

Comments for Planning Application APP/18/00929

Application Summary

Application Number: APP/18/00929

Address: Southdown View, Long Copse Lane, Emsworth

Proposal: Siting of additional 1No mobile home to enable a total of 2No mobile homes on site for private gypsy and traveller site. Provision of a further 2 additional car parking spaces to allow a total of 4 car parking spaces on site and retention of touring caravan space.

Case Officer: Lewis Oliver

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Westbourne Parish Council objects to the planning application for the following reasons:

1. No identified requirement

The applicant has not identified any specific need for a gypsy/traveller site at this location, nor is the site identified as a required location for gypsy/travellers in Havant Borough Council's Development Plan Document.

In addition, the Hampshire Travellers Accommodation Assessment 2013 did not identify any future need for additional pitches in the whole of Havant Borough in the period to 2027.

2. Increase in gypsy/traveller/travelling showpersons in Westbourne

The proposed site is close to other large and established gypsy/traveller sites in Westbourne, West Sussex on Emsworth Common Road, Cemetery Lane and Monk's Hill (total of 42 pitches). The provision of additional pitches on the periphery of the modest and historic village of Westbourne is considered unacceptable. The cumulative provision is starting to dominate the existing settled community and give rise to the increase of social tensions both within the settled community and between occupiers on the application site and neighbouring gypsy sites.

Although the application site is in the area of Havant Borough, it is clear that the applicant in his submission has focused on Westbourne as being the centre to which if successful the occupiers will look for all facilities. It follows therefore that Westbourne's considerations are of paramount importance in decision making in this case, rather than just those in the Emsworth area.

Westbourne has limited community facilities and traffic congestion is already a deteriorating situation.

The amount of new gypsy/traveller/travelling showpersons (GTTSP) plots and pitches have become a matter of great concern for the community in Westbourne; indeed it was the number one issue stated in the Parish Council's Neighbourhood Plan consultations. Westbourne Parish Council considers that Chichester District Council (CDC) and the Planning Inspectorate is failing to give the Parish the support it needs in maintaining an appropriate balance between the GTTSP community and the Parish's settled community.

For many years, the settled residents of Westbourne have lived in harmony with the GTTSP community, centred predominantly on Cemetery Lane, who in the main assimilated well and contributed to the Parish. The site was opened by West Sussex County Council in 1979 and the numerical balance of the settled and GTTSP communities, up until 2013, worked reasonably well and there was little friction between the two.

Since 2013, the GTTSP community has more than doubled as a result of granted permissions, and/or failures to enforce, or as a result of unannounced changes to previously stated CDC policies. In 2013 there were 19 pitches and plots in the Parish; now there are in excess of 40. Westbourne now houses 33% of all the pitches and plots in the entire CDC area, and the increase in granted permissions has more than doubled in the last three years. The friction between the settled and GTTSP communities has increased,

The Westbourne Neighbourhood Plan should be taken into consideration with the community Balance Policy, The Plan has gone through the Examination stage and therefore carries weight. The examined looked at all available evidence and agreed that the number of GTTS pitches were becoming an issue and that development in and around Westbourne should stop. (This policy is OA4 in the Westbourne Neighbourhood Plan) The Parish Council are awaiting it going before Full Council to gain approval before going on to referendum, this has been delayed due to CDC having to re-assess Habitat Regulations.

There remains five unoccupied pitches on Cemetery Lane in Westbourne - only a short distance away - which could be utilised.

3. Development in a countryside location

The pitches, and any required ancillary works, would be located in an area of countryside outside of a defined settlement boundary where development is restricted to that which requires a countryside location. This is not a development that requires a countryside location, does not meet

an essential local rural need, and does not support a rural diversification. Development of the site adds to urbanisation of the rural area and would be detrimental to the local amenity.

4. Erosion of the gap between settlements

The proposed site would be a form of housing development in the gap between Emsworth and Westbourne, which goes against Havant Borough Council's Local Plan and National Planning Policy Framework. The relatively dense level of occupation an additional static 40ft by 20ft making two in total can accommodate a large number of people, as well as the large touring caravan and parking would be out of keeping with the rural character of Long Copse Lane, this will appear to be a 'Park Home' development in the countryside, Urbanising the setting. It would also have a significant adverse impact on adjacent residential occupiers in relation to noise, waste, inconvenience, living amenity and residential values. In the application, services are suggested as being within a 'reasonable distance', however only those in Westbourne would be available as facilities in Emsworth are roughly two miles away. This would have an impact on the Parish of Westbourne.

Planning permission has recently been permitted by the Planning Inspectorate, following an objection by Westbourne Parish Council and a refusal by Chichester District Council, to the building of 16 properties on land north of the eastern entrance of Long Copse Lane. The proposed site would add further to the urbanisation of the area and Long Copse Lane which is valued by residents for its rural character.

5. Environmental considerations

The proposals do not include details on how the site would be managed or how any issues in relation to waste, noise and inconvenience will be addressed. There is also no supporting information about the level of occupation on the site. Given, that it is likely to be high, the site could generate a notable increase in vehicle movements of private cars, light goods vehicles, larger vehicles and caravans on a regular basis on a lane that is already sensitive to traffic. Long Copse Lane is narrow with blind bends and no footpaths, and an increase to traffic would be a hazard to road safety. Long Copse Lane is used heavily by pedestrians, horse riders, cyclists and dog walkers. Further anticipated traffic increase, by the proposed allocation of 16 parking spaces at the site in addition to touring caravans, will lead to a potential loss of amenity to those users. The proposals would be detrimental to the character of the Lane and views of the Lane from nearby public footpaths. The application proposes the foul drainage by septic tank and surface water draining by soakaway. However, these proposals would not be achievable as the surface water conditions and local geology in the vicinity of the site would not be able to accommodate soakaways.

Increasing the occupancy on the site will reduce the area for horses which, as a result, would be below the minimum size required for the keeping of horses. This would have a detrimental effect

on the current use as stables.