

Development Consultation Forum

**Land North of Long Copse
Lane, Emsworth
April 2018**



Programme

- 17.30 Developers display in the Council Chamber.
- 18.00 Introduction – Councillor David Guest.
- 18.05 DCF Process and outline of planning policy and planning history – Andy Biltcliffe, (Head of Planning).
- 18.15 Presentation by Developers.
- 18.35 Invited Speaker – Emsworth Residents Association, Charles Ashe
- 18.40 Invited Speaker – Westbourne Parish Council – Roy Briscoe
- 18:45 Consultation Comments – Rachael McMurray, Principal Planning Officer
- 18:55 Chairman invites Developer and their team to respond to any issues raised by invited speakers
- 19:10 Chairman invites questions from Councillors / Public
- 19:35 Head of Planning summarises key points raised during Forum – Andy Biltcliffe
- 19:50 Chairman closes Forum meeting.



The purpose of the Forum is...

- To allow developer to explain development proposals directly to councillors, public & key stakeholders at an early stage
- To allow Councillors to ask questions
- To inform officer pre application discussions with developer
- To identify any issues that may be considered in any formal application.
- To enable the developer to shape an application to address community issues



The Forum is not meant to...

- Negotiate the proposal in public
- Commit councillors or local planning authority to a view
- Allow objectors to frustrate the process
- Address or necessarily identify all the issues that will need to be considered in a future planning application
- Take the place of normal planning application process or role of the Development Management Committee



The outcome of the Forum will be...

- Developer will have a list of main points to consider
- Stakeholders and public will be aware of proposals and can raise their concerns
- Councillors will be better informed on significant planning issues
- Officers will be better informed as to community expectations during their pre application negotiations with developers



Site Location



Borough Boundary with West Sussex



Masterplan for up to 260 dwellings - indicative layout – 16ha



Proposal

- 30% of units to be affordable
- A mix of dwelling sizes
- NEAP (- up to 16years)
- 1ha of public open space included within 5ha of green infrastructure
- Landscape buffers / bat corridors included
- Access from Long Copse Lane
- Adjacent to a SINC – local designation



Planning History

- There is no relevant planning application history relating to the site.
- A site to the east, adjacent to Hollybank Cottage, has received planning permission via appeal decision for a CoU from a private equestrian yard to a mixed use equestrian yard and two pitch, private gypsy and traveller site.



Planning History

- Identified under UE76 as suitable for early release within the Havant Local Plan Housing Statement (Dec 2016) for 260 dwellings.
- Identified as a proposed housing allocation (Policy H6) in the Draft Havant Borough Local Plan 2036 for 260 dwellings.
- Policy advises that development of the site is master planned and delivered in a comprehensive manner.



Proposed Development Land

Long Copse Lane
Housing and Open
Space promoted by
Land & Partners
(red hatching
promoted by
others)



Policy Background

- **National Planning Policy Framework (NPPF) 2012**

‘Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.’



Development Plan includes:

- Local Plan (Core Strategy) 2011
- Local Plan (Allocations) 2014
- Local Plan Housing Statement 2016

Other Material Considerations include:

- NPPF 2012
- Residential Parking and Cycle Provision SPD 2016
- Borough Design Guide SPD 2011
- Draft Local Plan 2036.



NPPF - Clear presumption in favour of sustainable development.

Planning should (amongst other matters):

- be genuinely plan led empowering local people to shape their surroundings,
- proactively drive and support sustainable economic development to deliver homes.
- seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Deliver a wide choice of high quality homes



Housing Need Position

- Government Policy Priority
- Government Housing Need Methodology – increased Havant's figure to 463p.a.
- Draft Local Plan identified sites to meet all the housing need
- Currently 5 Years Supply



- Draft Local Plan is more than housing – focus on Regeneration, employment, Infrastructure, recreation and the environment.



Developer Contributions and Legal Agreement

- Community Infrastructure Levy - £100/sqm (indexed)
- Education contribution
- Solent Recreation Mitigation Project – contribution based on no. of bedrooms for each unit + monitoring fee
- Affordable Housing – 30%
- Possible Highway Requirements and Travel Plan
- Management Plan for open space and SUDs
- Highway works



Key Planning Issues

- Design and layout – proximity to landscape features.
- Wider landscape impact – proximity to SDNP & SINC
- Ecology – Bechstein's Bats
- Tree protection – TPOs on site and along Long Copse Lane
- Highway considerations – widening of Long Copse Lane
- Part of site in Minerals Safeguarding Area (MSA)



Presentation by Developers



Consultations



HCC Highways

Transport Assessment & Travel Plan required:

- Fully assess transport & highway impact
- Identify suitable mitigation methods
- Set out baseline traffic and transport conditions
- Provide trip generation/distribution information
- Assessment of local junctions
- Assess accident records – set out mitigation

In addition:

- Concerns over vehicle routing will be managed to ensure routes are promoted through design (via Hollybank Lane and Southleigh Road)



HCC Highways

- Applicant should enter into S278 design check process once principle of access strategy has been agreed.
- This level of certainty with regards to access arrangements will be required within a planning application.
- Developer should consider the stopping up of Wraysbury Park Drive and Long Copse Lane junction to avoid rat run
- Layout to provide satisfactory servicing arrangements for emergency, delivery and refuse vehicles.
- Parking to Havant Borough Council adopted standards



HBC Landscape Architect

- Application will require a Landscape and Visual Impact Assessment (LVIA)
- Impact of widening LC Lane on visual character
- All TPOs, ancient woodland and SINCS sites require clearly defined landscape buffers & RPAs accurately plotted.
- Existing landscape features offer considerable potential for enhancement
- Tree groups and planting require generous buffer margins to afford enough space to establish.
- Play areas need to be carefully sited to benefit from natural surveillance
- Is soil suitable for community orchards and grazing?
- Requirement for a 3m width, suitably lit and appropriately surfaced pedestrian / cycleway which demonstrates connection to key local destinations.



South Downs National Park

- May affect setting of SDNP
- Landscape changes and indirect effects of lighting could affect the tranquillity – sensitive lighting strategy required.
- The SuDS and wildlife corridors are supported
- The area to the north which abuts the ancient woodland is insufficient
- New planting should all be native
- Key features should be marked up on the plan i.e. watercourses
- Why so many formalised play spaces – could more creative, flexible spaces be considered?



Chichester District Council

- Land to the north east of the site is classified in the draft Westbourne Neighbourhood Plan to maintain a local gap to avoid coalescence of Emsworth and Westbourne
- Further pressure on services in Westbourne more than Emsworth
- Green infrastructure assets should be located on the eastern and northern boundary, to enhance the visual distinction of Westbourne.



Ecology

- Presence of Bechstein bats is a main consideration
- Development on site could be achieved in principle
- Ecology reports need to be expanded on for any future application
- A single, site wide ecological mitigation and management strategy should be produced for all ecological receptors.
- A Construction Environment Management Plan (CEMP) will be required.
- Some residential gardens back on to woodlands edge – further details of this is required.
- Clarification of lighting is required
- Recreational pressure within the adjacent Southleigh Forest needs to be carefully assessed.



Southern Water

- There is a foul sewer crossing proposed development site
- No new building over or within 3m of existing foul sewer
- Due to size of development, capacity assessments will be required to determine if the existing foul and surface water system can accommodate the proposed development flows.
- Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.



HCC Minerals and Waste

- Site lies within minerals and waste consultation area
- This area is informed by mineral safeguarding which indicates where viable, safeguarded mineral resources are likely to be present.
- HCC supports the proposal of further exploratory work to be undertaken on the site in from of a mineral safeguarding report or assessment to be submitted



Housing / Education

Housing:

- Policy CS9 requires 30-40% affordable housing
- High demand for affordable housing in the Borough
- Support principle of development pending confirmation of affordable housing provision.

Education:

- Proposed development would be expected to generate 78 additional primary places
- A contribution would be sought from the developer towards the expansion of local schools to facilitate these places



Presentation from the Emsworth Residents Association (ERA)

- Site is isolated from local services with every journey needing to be made by car
- Huge strain on local infrastructure
- Conflict with principles of sustainable development
- The proposal would increase the number of dwellings in Long Copse Lane by 5.5 times.
- Long Copse Lane has no pavement or street lighting. Therefore travel could be dangerous and irresponsible for walkers and horse riders.
- The lane narrows at points to only allow on carriage width.
- Proposed road widening can only be achieved in certain areas and pinch points will remain.



Presentation from the Emsworth Residents Association (ERA) cont...

- Development would conflict with Policy E18 (Protected Species) of the Draft Local Plan 2036.
- There is little evidence to demonstrate the success of mitigation measures to protect bats from harm.
- Natural contour of the land means there is a north to south flow, which may cause flooding on south side of the road.
- Crucial to examine true capability of proposed SUD features and how they will be managed.
- Negatives would outweigh the benefits
- This site and H10 should be dropped from the Draft Local Plan and housing numbers addresses to the Southleigh site – KS5 to retain two greenfield areas, both unsuitable for development.



Presentation from Westbourne Parish Council

- Development would encroach into the Countryside gap between Westbourne and Emsworth.
- Inspector intimated support for the protection of the gap in the Westbourne Neighbourhood Plan.
- HBC should support the principle of the gap area
- Local wildlife ecology will be affected
- The SUDS will be ineffective in the wettest months and interrupt groundwater flows in summer.
- Development will add +500 extra vehicles on to Long Copse Lane which is very narrow in places.
- No local amenities in walking distance
- A strategic footpath will be affected.
- Any landscaping proposal would take many years to provide a softening effect.



Presentation from Westbourne Parish Council cont...

- Any street lighting will be very intrusive closed to the South Downs National Park close by.
- What infrastructure will be provided for schools, doctors and highways in West Sussex?



Response to speakers

- A - Relocating the housing numbers to the Southleigh site would not work as this site already includes a high number of homes and any green spaces left there need to be retained
- A - With regards to a 5 year housing land supply, there is a need for short term sites to be forthcoming.
- A - Two riding schools would be moved, thus reducing horse riding along Long Copse Lane.



Response to speakers

- A - The development will provide a contribution towards education provision.
- A - HCC points are accepted
- A - Facilities and sustainable development – not everybody will drive from the site – extensive facilities available, pedestrian and cycle routes. Would promote routes to the south – Southleigh Road.



Response to speakers

- A - Looking to promote a western route through Long Copse Lane to Hollybanks
- A - Will investigate accident records
- A - Drainage reports/assessments will be submitted with any application
- A - SuDS – long term maintenance will be via estate management company, it may be that HBC may take on the SuDS management



Response to Speakers

- A - Westbourne – there are groundwater issues. This site is clay and around 20m higher
- A - Southern Water consultation came in before change in procedure – 1 April 2018. Capacity checks now changed so developer now has to pay an infrastructure charge per plot



Main Points of Discussion

- Q. Councillor Kennett
- Redlands Grange took 3-4 years to build – can you provide reassurance on how the road issues will be managed?
- A - Going through pre-app process with HCC with regard to road widening. Attempting to regulate the width to allow 2 cars to pass comfortably. It is an emerging scheme.

- Q - Have you considered analysing the traffic within Redlands Grange?
- A - Will take this into consideration

- Q - Will roads be adopted by HCC
- A - unable to confirm at this point



Main Points of Discussion

- Q - The schools are already oversubscribed as is the GP surgeries, how can you re-assure us on how this will impact the infrastructure?
- A - The county council have a scheme to expand local schools which will accommodate additional school places, and believe suitable

- Q - Are you expecting all school journeys to be by car?
- A –Not all school journeys will be by car.

- Q. Will density numbers increase?
- A. Proposals put forward planning obligations can be included in planning permission. When we bring housebuilder partner we are committed to look at place making.



Main Points of Discussion

- Q. Drainage – Where do you rate your drainage plans?
- A. The government prescribe green field rate – some improvements will come through the development. The Infrastructure charge from Southern Water means they draw money from each development – they need to satisfy OFWAT requirements. Southern Water will do what they are required to do – this is now out of developers hands.
- A. Current drainage – one resident in Long Copse Lane does have issues with flooding. We will work with owners and Havants Engineer.



Main Points of Discussion

- Councillor Wilson
- Q. 15 dwellings per hectare does appear low but taking into consideration the space given over to bat corridors and green space, the actual density is quite high?
- A. Policies in plan adopted by the Council push developers to increase density. Council advised that this development is low density within the pre-application advice. Green spaces are provided as we want to create more opportunities for ecology.
- A. Gross density is 15dph on this site. The density, when removing green space, is overall 30 dwellings per hectre. Within higher density area up to around 35 dwellings per hectre so this is a low density development.



Main Points of Discussion

- Q. How can you maintain and keep the trees and hedgerow whilst increasing width of Long Copse Lane. Wraysbury Drive – why would HCC recommend the stopping up of this road if the traffic movement is only 2.5 per min?
- A. Working progress. Existing width varies. There are extensive areas of public highway, ditches etc. Looking to deliver sufficient width by formalising the current edges. Culverting ditches. We will continue to develop this as work in progress.
- A - Wraysbury Park – cannot speak for HCC but assume this is to reduce impact on the residents of this road



Residents questions

- Q. How do you intend to considerately widen lane that would not allow traffic to encroach onto private land?
- A. The widening points would mainly be on northern side to respect private boundaries. We are aware of sensitivities and therefore are not intending any works to the south of the road.
- A. The proposal sets the development back from Long Copse Lane. We will look to ensure adequate parking within development to avoid parking on road.

- Q. What pre-app have you had with West Sussex?
- A. We have begun a dialogue with WCC and Highways England and these discussions are continuing.



Residents questions

- Q. If you are discouraging additional traffic from residents have you considered the additional van delivery drivers necessary?
- A. We would be encouraging alternative travelling methods, not discouraging drivers.

- Q. Does development have capacity for all the parking required.
- A. Yes – will be in line with the Council's adopted Parking Standards.



Main Points of Discussion

- Q. Will pine tree be removed as part of the scheme?
- A. We will try to retain trees have certain life span and if we needed we could replace with younger specimen

- Q. Will HBC assure us that Redlands Lane will remain a footpath and not a road?
- A. Yes this is a public right of way with no vehicle rights. We believe this footpath could be improved – but will not be a road.



What Happens Next?

- Summary notes circulated to attendees
- Officers will discuss outcomes with developer
- Developer will continue to develop proposals and consider issues raised by Forum
- Decision as to form of application and timing of submission rests with developer.

