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Hampshire Farm again!

Activity on the site at Hampshire Farm alerted residents living nearby to possible action by the developer. Sure enough, a leaflet was soon dropped through the door saying that the plans for up to 280 homes had been revised and they were asked to attend the public exhibition in the Community Centre where they could comment. Furthermore the leaflet included the following paragraph:

"The housing land supply position in Havant now requires the release of the site to ensure that a constant supply of new homes is delivered in future years. The acceptability of bringing reserve sites forward has been tested in other Hampshire authorities and such sites are now being granted planning permission in accordance with National Planning Policy in order to avoid housing land supply shortfalls leading to speculative applications on sites that are not identified for housing."

This statement shows the intention to short circuit the expected consideration of the Hampshire Farm plan as part of the HBC Local Design Framework. Whether the conditions, which have allowed planning permission on former reserve sites in Hampshire, West Sussex and elsewhere, apply to Hampshire Farm remains to be seen. Also, whether HBC wants or needs to go ahead with this site to meet their targets is still unknown.

It is possible that the developer is concerned that a change of Government soon might change the planning framework, reducing the number of houses needed in southern Hampshire. Hence the sudden rush to obtain planning permission.

When you read this, a planning forum (17th December 2009) will have discussed the details of the present plan. The ERA and the Community Board will have had their say, presenting thoughts and comments that residents have made and also those that have been put forward by the ERA advisor, including probing the need for the early release of this site. Emsworth councillors will also have asked questions and received answers.

Baptist Church development comes closer

Emsworth Baptists have gone one step further towards realising their plans for a new church building on the site of the present church hall and the land between this and the A259 roundabout.



Baptist Hall, a prominent site worthy of the very best design

This may result in changes to the proposed plan, a delay because HBC don't want to be steam rolled into a hurried decision, or a planning application in the New Year.

Chris Curry

Hampshire Farm

Potential surgery traffic ignored by consultant

Members of Emsworth Community Board recognise the inevitability of planning applications for housing development in Emsworth, but note the concern of residents on a number of issues arising from the Hampshire Farm proposals. One of the matters of most concern is the inevitable increase in, and likely problems arising from, the volume of traffic using the one, single entrance to the proposed development.

The proposed development includes a doctors' surgery with parking space for 54 cars - indicative of a main medical centre. We were very concerned to be told by the developer's traffic consultant that he had not made allowance for this in his traffic surveys.

Cars suffering a "back-up" of traffic attempting to enter the overloaded roundabout junction could choose to turn up Redlands Lane thence into the Long Copse Lane and Hollybank Lane. Busy use of the restricted junction into Westbourne and the pinch point corner at the top of Hollybank Lane will create very dangerous situations.

By the time this edition of The EMS is published, Emsworth Community Board will have presented these and other points at a planning forum on 17th December 2009. We will have asked HBC to ensure that before development of the site is allowed to proceed, traffic information is provided which accurately reflects anticipated use of the site and that the potential traffic problems outlined above are resolved.

Peter Tier, Emsworth Community Board

An outline of the plans was presented to the Emsworth Community Board meeting on 12 November where they received a generally favourable reception with some doubts expressed about how the external appearance would fit in with the traditional Emsworth buildings.

The new building will include seating for over 300 people - the largest single hall in Emsworth, and a café foyer for less formal events. The existing church building will be refurbished to provide a hall, offices and multipurpose rooms.

On 9 December the church members agreed to go ahead and apply for planning permission. We await the publication of the detailed plans with interest. Meantime if you wish to follow developments and view draft plans, they can be found on their website at <http://www.emsbaptist.org.uk/>

Richard Jannaway

Planning Roundup

Oak Tree Drive - There are new proposals for the site to the north of Oak Tree Drive which is allocated in the Local Plan for housing. Agents for the proposed development presented their proposals the ECB and also displayed them in the Pastoral Center foyer. The current proposals, for which a planning application is expected shortly, is for 48 units on a slightly smaller area than the original site on which a previous planning application for 68 units was refused.

All in all, the proposal is a lot nearer to being acceptable than the previous one. There is still, however, concern about the density of 31.6 dwellings to the hectare, the need for adequate protection of trees, the traffic generated and the restricted access to the site via minor roads and many matters of detail which will need addressing when the final plans are published. To be welcomed is the improved site layout and the children's play area.

Minor Applications

- An application to fell a TPO Oak tree in Park Crescent has been withdrawn.
- Permission has been given for a single house behind 4 Record Road. This is an alternative to the two houses, which had outline permission on this site. The reduction in density will suit the area better but it does count one less house towards the central allocation.
- A second application to extend and convert 64 Havant Road into 10 flats has been rejected. The applicant already has permission to extend the house to become a nine-bedroom house. In the light of the latest application, it appears that the enlarged house was a ruse to get permission for the flats. A very similar application for flats was rejected in 2008.

Ongoing Development

26 New Brighton Road proceeds apace. The flats on the northern boundary are much nearer completion than the rest of the building; probably the builders want to get a Show Home ready ASAP. A collapsed sewer opposite no. 26 with the consequential closure of New Brighton Road to through traffic caused diversions to be in place for several weeks before Christmas with no indication of how long this would on for.

Puzzling works on Emsworth's urban fringes

Extensive work has been going on in a field on Long Copse Lane without any planning application to date. Enforcement notices were posted several weeks ago. Activities noted on site most recently related to internal fencing works and which are permitted development (i.e. they don't need planning permission). Concerned residents should contact Mrs Wright (Planning Officer) or Mrs Ware (Enforcement Officer) at Havant Borough Council Tel 02392 474174.

Land to west of Thorney Road, adjacent to the access road to Emsworth Yacht Harbour, an enormous drainage channel has been dug out which is full of water with a pile of old car tyre bales stacked up at one end of it. This is apparently for land drainage and the scrub in this field has been cleared.

Chichester District Council temporarily prohibited the carrying out of further works relating to engineering operations on the land and required planning permission to be applied for. At present the owner is intending to improve drainage to prevent the land from flooding. The future intended use is unclear. If you are concerned about this development, you should contact Chichester District Council.

Richard Jannaway

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