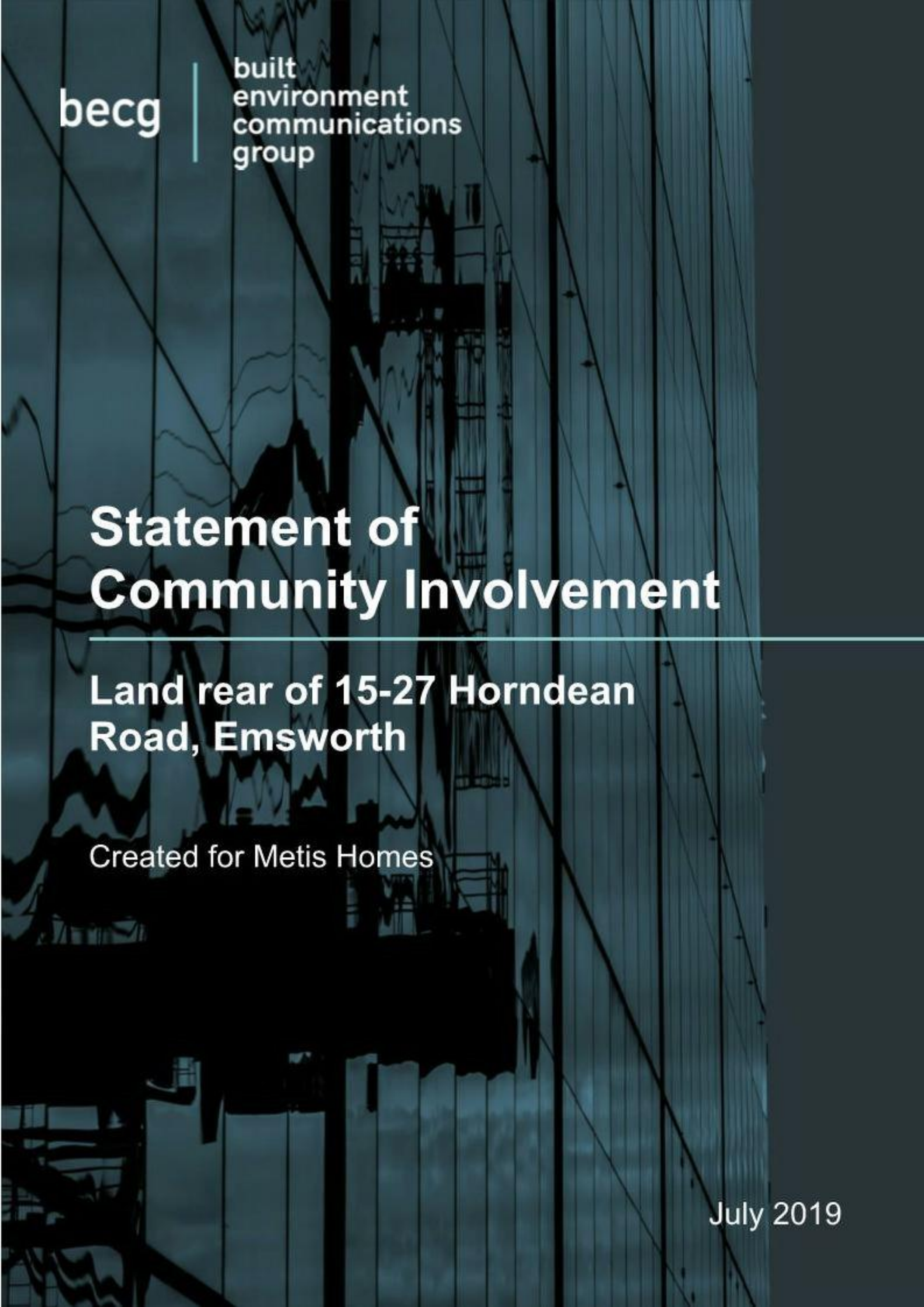




becg

**built
environment
communications
group**

Statement of Community Involvement

**Land rear of 15-27 Horndean
Road, Emsworth**

Created for Metis Homes

July 2019

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Executive Summary

Metis Homes is committed to consulting with the local community regarding its proposals for the development of land rear of 15-27 Horndean Road, Emsworth.

Pre-application consultation included individual meetings with neighbouring residents, as well as meetings with key local stakeholders, ward members and community representatives. This provided key stakeholders and interested parties the opportunity to view and provide feedback on the proposals ahead of the application submission.

Metis Homes has carefully reviewed all of the feedback received and, where possible, has evolved the proposals to address the comments raised by the local community and key stakeholders consulted on the application.

Metis Homes is committed to engaging with the local community and, following the submission of the application, will ensure that interested parties and key stakeholders remain informed and updated regarding the plans.

This document provides a chronological account of the pre-application consultation undertaken.

1. Introduction

- 1.1 Metis Homes, an award-winning developer of high-quality new homes, has acquired an interest in land rear of 15-27 Horndean Road, Emsworth and is proposing a redevelopment of the site to provide 16 new homes, with associated car parking, open space and landscaping.
- 1.2 Metis Homes is committed to consulting local stakeholders and the local community with regard to its proposals and has a strong track record of communicating with members of the local community, community groups, local councillors and other relevant third-party stakeholders.
- 1.3 This document has been produced with the aim of clearly and concisely detailing the community consultation undertaken by Metis Homes in respect of its proposals for the site.
- 1.4 This document provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and, in addition, the activity that Metis Homes propose to undertake following submission of an application.
- 1.5 In order to assist with community engagement on the plans, Metis Homes appointed Built Environment Communications Group (BECG), a specialist communications consultancy, to form part of its wider project team.

2. Background

2.1 Proposal site

- 2.1.1 The site is located on the western side of Horndean Road and is currently comprised of a large area of grassland and some disused out-buildings.
- 2.1.2 The site forms a small part of the wider Southleigh allocation that has been identified for providing around 2,100 dwellings in the Draft Local Plan 2036. It is physically separated from the wider allocation an existing belt of mature trees and a watercourse, and can be adequately served by a vehicular access from Horndean Road.



A satellite image depicting the proposal site (not exact boundary)

2.2 Proposal

- 2.2.1 Metis Homes' plans propose the delivery of 16 new, high-quality homes, including a policy-compliant provision of affordable homes. The layout would also include a significant area of public open space in the south-west of the site.
- 2.2.2 The proposed development will be accessed via a single vehicular and pedestrian access point from Horndean Road.

3. Pre-application Consultation

3.1 Statement of Community Involvement

- 3.1.1 In carrying out its pre-application consultation, Metis Homes and its development team has given due regard to the most recent version of the National Planning Policy Framework (2019) which states in Paragraph 40 that:

"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."

- 3.1.2 Metis Homes has also given due regard to Havant Borough Council's (HBC) previous Statement of Community Involvement and the emerging document that was adopted in June 2019. The pertinent section of the current SCI is highlighted below:

"This Statement does not seek to be prescriptive about the methods of community involvement that applicants should use to consult on or publicise their proposals. Equally, it does not discourage the use of innovative techniques. To guide applicants, Table 2 below sets out 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."

- 3.1.3 Metis' proposed scheme is considered a "major" development under the definitions of HBC's SCI because it comprises of 10 or more dwellings. In Table 2, cited above, for major applications, HBC suggests the following activities for pre-application consultation, while being clear that these are optional:

- Planning/Community Workshops
- Community Networks/Forums and Residents' Associations
- Public Meeting/Presentations

- 3.1.4 Government guidance and HBC's SCI encourages pre-application discussions and community involvement. Therefore, prior to submitting the formal planning application for the site, Metis

Homes together with its development team undertook a programme of community consultation, as outlined below.

3.2 Contacting Statutory Bodies

- 3.2.1 During the pre-application process, discussions and advice were sought with planning officers alongside relevant bodies, including pre-application meetings. Details of these discussions are set out in the Planning Statement and the various technical background studies accompanying the planning application.

3.3 Stakeholder Briefings

- 3.3.1 Given the site's position and relationship to the Southleigh allocation, Metis Homes felt it was important to discuss the proposals for the site's development with the HBC's relevant portfolio holder for Planning, as well as the ward members representing the Emsworth ward on HBC.
- 3.3.2 A letter was sent to Councillor Tim Pike, Cabinet Lead for Planning, Regeneration and Communities, on **Wednesday 19th September 2018**, notifying him of Metis Homes' interest in the site and inviting them to meet with the project team to discuss the plans. A copy of this letter can be found in the Appendices.
- 3.3.3 A meeting was subsequently arranged with Councillor Tim Pike and Steve Weaver, HBC Development Manager, on **Thursday 11th October 2018**.
- 3.3.4 Initial correspondence was subsequently sent to the ward members for Emsworth on Wednesday 28th November 2018 and follow-up telephone calls were undertaken to further explore meetings with the ward members. A copy of this letter can be found in the Appendices.
- 3.3.5 Meetings were subsequently arranged with the ward members for Emsworth on the following dates:
- **Thursday 14th February 2019** (attended by Councillor Lulu Bowerman and Councillor Rivka Cresswell)
 - **Monday 8th July 2019** (attended by Councillor Lulu Bowerman and Councillor Richard Kennett)
- 3.3.6 These meetings provided a valuable opportunity for members of Metis Homes' project team to brief these key stakeholders on the emerging plans and receive feedback on the draft proposals well ahead of the application submission.

3.4 Meetings with Neighbours

3.4.1 Metis Homes felt it was important to discuss the proposals for the site's development with neighbouring residents of the site. Therefore, a letter was sent to 29 households in the vicinity of the site on **Wednesday 10th July 2019** notifying residents of Metis Homes' interest in the site and inviting them to meet with them individually to discuss the plans. A copy of this letter can be found in the Appendices.

3.4.2 Metis Homes received a response from and subsequently arranged meetings with the owners/occupiers of the following neighbouring properties:

- 19 Horndean Road
- 21 Horndean Road
- 31 Horndean Road
- 33 Horndean Road

3.4.3 The main topics of discussion during the meetings were as follows:

- Access
- Existing trees
- Boundary treatments
- Screening of existing properties and privacy

3.5 Meeting with a representative from Emsworth Residents' Association

3.5.1 In conjunction with the briefings with the local ward members, a meeting was also arranged with Charles Ashe, a representative of Emsworth Residents' Association on Monday 8th July 2019.

3.5.2 A meeting invitation was also extended to representatives of The Emsworth Forum in June 2019. While the representatives were appreciative of the contact, they politely declined this offer at this stage and deferred to the Emsworth Residents' Association to receive a briefing on the proposals.

4. Post-Application Consultation

4.1 On-going Stakeholder Engagement

- 4.1.1 Given the interest shown by residents and stakeholders in the proposals, Metis Homes will ensure that information continually flows through existing channels to interested parties.

4.2 Letters to Interested Parties

- 4.2.1 A letter will be sent to the following groups and individuals informing them that the application has been submitted, alongside addressing the main comments raised throughout the consultation:
- Immediate neighbours
 - Ward Members for Emsworth
 - HBC Portfolio Holder for Planning
 - The Emsworth Forum
 - Emsworth Residents' Association
 - Anyone else that has engaged in the consultation process or registered for updates
- 4.2.2 Those who request further information by telephone, letter or email will be responded to as soon as possible in the most appropriate manner.

5. Conclusion

- 5.1 Metis Homes has conducted a comprehensive pre-application consultation process, including individual meetings with neighbouring residents, key stakeholders, local ward members and community representatives. This has ensured all key local stakeholders and interested parties have had the opportunity to view and provide feedback on the proposals.

6. Appendices

- Copy of the correspondence to Councillor Tim Pike (September 2018)
- Copy of the correspondence to Emsworth Ward Members (November 2018)
- Copy of the correspondence to local residents / site neighbours (July 2019)



METIS HOMES

Modern Homes. Traditional Values.



Councillor Tim Pike
Bramlea
St Peters Road
Hayling Island
Hampshire
PO11 0RX

19th September 2018

Dear Councillor Pike,

Land rear of 15-27 Horndean Road, Emsworth

I am writing to you as Managing Director of Metis Homes. Please forgive the unsolicited nature of this letter, but I wanted to contact you as a key local stakeholder regarding the opportunity to deliver much-needed new homes at the above site, which itself is allocated for housing.

We are an independent, privately-owned, Hampshire-based housebuilder with significant experience in delivering considered, high-quality and affordable developments across the region, including locally in the Emsworth area. We recently won the ultimate industry accolade, having been named the UK's Best Small Housebuilder at the WhatHouse? Awards in November 2017.

We have recently acquired a legal interest in land to the rear of 15-27 Horndean Road, which forms a small part of the wider Southleigh allocation that has been identified for providing around 2,100 dwellings in the Draft Local Plan 2036. Please find enclosed a plan showing the location of the site to the rear of Horndean Road.

Although this relatively small parcel forms part of the Southleigh allocation within the Draft Local Plan, it is available and deliverable by Metis in the short-term and is physically separated from the wider allocation in any event by an existing belt of mature trees and a watercourse. In addition, the land can be adequately served by a vehicular access from Horndean Road. It seems logical to us, therefore, that it could come forward now without adversely affecting the wider allocation in any way.

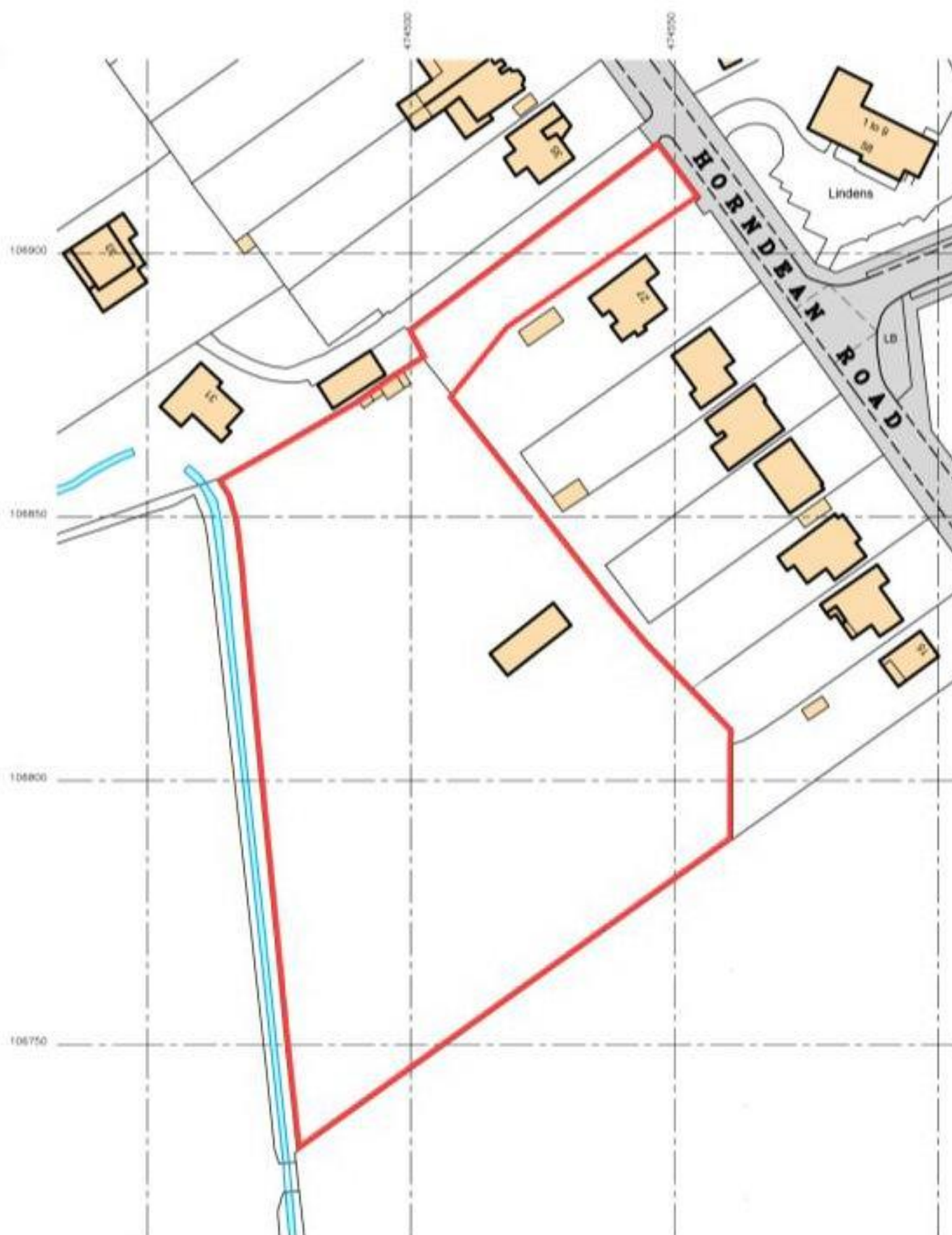
For these reasons, we have proposed to Officers at Havant Borough Council that this part of the allocation could be developed by us independently given the opportunity is immediately there, and, indeed, given our status as a privately-owned, small housebuilder with a key focus on quality over quantity, this is an excellent chance to set a high standard of design. It is also a good opportunity for us as an SME housebuilder to deliver on a larger allocation. This opportunity would be greatly enhanced if we were also able to have the support of key stakeholders for our proposal, which we appreciate is key.

In light of the factors outlined above, we would welcome the opportunity to meet with you to understand your aspirations for the Southleigh allocation and whether you would be open to supporting the early delivery of new homes on this part of the site from a well-regarded, small housebuilder, provided we prove that it would not adversely affect the wider allocation.

If we may, one of my colleagues will contact you in the coming days in the hope we can arrange a convenient time to meet. If you would like to contact the project team in the meantime, please don't hesitate to contact **James Atterbury** on 01962 893 890 or 07880 380 988, or by email james.atterbury@remarkablegroup.co.uk.

Yours sincerely,

Adam O'Brien
Managing Director
Metis Homes Limited



LINEAR SCALE 1:1250



METIS HOMES

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[Title]

[Address 1]

[Address 2]

[Address 3]

[Postcode]

28th November 2018

Dear [Salutation],

Land rear of 15-27 Horndean Road, Emsworth

I am writing to you as Managing Director of Metis Homes. Please forgive the unsolicited nature of this letter, but I wanted to contact you as a key local stakeholder regarding the opportunity to deliver much-needed new homes at the above site, which itself is allocated for housing.

We are an independent, privately-owned, Hampshire-based housebuilder with significant experience in delivering considered, high-quality and affordable developments across the region, including locally in the Emsworth area. We recently won the ultimate industry accolade, having been named the UK's Best Small Housebuilder at the WhatHouse? Awards in November 2017.

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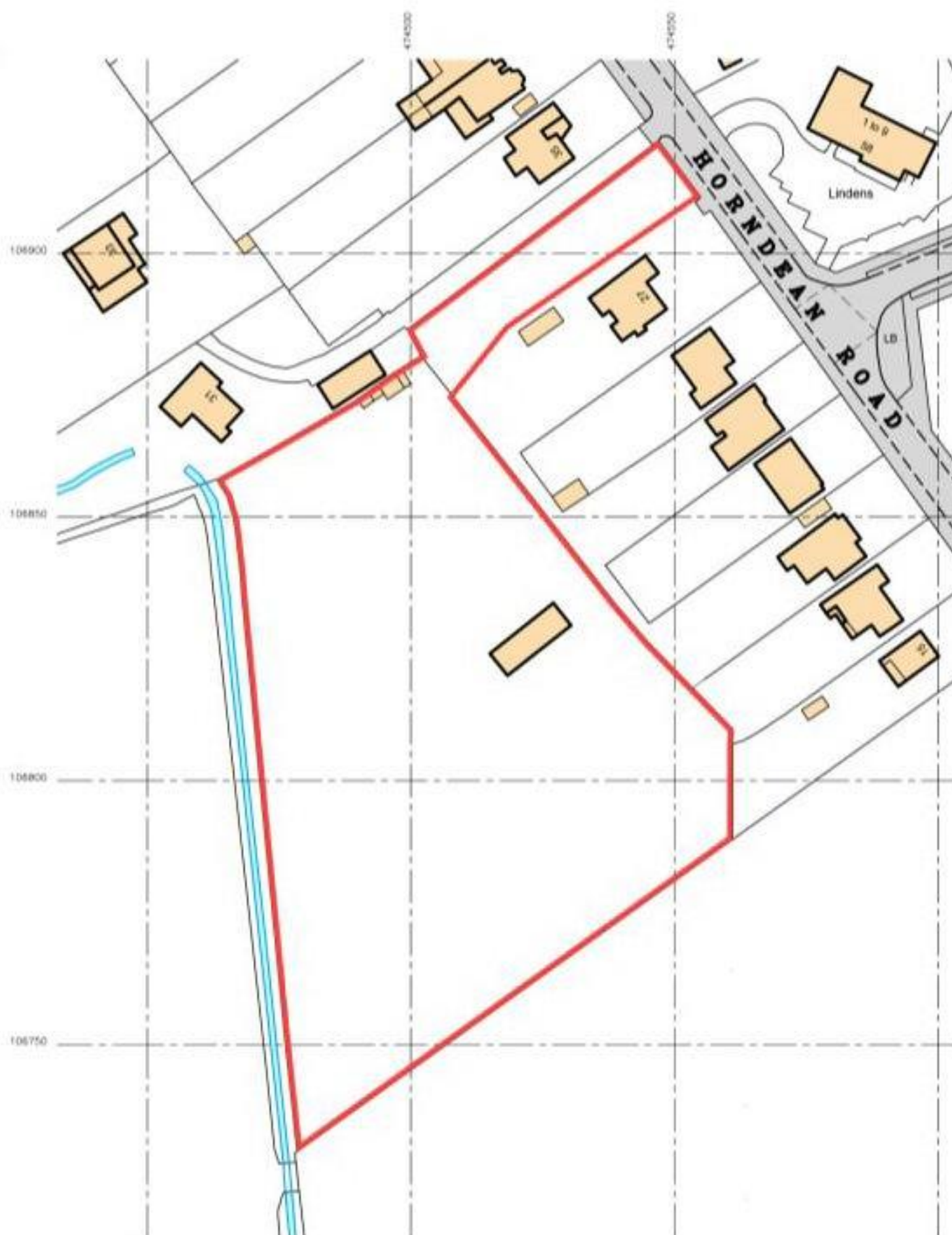
For these reasons, we have proposed to Officers at Havant Borough Council that this part of the allocation could be developed by us independently given the opportunity is immediately there, and, indeed, given our status as a privately-owned, small housebuilder with a key focus on quality over quantity, this is an excellent chance to set a high standard of design. It is also a good opportunity for us as an SME housebuilder to deliver on a larger allocation.

Metis is committed to engaging with the local community and will undertake a programme of consultation before a planning application is submitted. In light of the factors outlined above, we would welcome the opportunity to meet with you at this early stage to introduce our draft plans and to understand whether you would be open to supporting the early delivery of new homes on this site from a well-regarded, small housebuilder, provided we prove that it would not adversely affect the wider Southleigh allocation.

If we may, one of my colleagues will contact you in the coming days in the hope we can arrange a convenient time to meet. If you would like to contact the project team in the meantime, please don't hesitate to contact **James Atterbury** on **01962 893 890** or **07880 380 988**, or by email james.atterbury@becg.com.

Yours sincerely,

Adam O'Brien
Managing Director
Metis Homes Limited



LINEAR SCALE 1:1250

METIS HOMES

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Our Ref: AOB/RR

The Resident
31 Horndean Road
Emsworth
PO10 7PU

10th July 2019

Dear Sir/Madam

Re: Metis Homes, land to the rear of Horndean Road, Emsworth

Please excuse my direct approach.

I write to confirm, as you may already be aware, that Metis Homes secured terms to purchase the land edged red on the attached plan in 2018, with the intention of securing planning permission for a bespoke high quality scheme of 16 houses. I am writing to you as one of our closest neighbours, who will therefore be more affected than most by the proposals for this land. I have written similarly to your fellow neighbours.

You may be aware that this land has been earmarked for some time as part of a major housing allocation of circa 2000 homes. We have no involvement in the major allocation, and as such are looking to separate this piece of land from it so we can create a high standard of design and quality as opposed to the land being part of a large 'estate'.

We have spoken with some key local stakeholders regarding our initial plans and have also discussed our broad proposals with planning officers at Havant Borough Council. As a business we place significant emphasis on consulting properly with the local community and the key people that will be most affected by any development proposal. With this in mind, I would be very pleased to meet with you or speak with you to present to you our plans, either individually or collectively with some of your neighbours; whichever you prefer.

In the meantime, I enclose a recent newsletter, which gives you a good idea of the kind of business we are and the product we deliver. The emphasis on quality is a significant driver for our company.

Please contact me anytime by email or by telephone.

Yours faithfully,
For Metis Homes Limited

Adam O'Brien
Managing Director



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