

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
24 February 2022**

I am now able to enclose, for consideration by the Planning Committee on 24 February 2022 , the following supplementary planning information that was unavailable when the agenda was printed.

5(a) APP/21/01376 - Land adjacent to 54, Long Copse Lane, Emsworth

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Proposal: Erection of 9No. dwellings together with associated works
(resubmission of APP/21/00683)

Additional Information

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Objections to APP/21/01376 (Land adjacent to 54 Long Copse Lane, Emsworth)

. At the Tory Party Conference last September, the Prime Minister said that no more homes would be built on green field sites, and that brownfield sites would be developed instead. This is a green field site. What is more, it is a Site of Importance for Nature Conservation.

. The site also currently lies in the countryside. Previous planning applications on this site have been refused because of its countryside location. The applicants argue that the need for housing outweighs the fact that this is rural land. It is interesting that the HBC planning policy response to the recent planning application on site H8 (Land North of Long Copse Lane) said that, if H8 remained in the rural area, the application should be rejected, as the need for housing did NOT outweigh the fact that it was rural land. This should also be the case with this application.

. The site is a SINC site that contains unimproved grassland. The NPPF says that the presumption in favour of sustainable development only applies to a habitats site if an assessment has concluded that it will not be adversely affected. Under the applicants' plan, the SINC turves would be moved to the field to the east owned by HBC. However, the applicants admit that the experience of translocating grasses is varied. This translocation might end up with the turves dying. Therefore HBC cannot be certain that the SINC site would not be ruined.

. The applicants are proposing a mini-estate of 9 houses. However, the site would be accessed from Long Copse Lane, and there would be no connection between it and the adjacent Redlands Grange estate. There are 9 properties along the south side of the Lane next to it that have about half acre plots. Therefore the housing density proposed does not reflect that adjacent to it in the Lane. The applicant says that this density has been chosen to make more efficient use of the available land. This is presumably because of the recent ruling by the Planning Inspectorate regarding the Fowley Cottage site. However, Fowley Cottage is in an urban area. Why should the same criterion be applied in a rural area?

. Long Copse Lane would become more dangerous. At the site entrance, the Lane is only a single-track road, with no footpath. About 40% of the car journeys from the site would be made towards Westbourne, as this has the closest amenities. The T-junction of the Lane with North Street Westbourne is dangerous, with a single-track blind exit due to parked cars.

. There is an inadequate bat corridor along the eastern boundary of the site. The SINC site is only 280 m from the large roost of Bechstein's bats within site H8. Bechstein's bat is very rare and HBC have a duty to protect them. They are known from bat surveys to forage along the eastern line of trees, and will not use foraging routes if these become lit. However, there are houses on the proposed site that are only 10 m from these trees. These will produce enough light to stop the bats and reduce their foraging capability.

. The site would drain to Thornham WwTW. Thornham is close to capacity, and as a result probably has a reduced ability to strip nitrogen. It may be a decade before Southern Water can make the improvements required. This means that, for year upon year, more nitrogen would be pouring into Chichester Harbour than if Thornham was working properly. This would be detrimental to the Harbour, whose intertidal zone is already covered in algae. The SINC field houses would contribute to this algae.

. The site would not be nitrogen neutral. HBC plan to mitigate the nitrogen generated from development draining to Thornham by re-wilding Warblington Farm. Thornham drains to the Thorney Channel to the east side of Thorney island, while Warblington Farm drains to the Emsworth Channel on its west side. In order for the water with lower nitrogen content from Warblington to affect Thornham, it needs to travel 9 km around Thorney Island. Because of the way the tides work, it is unlikely to get there before being swept out into the Solent. As a result, the nitrogen budget in the Thorney Channel would be positive.

. These objections have the support of the Save Long Copse Lane Action Group.

D.C. Mason (Dr),



Deputation Submitted by Mr Poirrier

Objections to APP/21/01376 (Land adjacent to 54 Long Copse Lane, Emsworth)

I understand the need for affordable housing, we moved to Long Copse Lane during the development of the Hampshire Farm site believing this would be north Emsworth's contribution to housing needs. Sadly, this is not the case.

All properties with direct access off Long Copse are for single dwellings, indeed all properties east of Redlands Lane are single dwellings on large plots. A 'mini estate' of 9 properties goes against this existing character. In fact, a previous application for 6 houses in 1988 was refused by HBC and an appeal was also refused by an Inspector for the environment. The appeal was actually based on only 3 houses instead of the original 6 and was dismissed primarily because the development would be harmful to the existing character and appearance of the locality specifically the ribbon of development of substantial, spacious, southern frontage properties.

This plot of land is not included within the 2036 local plan as stated in 'The Strategic Housing Land Availability Assessment' (SHLAA) produced in January 2021. It is recognised as a potential site, but its SINC status and proximity to Bechstein bat roosts along with noise, pollution and other characteristics of the area may make it unsuitable.

Mr. Nik Knight, Hampshire County Bat recorder, has recently completed a survey of the area using a static nocturnal monitor attached to 54 long copse pointing directly at the land for development. This monitor made over 11,000 recordings over a 1 month period in June 2021. At least 9 separate species of bat were identified including several types of barbastelle bats which share the same near-threatened (NT) status as the Bechstein bat.

The ecology report suggests the current bat population only use residential gardens for foraging and no further bat surveys are required. This report should be dismissed as it fails to understand the requirements of these endangered and protected species and failed to identify the rare Barbastelle bats. In fact, recent monitoring has recorded 14 different types of bats in the area, 5 more than the November 2021 report by the WYG which has clearly not been updated despite the meticulous records made by Mr. Knight.

Long Copse is a quiet, narrow country lane enjoyed by walkers, dog walkers, cyclists, and horse riders. Any significant development off the lane would have serious impact with regards to its existing beauty and recreational sustainability.

The government and our local MP are pushing for the development of brown field sites, urban regeneration, and no green field development. Alan Mak believes that physical, geographical and environmental constraints need to be taken into account, and that local councillors continue to decide local planning applications and housing priorities.

www.alanmak.org.uk/planningconsultation

I therefore request that councillors maintain the conservative party line and vote **No** to this development, which at £700,000+ per property fails to meet the plan of affordable properties for the younger generation.

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Deputation Submitted by Nova Planning

Introduction

The Officer's Report provides a detailed and balanced assessment of the development and where the proposal sits in terms of planning policy. It is not my intention to go over this in detail, other than to say that this is a suitable form of development in a sustainable location, at a time where there is an urgent need for housing in the borough. Instead, I would like to provide Committee Members with some background on how the proposal has emerged and the benefits we feel it offers.

The Background

An initial pre-application enquiry was submitted in 2017 and since then we have been working collaboratively with HBC Officers and consultees to ensure that the proposal is acceptable in all respects. Initially these discussions focussed on ensuring that the proposal addressed all relevant environmental and technical considerations that relate to this site - this has included parallel pre-application discussions with HCC Highways and Ecology. More recently these discussions have focussed on increasing the density of development in response to Officer feedback

The Proposal

The design approach has been properly context led in terms of establishing physical and environmental constraints and undertaken a thorough analysis of the local character.

The layout adopts linear patterns of development in response to the linear nature of development on Long Copse Lane and Lapwing Close (Redlands Grange). This arrangement allows the proposed development to adopt traditional relationships with neighbouring properties, with generous separation distances between buildings to ensure that privacy and amenity are protected.

In terms of appearance, the scheme has been designed to ensure that the development is in keeping with this part of Emsworth, with buildings set back from the highway to incorporate landscaped frontages and complementing the existing linear pattern of development on Long Copse Lane and Redlands Grange. The proposed dwellings are traditional in character, achieved through the use of appropriate materials and architectural detailing.

As previously stated, the scheme is considered to be acceptable in all technical and environmental respects. This includes access, drainage and ecology, which have been raised as potential issues in Third Party consultee comments.

Summary

In summary, the proposed development represents a sustainable form of development, and it will help to address the existing short term housing need in the borough. There are no objections from technical consultees and I hope that you will support your Officer's recommendation that permission be granted.

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