



STATEMENT OF COMMUNITY INVOLVMENT

LAND OFF WESTWOOD CLOSE, EMSWORTH

On behalf of Hampshire Land Ltd

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

***Tel: 01329 842668
Fax: 01329 844726***

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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: -

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 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.

Consultation undertaken by Hampshire Land Ltd with LPA and the community

Pre-applications

The applicant, Hampshire Land Ltd, has submitted two pre-applications on 21st August 2017 and 29th March 2018 for residential development for 49 dwellings at the site. The scheme has evolved subsequent to the receipt of the Council's pre-application advice.

Meeting with Westbourne Parish Council

Representatives of Hampshire Land Ltd and Bryan Jezeph Consultancy have met with Westbourne Parish Council on 9th November 2011 and presented proposals for the proposed residential development at the site. It was considered important to meet with Westbourne Parish Council given the application site's close proximity to Westbourne.

Agenda



8 Camargue Place
Godalming
GU7 1JQ

To Members of the Planning Committee: Cllrs Briscoe, Hitchcock, Mason, Owen & Ricketts and Mr Campbell

The next meeting of Westbourne Parish Council's Planning Committee will take place on Thursday 9 November 2017 at 6.00pm at The Meeting Place, North Street, Westbourne.

Louise Steele
Clerk to the Council

3 November 2017

Agenda

1. Apologies for absence
2. Declarations of interest in the items on the agenda
To receive from Members any declarations of interests in relation to any items included on the Agenda for this meeting required to be disclosed by the Localism Act 2011 and the Westbourne Parish Council Code of Conduct for Members.
3. Minutes of the meeting on 12 October 2017
To approve as a correct record the minutes of the meeting of the Committee held on 12 October 2017, a copy of which has been circulated previously.
4. Matters arising from the minutes of 12 October 2017
To note any updates on matters contained in the minutes of 12 October 2017 which are not otherwise on the agenda.
5. Land off Westwood Close, Emsworth
To receive a presentation from Mr Bryan Jezeph of Bryan Jezeph Consultancy Ltd representing Hampshire Homes Ltd about his client's proposal to develop land off Westwood Close/Westbourne Avenue Emsworth adjacent to the parish boundary.
6. Planning applications:
To consider the Committee's observations on the planning applications listed below (and any others as may be notified to the Parish Council before 5pm on Friday 3 November which, if any, will be listed as an addendum to this agenda).

Figure 1: Extract from Westbourne Parish Council's Planning Committee meeting held on 9th November 2017

Development Consultation Forum

The Council arranged a Development Consultation Forum which was held on 16th January 2018 in the Council Chamber at the Public Service Plaza. This was held so that the



applicant company could present the emerging proposals to Council Officers, Councillors and 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 years, including Forum 41 relating to Westwood Close, Emsworth - <http://www.havant.gov.uk/development-consultation-forums> Copies of the presentations made have been uploaded by the Council to this webpage and interested parties are free to inspect these.

Public Exhibition

A Public Exhibition was held on 28th February 2018 to present the proposals for the site to the public. 62 people attended the event held at Emsworth Community Centre, North Street, Emsworth between 1pm-7pm. A copy of the Briefing Note available to the public on the day is provided below.

Ems Walk (Land off Westwood Close), Emsworth Public Exhibition 28th February 2018 – Briefing Note

Site Location and Description

- The proposed development site comprises approximately 1.78ha of land located off Westwood Close, Emsworth, which is approximately 37% of the total land ownership (4.8ha total area).
- The site lies to the south of Westbourne Road and to the west of the River Ems.
- The site currently consists of grazing land.
- A footpath (Havant No 73) runs north-south through the land and runs along the eastern boundary of the proposed area for development.
- The site lies between Emsworth Town and Westbourne Village. Emsworth Town Centre is approximately 1.8 km by car and slightly less along the public footpath from the site. Westbourne Village lies approximately 1 km on foot or 2 km by road from the site.

Proposed Development

- It is proposed to develop 49no. dwellings in a range of dwelling sizes (1-bed flats; 2, 3, & 4-bed houses).
- Access is proposed as a continuation of Westwood Close.
- It is envisaged that the scheme will meet the policy requirements for Affordable Housing provision (policy requirement: 30%; currently proposed 31%).

Planning Policy

- Under current planning policy, the site is outside but adjacent to the settlement boundary of Emsworth.
- The site is included in the draft Havant Borough Local Plan 2036 as a housing allocation (Site ref: H10). This document underwent public consultation in Jan/Feb 2018. It is anticipated the document will be submitted for examination in Q1 2019, and adoption in Q3 2019.
- The site was included in HBC's latest Strategic Housing Land Availability Assessment, and was assessed as both 'developable' and 'deliverable'.
- It is considered that residential development of this site would be sustainable. HBC do not have a 5 year housing land supply (4.9 years as at Dec 2017; inc. 3% buffer).

Highways and Access

- Various options for access to the site have been examined and the preferred access point has been established.
- Suitable access can be achieved from Westwood Close by the road into site, which would be wide enough to accommodate two vehicles passing each other safely. This road can accommodate the traffic generated by the proposed development.
- Footways would flank either side of the highway, providing pedestrian access into the site.
- Allocated residential parking is proposed for each dwelling, which includes a mix of driveways, garages, and parking courts, and are in accordance with Havant Borough Council's parking standards. Unallocated visitor parking bays are also proposed.
- Traffic generation from the development is anticipated to generate approx. 30 trips in the AM peak period (0800-0900) and 23 trips in the PM peak period (1700-1800), which equates to one trip approx. every 2 mins in the peak periods.

Flood Risk and Drainage

- The proposed land which is developable for residential development lies mainly within Flood Zone 1, which is considered to have a low risk of flooding from rivers or seas.
- A portion of the site along its south and eastern boundary falls within Flood Zones 2 and 3, which is classified as having a medium to high risk of flooding from rivers or seas.
- A review of other sources of potential flooding from pluvial, groundwater and sewers have been undertaken and the risk has been assessed as low.
- Surface water runoff will be managed and maintained by use of Sustainable Urban Drainage Systems to provide both conveyance, treatment, storage of surface water run-off from the new development, e.g. permeable paving within the drives and parking bays, swales and ditches along the eastern boundary.
- Surface water run-off will be restricted to the annual average pre-development run-off rate for all storm events up to and including the 1 in 100 year plus climate change event, thus providing a betterment during peak storm events.
- Southern water have confirmed that their existing sewer network have sufficient capacity to accommodate the foul water discharge from the proposed development.

Ecology

- Extended Phase 1 habitat survey carried out for bats, reptiles, dormice, and water voles.
- Key findings have been that the site does not support any habitats of principal importance, and no evidence of roosting bats, dormice, reptiles, or water voles was recorded.
- Foraging and commuting bats have been recorded (predominantly common species) associated mainly with the hedgerow and watercourse east of the site.
- Potential for nesting birds within hedgerow and scrub on site has also been noted.
- Given the relatively low ecological value of the site, it is considered that the potential for adverse effects is limited and the following measures will adequately avoid, mitigate, or compensate for these effects:
 - Protection and retention of more valuable habitats and features (such as watercourses and mature trees to the north of the site);
 - Appropriate timing and methods of vegetation removal to avoid impacts to nesting birds;
 - New landscaping to link to existing linear features and improve foraging and commuting opportunities for bats;
 - Sustainable drainage design to avoid potential effects on the River Ems and its associated tributaries;
 - Low-level directional lighting to avoid disturbance of nocturnal species such as bats.

Arboriculture

- Trees within the site are covered by a Tree Preservation Order.
- A tree specialist has been engaged to assess trees on the site and near adjoining boundaries, and there has been close liaison with the Tree Officer at Havant Borough Council.
- The trees have been assessed according to their significance and condition, and it has been considered that certain trees are of a level of significance and condition to warrant their retention in the proposed scheme, such as the notable trees at the north of the site.
- The Root Protection Areas of the retained trees have been defined and the proposed layout has been designed with these in mind.
- Opportunity to plant new structural trees which will ultimately become natural focal points within the development and mitigate the loss of any low-quality trees.

Footpath 73 Public Right of Way

- The layout proposes the re-alignment and continuation of the footpath (Havant No 73) which links Westbourne and Emsworth.
- The existing footpath is not formally made and, over the years, the trodden alignment has deviated slightly from the formal alignment as defined within Hampshire County Council's Definitive Map.
- It is proposed to realign the footpath so that it runs adjacent to the eastern perimeter of the proposed development where it would be located within the rural landscape.
- The existing footpath runs some 730m north-south in length within the wider landholding. Around 340m of the footpath will be diverted to accommodate the development. The diverted portion will be within Flood Zone 2/3, similar to the remaining un-diverted portion.
- Hampshire CC's Countryside Officer and Area Access Team have been consulted and they have confirmed that they would seek for the path to be surfaced with an unsealed footpath surface.
- A landscaping scheme will be planted between the footpath and the development to create a visual buffer and enhance the character of the footpath into the rural landscape.

Landscape and Visual Impact

- Development parameters plan has been prepared by considering landscape features of the site, along with policy, landscape character, and local landscape visual constraints.
- The approach to the landscaping scheme will seek to enclose the development with a green landscape buffer to the surrounding landscape.
- Will provide a new eastern edge to the settlement of Emsworth. The proposed layout will create a new positive settlement edge fronting the rural landscape to the east.
- The proposals will seek to maintain the character of the approach towards Westbourne from the south along the footpath and retain key views of the spire of St John the Baptist Church.
- Retains a significant portion of grazing land, and provides access to the realigned public footpath.
- Incorporate Sustainable Urban Drainages systems coordinated with ecology proposals.

Figure 2: Public Exhibition Briefing Note