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# Yet Another Core Strategy Consultation!

Submission Deadline 5pm on 24 July



It is hard to believe after all the letters the ERA wrote and you wrote a year ago that we are going to have to do it all again. It seems that the Government has changed the way they want Local Authorities to present their plans. Consequently, there is to be a new "Draft Core Strategy Document."

The document is available on the HBC website, with links from the ERA site. Exhibitions have been held, including one in Emsworth on 16 June. You can comment by completing a questionnaire available online from [www.havant.gov.uk](http://www.havant.gov.uk) or on paper from HBC's Civic Offices, or the local library.

The Core Strategy seriously affects Emsworth, so don't miss out on your chance to influence the final result and send in your comments. Unfortunately, the comments you made a year ago will not be carried forward to the new document and you will need to re-write them to answer the new questions and re-submit them. And remember the deadline is **24 July at 5pm**.

Together with other ERA committee members, I talked to a member of the Planning Policy Team who asked us to consider the proposals positively. Look at the details yourselves and respond to HBC. The ERA will also value your comments which you can post on the "Emsworth Fights Back" section of our website or send them to me directly (*see back cover of The EMS*).

### Matters directly affecting Emsworth

HBC's vision has six key headings in the strategy. These are: Health and Well-being, Promoting Havant's Economy, Regeneration and Community Support, Community Safety, Housing, Caring for our Borough. There are no initiatives specifically for Emsworth in medical matters or libraries but there is mention of promoting cultural assets including the P.G. Wodehouse link with Emsworth.

### Employment

The employment space envisaged for Emsworth is a total of 3,281 square metres over 20 years. This includes existing permissions, presumably the sites accessed from between the bridges in Emsworth (2281sq m) and an unspecified potential of 1,000sq m.

Retail expansion will not occur in Emsworth. However, there will be policy support for hotel development in the town. In the Emsworth section, there is mention of improving the visitor offering at Emsworth and enhancing community facilities. Presumably, the proposed South Street Centre upgrade.

### Housing: 690 to 800 Houses in Emsworth

There is no change to the total housing requirement for the Borough of 6,300 between 2006 and 2026. Neither is there a change to the proposal to distribute the houses across the Borough. This is despite our comments that this was not a clear conclusion from the information presented to the Council at earlier public consultations.

The number of dwellings planned to be built over the 20-year period for Emsworth is projected to be between 690 and 800 (11% of the Borough total). This is for Emsworth ward and does not include building on the other side of the Emsworth-Havant Gap. Based on the details put forward by the Housing Survey provided a year or more ago, this would mean building on nearly every site previously proposed.



### Affordable housing

The document supports the Government's aspiration for 40% of all houses to be 'affordable' i.e. some kind of social housing, what would have been called 'council housing'. However, they think 40% is not realistic on new housing developments. Policy CS8 suggests a minimum of 30% on sites at or above 15 dwellings and a contribution from sites from 4 to 14 dwellings. Creation of mixed communities, to avoid an over concentration of affordable housing in large developments, is also emphasised.

### Location of Developments and the Development Delivery Allocation Plan

Owing to the decision of the Secretary of State related to the SE Plan, "strategic gaps" such as Emsworth-Havant Gap, will no longer be designated in plans. "Non-urban areas", some of which currently form these gaps, will be shown in a new document called the **Development Delivery Allocations Plan**. This will also contain the details of the development sites and is scheduled for Spring 2010.

Flood risk areas in 2015 are shown on a map and it is indicated that housing will have to be built in areas not affected by flooding, i.e. not on large areas of Hayling Island.

It is noted that the south-north access in Emsworth under the railway bridge is restricted and this is a concern to residents, particularly the inadequate pavement. It is also noted that improvements to the station are a concern. Developers are likely to be asked to contribute to improvements but to do what is unspecified.

Chris Curry

## The ERA meets the Planners

The ERA is proud of its "Independent ticket" but we do recognise that to be most effective, we need to be at the table with those who decide our Planning fate, so the ERA's previous Chairman, Chris Curry, our new Chairman, Ken Gilchrist and Lorraine Clode (Vice Chairman) met with four key Planning officials at their Havant Borough Council offices on 3 June. The purpose of the hour's meeting was to have face-to-face introductions, gain an appreciation of their roles and responsibilities, what was and was not part of their remit, and to hear some of the current and strategic Planning challenges relating to Emsworth and the Borough facing the following officers:

- Chris Lyons, Development Services Manager - Buildings, Land Charges, Conservation Area and enforcement.
- Andrew Biltcliffe, Planning Policy Team Leader, Local Development Framework (LDF) and Allocations Plan - now entering consultation period. Between 2006 and 2026, a staggering 690-800 new builds are anticipated for Emsworth.
- Rob Ainslie, Development Control Leader - Enforcement team, Conservation, Listed Buildings, Trees. Ensuring houses are built in accordance with planning approvals for every single property is a huge challenge for the small team of

Enforcement Officers, who welcome reports of non-compliance from affected neighbours, and groups like the ERA - the earlier, the better.

- Julie Boschi, Urban Design and Landscaping - Borough Design Guide for landscaping and urban design will be entering a consultation phase later this summer.

HBC is committed to working as closely as possible with community groups, such as the ERA and we need to maintain an open dialogue on matters big and small, and especially on the long-term development strategy for Emsworth, for example, we will receive advance warning of dates for various consultation periods where public debate and comment is essential in contributing to the best outcome.

Likewise, the ERA is keen to work closely with HBC so that the recently accepted Emsworth Design Statement is optimised and taken account of, along with the Local Plan, in all applications submitted for approval.

You will be hearing more on the important topics mentioned in this article, and we welcome your comments on anything here which affects you.

Lorraine Clode

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