

STATEMENT OF COMMUNITY INVOLVEMENT

LAND AT PROVIDENCE HILL, BURSLEDON

VOP Ltd

May 2022

Carter Jonas

Date: May 2022

Client: VOP Ltd

One Chapel Place
London
W1G 0BG

T: 020 7518 3200

F: 020 7408 9238

CONTENTS

1.0 INTRODUCTION	6
2.0 POLICY	7
Planning Applications	7
The purposes of consultation for planning applications	7
Pre-Application	7
Planning Application Publicity	8
3.0 ENGAGEMENT STRATEGY	9
4.0 PRE-APPLICATION FEEDBACK	10
5.0 PUBLIC ENGAGEMENT	11
6.0 CONCLUSIONS	12
Appendix 1	13
Appendix 2	13
Appendix 3	14

1.0 INTRODUCTION

- 1.1 Eastleigh Borough Council adopted an updated Statement of Community Involvement on 30 November 2015 at a meeting of the Council's Cabinet. It sets out how Eastleigh Borough Council will prepare and consult on planning matters including planning applications and the preparation of the Eastleigh Local Plan.
- 1.2 The Council published an Addendum Statement of Community Involvement in December 2020 in response to the Coronavirus (COVID-19) pandemic, which resulted in changes to the delivery of the planning service.
- 1.3 It explains that this means that the Council is not able to fulfil all the commitments set out in the Statement of Community Involvement.
- 1.4 In the remaining sections of this document, the following are explained:
 - Section 2 – relevant policy guidance in relation to SCIs
 - Section 3 – explain the approach taken to engagement for this application
 - Section 4 – updates on the feedback from the pre-application process and the applicant's response
 - Section 5 – updates on the feedback from community engagement and the applicant's response
 - Section 6 – sets out our conclusions

2.0 POLICY

Planning Applications

- 2.1 The duty to consult on planning applications is set out in part 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. There are separate arrangements for listed building and conservation area consent which are set out in The Planning (Listed Buildings and Conservation Areas) Regulations 1990. These specify who applicants should notify, who the local planning authority should consult and how the local planning authority should advertise and make available applications for public scrutiny and comment. In processing planning applications the following procedures will be followed:
- 2.2 The NPPF also encourages developers to engage with the community before they submit their planning applications [NPPF para. 126, 132]. Further support and guidance is also offered in the 'Before submitting an application' chapter in the Planning Practice Guidance (PPG).

The purposes of consultation for planning applications

- 2.3 The purposes of notifying interested parties on planning applications are:
- To make neighbours and the community aware of development proposals that might affect or be of interest to them;
 - To provide an opportunity for neighbours and the community to express their views on the proposals; and
 - To enable the Council to take these views into account in determining the applications.

The council will also consult with parish and town councils as well as statutory and non-statutory consultees

Pre-Application

- 2.4 For all planning applications the Development Management Unit welcomes pre-application discussions. A fee is now charged for this service which can include meetings, engagements with consultees and an exchange of written correspondence. It is highly advisable for their own benefit that developers undertake pre-application involvement with key consultees and the local community in line with this statement, particularly for major or contentious proposals, in order to identify and resolve issues at an early stage.
- 2.5 For major and contentious applications, applicants will be encouraged to provide additional opportunities for involving the local community on their proposals in addition to the consultation undertaken by the council. The Council will require the applicant/agent to agree a programme of community involvement to best suit the specific proposals and the particular site. The technique which has been most frequently used to date is the staffed public exhibition with comments sheets and analysis.

Planning Application Publicity

2.6 The following procedures will be followed to publicise applications that have been received:

- For all planning applications, all neighbours adjacent to or opposite the application site will be notified by letter. For major applications the Council will use its discretion to notify a wider area.
- The relevant parish or town council(s) will be consulted and they may also seek the views of the public at their parish or town council meeting. It is the Council's policy to consult neighbouring parishes that fall on or close to their boundary.
- For all planning applications, the application form, plans, consultee response, representations, the Case Officer's report and decision letter will be placed on the Council's website.
- A weekly list of all planning applications will be sent to borough councillors, town and parish councils. The weekly list is also available on the website and runs from Saturday to Friday.
- For more major and strategically significant applications a press release will be issued.
- For the following planning applications a site notice will be issued and a public notice placed in a local newspaper:
 - Major applications;
 - Major applications requiring EIA;
 - Applications contrary to the Development Plan; and
 - Applications in a conservation area or relating to a listed building.
- **For the following planning applications only a site notice will be issued**
 - Applications where there are no immediate neighbours;
 - Applications on industrial estates; and
 - Telecommunications developments
- The Council's Development Management Unit has a statutory duty to consult certain agencies

3.0 ENGAGEMENT STRATEGY

- 3.1 VOP Ltd is sensitive to the extent and level of community engagement that the surrounding community have already been asked to participate in.
- 3.2 The first was the preparation of the Eastleigh Local Plan (2016-2036) which started in 2015 and which ended when the Plan was adopted in April 2022. The site is allocated under Policy BU1 for residential development and there were opportunities for residents to comment on the emerging Plan. This consultation exercise was managed by Eastleigh Borough Council.
- 3.3 The second was around the submission of a planning application in 2017 for the site's redevelopment and which culminated in the decision of the Council to resolve to approve the proposals. This process was managed by the then-applicant.
- 3.4 The key findings of the SCI submitted in support of that proposal were that:

The extent of pre-application consultation had been agreed with the Planning Officer at Eastleigh Borough Council. The applicant produced a leaflet which was distributed to 301 properties in close proximity to the site. This advised local residents that initial draft plans forming part of the outline planning application would be available to view on the Bryan Jezeph Consultancy website from 1st June to 10th June 2017. A copy of the leaflet (provided at the end of this Statement) was also emailed to the local Ward Councillors and a further copy was posted to Bursledon Parish Council, with a request that it be displayed on the Parish Noticeboard.

As a result of the consultation exercise, comments were received from residents living at nos. 1 and 3 Brookfield, who made comments in relation to the potential for overlooking, the loss of overflow parking at No. 4, how neighbours may be compensated or have the lack of parking issue resolved, and a query regarding landownership.

An email responding the specific comments received was sent to the owners of 3 Brookfield.

4.0 PRE-APPLICATION FEEDBACK

- 4.1 The applicant has had three pre-application meetings were held in September 2021, December 2021 and February 2022) with officers of Eastleigh Borough Council to discuss the current mixed-use proposals.
- 4.2 This process and the applicant's response is explained in the Planning Statement prepared by Carter Jonas.

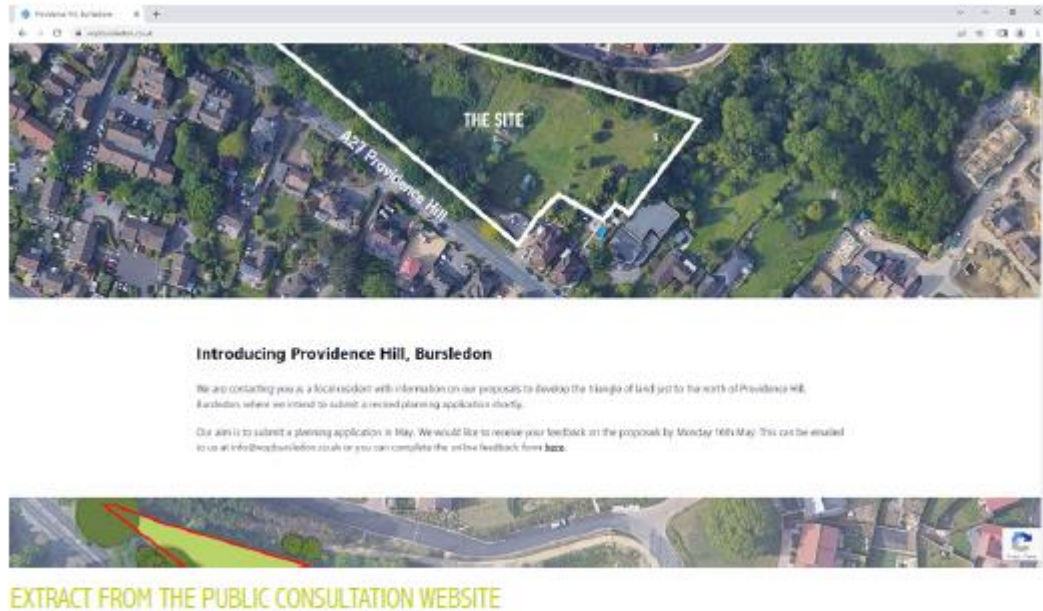
5.0 PUBLIC ENGAGEMENT

- 5.1 Public consultation was carried out from 28 April 2022 to 16 May 2022 to provide local residents with information about the proposals for the site. It also allowed residents to comment on the proposals through online feedback forms and email.
- 5.2 A website was created for public comments on the proposed development and can be accessed at <http://www.vopbursledon.co.uk>. An extract of this is shown in Appendix 1.
- 5.3 A leaflet was distributed to 301 local residents to inform them of the submission of a planning application for the proposed development which was more extensive than previously consulted. The leaflet (Appendix 2 and Appendix 3) provides information about the proposals and gave residents an opportunity to comment and share their views about the design proposals.
- 5.4 The main issues raised through the public consultation were:
- the need for a veterinary practice (this is explained in the Planning Statement),
 - the need/demand for housing (this is explained by the allocation for development in the Eastleigh Local Plan and also in the Planning Statement),
 - traffic concerns (this is addressed in the Transport Statement)
 - concerns about capacity in local community and social facilities/infrastructure (this will be addressed through the proposed Planning Obligation)
 - the importance of the site's landscape setting near Bursledon Windmill (this is explained in the Design and Access Statement and the Historic Impact Assessment).

6.0 CONCLUSIONS

- 6.1 The consultation process was appropriate for the following reasons.
- 6.2 The site has a long planning history which started through the preparation of the Eastleigh Local Plan between 2015 and 2022, and consultation on the previous proposal during 2017 and 2018.
- 6.3 The type of consultation was in accordance with Eastleigh Borough Council's planning policy. VOP Ltd has undertaken a proportionate consultation which met the Council's requirements and the site's history.
- 6.4 This included:
- Ward Councillor Briefings (offered)
 - Consultation newsletter delivered to 301 local homes
 - A dedicated website
- 6.5 Stakeholders were on balance positive about the design however they expressed their concerns during the construction phase of the project.

Appendix 1



Appendix 2



Appendix 3



