoted through previous Local Plans.

The site has been included in the Council's Draft Local Plan Housing Statement, as an appropriate greenfield site that could be developed in the short term. This document is subject to a public consultation between 25th July and 9th September 2016. This site would make a valuable contribution towards meeting the Council's remaining objectively assessed need of 4803 dwellings between 2011-2036.

Consultation with the Local Planning Authority

This site has been the subject of pre-application discussion with officers over the years and recently prior to the submission of the planning application.

Continuing Community Consultation

Once the planning application has been registered and validated, the table in appendix 2 to the Council's Statement of Community Involvement indicates the level of publicity required, appropriate to the size of the scheme, which the Council would carry out when it receives a planning application. The public will have an opportunity to comment whilst the application is being considered by Havant Borough Council. Any significant changes to the planning application may result in local people being re-consulted and/or the planning application being re-advertised



BARRATT
— HOMES —