

Warblington & Denvilles

Residents' Association



Please reply to:- 15 St Georges Avenue

Development Services Manager
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants PO9 2AX

Havant
Hampshire
PO9 2RU

05 April 2017

Dear Sir,

HBC Planning Application No. APP/16/00774

Site Address: Land North of Havant Road and West of Selangor Avenue

Proposed Development: Erection of 161 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme)

WDRA remains resolutely opposed to this development west of Selangor Avenue.

In addition to the reasons we have already given in our letter of 23 August 2016, which are repeated briefly below, it remains our contention that this application is premature. In the LPHS 2016, site UE2a has been classified by Havant Borough Council as 'Uncertain' pending further investigation. At the Inspector's Hearing in Public of the 2014 Local Plan, the Inspector quite clearly ruled that UE2a and UE2b (both discounted sites) should be considered as one plot for the purposes of providing the gap between Havant and Emsworth as laid down in the extant Havant Gaps Review 2012 (relevant pages attached) based on the Kirkham Landscape Planning Ltd 2008 report "The Formation Of Strategic And Local Gaps In Havant Borough". In fact, only 4 years ago, UE2b was designated "RED – not recommended for development". It follows logically therefore that UE2b should also be considered 'Uncertain' at this juncture. Both the aforementioned documents should be read again by Planning Staff. It is quite difficult to trust an organisation that produces a Gap Review and then, under pressure, reneges on its examined and tested content while it is still

extant. How can its residents believe anything that the Council says today will be true tomorrow?

Further, the proposed development within the Denvilles-Emsworth gap (SG3), as discussed at the Design Workshops will retain North-South corridors for wildlife to move between the AONB to the north and the SSSI/AONB to the south. Building on UE2a or UE2b will effectively block those corridors, thus rendering them worthless for their intended purpose. In addition, the foul, SUDS and surface drainage will need a route out of the main development to the south and the only viable route is through UE2b. We therefore suggest that the proposed development north of Havant Road and west of Selangor Avenue is premature and likely to have a profound effect on the proposed, and much larger, development to the north. As such, this site should be withdrawn at least until the development in SG3 is completed.

The addition of a signalled junction at the entrance of the development is noted with even greater apprehension than before. The effect of controlling traffic this close to the intersection of the A27 and A259 will surely be to cause tailbacks, particularly during rush hour, onto the A27 in both directions, and most likely back to the centre of Emsworth. In the event of a road closure on the A27 between Emsworth and Chichester, as happens fairly regularly due to serious accidents, this will undoubtedly be further compounded.

In our previous letter of 23 August 2016 we also objected on the grounds of:

- a. Inadequate foul drainage capacity leading to increased spillage into Chichester Harbour. This is being further strained by recent and proposed developments in the area.
- b. Excessive housing density out of keeping with neighbouring bungalow properties.
- c. Noise and dust pollution driven by prevailing wind.
- d. Site traffic control problems during construction.

Warblington and Denvilles Residents' Association strongly recommends that this application is refused and the site classed as "Uncertain" until the development at SG3 is resolved. Circumstances have changed and it would be illogical to approve development on this site at this stage.

Yours sincerely,



Andrew Norton
Planning Officer

Copy to: Mr David Dowland, Chairman W&DRA

7. Policy **CS11** of the Local Plan (Core Strategy) sets out a number of criteria that will need to be met in order for new development to protect and enhance the special environment and heritage of the Borough, including the following provision –

“9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/ Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.”

Methodology

8. The following potential development sites which lie outside the currently defined urban areas have been assessed according to their landscape character and sensitivity, and visual separation and perception.

Site ref.	Location	Proposed use
UE2b	Selangor Avenue, Emsworth	Residential
UE3a	North of Bartons Road, Havant	Residential
UE3b	South of Bartons Road, Havant	Residential
UE4	Strides Farm/Copsey's Nursery, Havant	Residential
UE5	Portsdown Hill, Havant	Residential
UE6a	Cabbagefield Row, Leigh Park	Residential
UE7	Scratchface Lane, Bedhampton	Residential
UE11	Havant Road, Emsworth (horsefield)	Residential
UE13	West of Horndean Road, Emsworth	Residential
UE30	South of Lower Road, Bedhampton	Residential
UE32	East of Horndean Road, Emsworth	Residential
UE37	West of Coldharbour Farm, Emsworth	Residential
BD11	Brockhampton West, Harts Farm Way, Havant	Employment

9. A **Gap Assessment Matrix** has been compiled for each site and these are set out in Appendix 1. The conclusions for each site are summarised in the following section.

Gap Assessment Summary

UE2b Selangor Avenue

Landscape Qualities

- Attractive enclosed fields on urban fringe
- Narrow site with long boundary to A27
- A27 on well-wooded embankment, visually significant
- Mature hedgerow along Havant Road gives seclusion from public view

Suitability for Development

Gap Assessment Matrix indicates low suitability for development:

- Significant site in narrow gap between Havant and Emsworth
- High sense of separation due to clearly defined boundary vegetation

Recommendation

The site is not recommended for development as an urban extension.

Reasons

The site has high landscape value due to its locally important landscape features. It contributes to the separation between the adjacent urban areas, by representing a large proportion of the gap between Emsworth and Havant.

UE3a North of Bartons Road**Landscape Qualities**

- Enclosed site well defined by significant woodland belt
- Frontage to Bartons Road characterised by mixed development.

Suitability for Development

Gap Assessment Matrix indicates high suitability for development:

- Site is partially developed
- Site is well enclosed therefore it could accommodate further development without adverse impact on the locality

Recommendation

The site is recommended for development as an urban extension but an appropriate landscape buffer is required to protect the mature trees on the north and east boundaries.

Reasons

The site is already partially developed and further development would not be detrimental to the area as the site is well contained.

UE3b South of Bartons Road**Landscape Qualities**

- Site includes attractive farmland with adjacent garden centre and housing
- Large elevated site with broad views to south and east
- Public footpath crosses site

Suitability for Development

Gap Assessment Matrix indicates that the site has suitability for development:

- Site is partially developed already
- The greenfield site is well contained and the impact of its development should be minimal
- Site is open to south and east therefore will require a strong boundary

Recommendation

The site is recommended for development as an urban extension but an appropriate landscape buffer is required along the eastern boundary to enclose the site. In addition it will be essential to retain the mature trees within the grounds of Eastleigh House to protect the setting of the site.

Reasons

The site is already partially developed and further development could be accommodated subject to the creation of a strong landscape buffer along the eastern boundary.

Suitability for Development

Gap Assessment Matrix indicates suitability for development:

- The eastern half of the site is less suitable because development on the mound would make it more intrusive.
- The exposed western half of the site would require boundary planting.
- The central part of the site is most suitable due to its existing vegetation and lower level.

Recommendation

The western and eastern parts of the site are not suitable for development – only the central part of the site is recommended for development.

Reasons

Development of the central car park would be relatively well screened by existing vegetation and less visually intrusive.

Summary and Recommendations

10. The recommendations of this report are based on the Gap Assessment Matrices set out in Appendix 1. The sites are categorised as high, medium or low for various aspects of their landscape character and sensitivity, and visual separation and perception. The sites are analysed and classified as follows:

RED	not recommended for development
AMBER	recommended subject to conditions
GREEN	recommended for development

Site ref.	Location	Recommendation
UE2b	Selangor Avenue	RED
UE3a	North of Bartons Road	GREEN
UE3b	South of Bartons Road	AMBER
UE4	Strides Farm/Copseys Nursery	GREEN
UE5	Portsmouth Hill	AMBER
UE6a	Cabbagefield Row	RED
UE7	Scratchface Lane	GREEN
UE11	West of Emsworth	RED
UE13	West of Horndean Road	AMBER
UE30	South of Lower Road Bedhampton	AMBER
UE32	East of Horndean Road	RED
UE37	West of Coldharbour Farm	GREEN
BD11	Brockhampton West	RED

APPENDIX 1: GAP ASSESSMENT MATRICES

UE2b Selangor Avenue, Emsworth

Criterion	Effect	Comments
Character & sensitivity		
Separation of areas of distinctive character	very high	Agricultural land separating Havant from Emsworth
Intactness/integrity of landscape character	high	Attractive grazing land impacted by adjacent road embankments
Landscape designation	none	
Scenic beauty/quality	medium	Attractive enclosed fields on urban fringe
Tranquillity	very low	Adjacent to A27 and Havant Road, Emsworth
Visual separation		
Significance of distance across gap at narrowest point	very high	Narrow gap between Havant and Emsworth
Clearly defined coherent boundary	high	Roads to the north and south, housing to east and west
Density of vegetation screening new urban edge	medium	Existing hedgerows to east Dense vegetation on A27 banks
Sense of separation of settlements due to topography and vegetation across gap	high	Hedgerow and embankment planting
Prominence in public realm	low	Secluded site hidden from public view by roadside hedge with one gateway/gap

Recommendation: RED