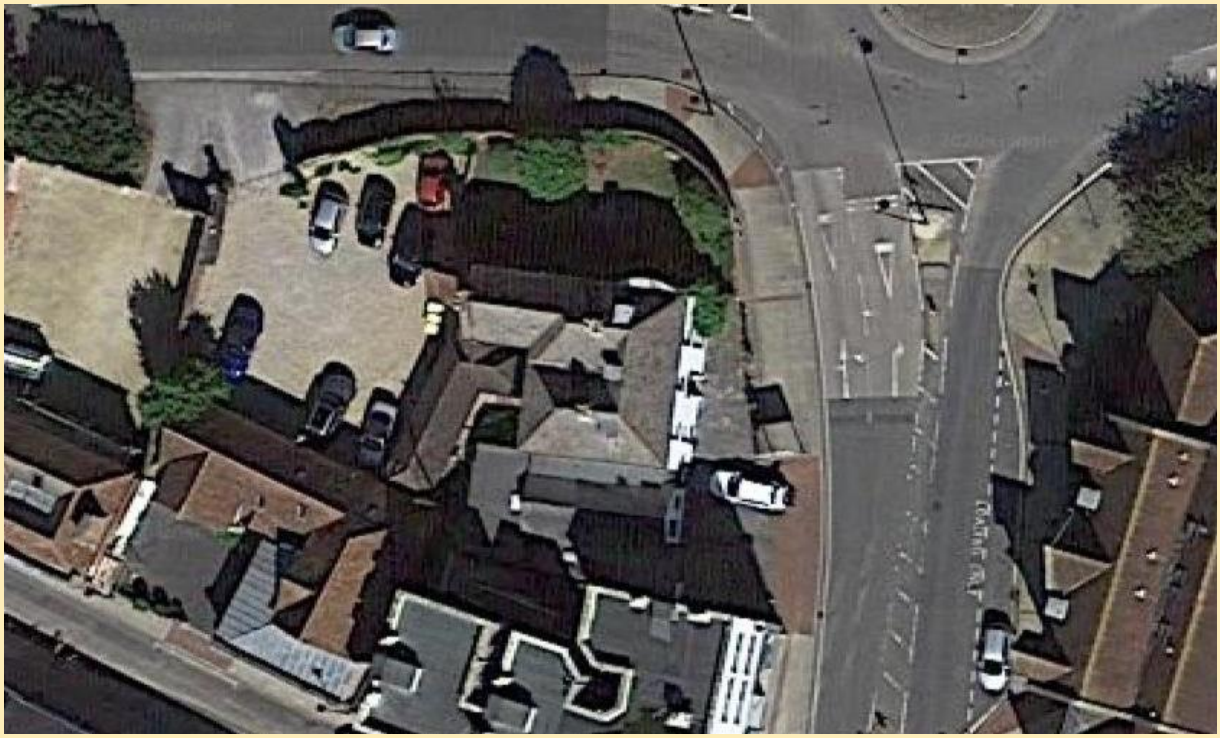
Cordage 14 Limited
Emsworth Doctors Surgery, North Street
Emsworth, PO10 7DD



Planning, Design & Access Statement

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CPC Ltd.

CPC Ltd.

Document Control

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Project: Emsworth Doctors Surgery

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CPC Ltd.

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CPC Ltd.

1.0 Introduction

1.1 CPC Limited (the "**Agent**") has produced this Planning, Design and Access Statement, on behalf of Cordage 14 Limited ("**Cordage Group**" or the "**Applicant**"), in support of the planning application for planning permission and listed building consent at the proposal site (the "**Property**") Emsworth Doctors Surgery, North Street House, Emsworth, PO10 7DD.

Proposal

1.2 The "**Application**" seeks full planning permission, and listed building consent, from Havant Borough Council (the "**Council**" or the "**LPA**") for the following development:

1.3 ***"Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3), following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping."***

1.4 The existing Doctors Surgery Practice, Emsworth Surgery, is relocating to the unused site of Victoria Cottage Hospital, North Street, Emsworth, PO10 7DD, in order to expand which would mean the Property would become vacant at in 2021. The Applicant is therefore proposing to relocate its business, a family owned and operated property development, planning and architecture consultancy, so the local business can expand and diversify. Additionally, the Applicant is proposing to create a new commercial premise with a flexible E Class use alongside the addition of two dwellings. Thereby creating a sustainable mixed-use scheme in the heart Emsworth

1.5 A schedule of the proposed accommodation is given below:

- Flat: 2b 3p – 68 sqm (GIA)
- Retail – 53.4 sqm (GIA)
- Offices – 243 sqm (GIA)

1.6 This Planning, Design and Access Statement has been informed by, and should be read in conjunction with the following documentation:

- Application Forms
- CIL Forms
- Topographical and Measured Building Plans – prepared by Encompass
- Existing and Proposed Plans (site layout, elevations, street scene, location / block) – prepared by Cordage Design
- Transport Statement – prepared by TPA

- Heritage Statement – prepared by Pegasus Group
- Arboricultural Impact Assessment – prepared by Eco Urban
- Bat Surveys – prepared by Ecological Hampshire Consultants

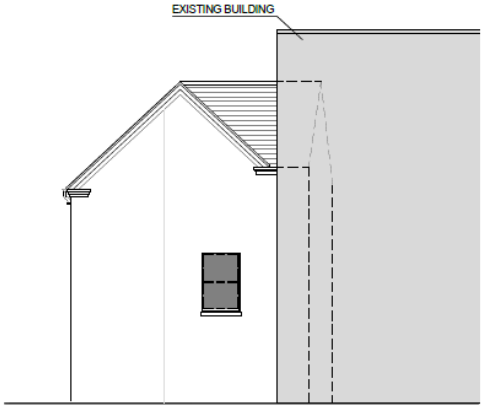
1.7 The Proposed Site Layout and Street Scene Elevations are given below for illustrative purposes only.

Proposed Site Layout

PROPOSED SITE PLAN
*12 Parking Spaces

Street Scene Elevations

NORTH ELEVATION



EAST ELEVATION

2.0 Application Site and Surroundings

2.1 The Site is located next to the main roundabout that connects Portsmouth and Havant with Chichester. The Property is currently used as a Doctor's Surgery, which is being relocated in 2021 to the former Victoria Cottage Hospital as per planning permission (ref no: APP/19/00414), meaning that the site would be vacant and therefore is surplus to operational requirements.

2.2 Emsworth is located two miles east of Havant and eight miles west of Chichester. The site is in Emsworth District Centre indicating that it is in a highly sustainable location, with residents enjoying access to a range of services including multiple public houses and restaurants, convenience stores, hardware shops, a post office, schools, a railway station, and multiple bus routes.

2.3 The Property benefits from two statutory heritage designations, being Grade II Listed and within the Emsworth Conservation Area.

2.4 The immediate locale is varied in architectural terms. The property immediately adjacent to the Doctor's Surgery is a mixed use development of three storeys comprising a pharmacy at ground floor and residential above, it is distinctively Art Deco in character which sets it at odds with the remainder of the Conservation Area.

2.5 There is a modern (c. 20 years) flatted development on the opposite side of High Street, with a convenience store at ground floor.

2.6 Further north along High Street there is examples of Georgian style buildings in mixed palettes of brickwork, with Flemish bond brickwork.

2.7 The palette of materials in Emsworth is similarly varied with red and grey facing brickwork, white and off-white rendering, a pastiche Tudor building, and modern shopfronts.

3.0 Planning History

3.1 The following planning applications / appeals are relevant to the proposal site;

- **99/51772/012** Single storey extension to rear to provide two additional surgery rooms – Permitted 30/06/1999
    - The appeal proposed a single storey extension to rear of Emsworth Surgery to provide two additional surgery rooms.
- **99/51772/011** Listed Building Application for erection of a single storey porch to rear of building with associated internal alterations – Permitted 12/06/1999
    - The proposed erection of a single storey porch to rear of building was for the Upper Flat, North Street House.
- **91/51772/008** Rear porch extension with minor internal alterations – Permitted 16/09/1991
    - The rear porch extension with minor internal alteration was for the Upper Flat, North Street House.

3.2 The following planning applications relate to the surrounding area of the site;

- **APP/19/00414** Conversion of former Victoria Cottage Hospital to GP Surgery with associated side, rear and front extensions – Permitted 5/09/2019
    - The proposal links back to Section 1.4. The current Doctors Surgery at the proposal site is presently in the process of relocating.
- **98/58875/002** External alterations to west elevation (as a result of the installation of a new lift internally) and extension and alterations to existing lean-to services building. – Permitted 7/12/1998
    - The proposal was for the Victoria Cottage Hospital, North Street, Emsworth.
- **94/58875/000** Single storey infill to form inner and outer lobbies to main entrance – Permitted 16/02/1994
    - The proposal was for the Victoria Cottage Hospital, North Street, Emsworth.

4.0 Planning Policy Context

4.1 Planning Policy Context Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that, in the determination of planning applications, decisions are made in accordance with the Statutory Development Plan of the District, unless material considerations indicate otherwise.

4.2 The Proposal Site is within the jurisdiction of Havant Borough Council where the Development Plan comprises: The Core Strategy, adopted in 2011 and The Site Allocations Plan, adopted in 2014.

4.3 There is also a Pre-Submission version of the emerging local plan, the Local Development Scheme, which is currently out for consultation. There is limited information in the document. Although the plan carries limited weight in decision-making, it has been considered during the design phase of the Application.

4.4 The Emsworth Neighbourhood Plan is at an advanced stage and has been found to be sound by the Council and was put to a referendum in May 2020 but has been put on hold due to COVID-19. However, due to the advanced stage of the Neighbourhood Plan it carries significant weight in decision making.

4.5 The Site is located within the demise of an existing Grade II Listed building and within the Emsworth Conservation Area, consideration is therefore given to the Emsworth Conservation Area Character Appraisal. This document was published in 2010 and whilst not an adopted planning policy, the applicant has given due consideration to its contents, nonetheless.

National Planning Policy Framework

4.6 The National Planning Policy Framework (the "**NPPF**") was published in February 2019 and establishes overarching principles of the planning system which aim to contribute to the achievement of sustainable development.

4.7 Paragraph 2 of the NPPF states that: *"Planning applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise."*

4.8 Paragraph 8 of the NPPF stipulates the planning system has three overarching, mutual objectives for achieving sustainable development which are:

a) *"Economic – helping to build a strong, responsive and competitive economy;*

b) *Social – supporting strong, vibrant and healthy communities and providing sustainable homes and by creating a well-designed environment with accessible services that support communities' social well-being;*

c) *Environmental – protecting and enhancing our natural, built and historic environment; including making effective use of land and helping to improve biodiversity."*

4.9 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means development plans should positively seek opportunities to meet the development needs of the area and be sufficiently flexible to adapt to rapid change and proposals should accord with an up-to-date development plan; and for decision-taking this means development proposals that accord with the development plan should be approved without delay.

4.10 When determining applications, paragraph 38 stipulates it is a requirement that Local Planning Authorities should approach decisions in a positive and creative way. Paragraph 38 also states that Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of an area.

4.11 Paragraph 47 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. It encourages that decisions on applications should be made as quickly as possible.

4.12 Paragraph 48 asserts that local authorities should give weight to relevant policies in emerging plans according to:

a) The stage of preparation of the emerging plan

b) The extent to which there are unresolved objections to relevant policies

c) The degree of consistency of the relevant policies in the emerging plan to the NPPF

4.13 Paragraph 54 of the NPPF states that planning authorities should consider whether unacceptable impacts of a development can be made acceptable via planning conditions. Planning conditions should be kept to a minimum and only imposed if they meet the test of being necessary, relevant, enforceable, precise and reasonable to the development proposals.

4.14 Section 5 on delivering housing sets out the Government's commitment to boosting the supply of homes to meet local needs, and that land with permission should be developed without unnecessary delay.

4.15 Policy 63 states *"[the] provision of affordable housing should not be sought for residential developments that are not major, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)".* Major developments are those which generate a net increase in housing of 10 or more units.

4.16 Paragraph 92 aims to preserve community facilities. Planning policies and decisions should guard against the unnecessary loss of facilities and ensure that established facilities are able to develop, modernise and enhance. Decisions should also ensure that there is an integrated approach to considering the location of housing, economic uses and community facilities.

4.17 Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that; the potential impacts of development on transport networks can be addressed; opportunities to promote walking, cycling and public transport are pursued; the environmental impacts of traffic and transport can be identified, assessed and if necessary mitigated; and, to ensure patterns of movement, streets and parking are integral to the design of schemes.

4.18 Paragraph 108 asserts that in assessing application sites it should be ensured that; sustainable transport is promoted; safe and suitable access can be achieved for all users; and, any significant impacts on the transport network can be cost effectively mitigated.

4.19 Paragraph 109 states: 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

4.20 Paragraph 110 stipulates that regarding transport, highways and access developments should:

- Give priority to pedestrian and cycle movements, within the scheme and with neighbouring areas; Address the needs of people with disabilities and reduced mobility;
- Create safe, secure and attractive places which minimise the scope for conflict between pedestrians, cyclists and vehicles; and
- Allow for the efficient delivery of goods, and access by service and emergency vehicles

4.21 Paragraph 118 (d) states that the development of under-utilised land should be promoted and supported, especially where it will meet an identified local housing need.

4.22 Paragraph 122 asserts planning decisions should support development that makes efficient use of land, with regards to; the need for different types of housing; local market conditions and viability; the desirability of promoting the regeneration of an area; and, the importance of securing well-designed, attractive and healthy spaces.

4.23 Paragraph 124 asserts the creation of high-quality buildings and places is fundamental to what the planning development process should achieve. Good design is a key aspect to sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.24 Paragraph 127 of the NPPF stipulates that *"planning policies and decisions should ensure that developments:*

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) Optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

4.25 Paragraph 155 states that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at the highest risk (whether existing or future)."

4.26 Paragraph 182 of the NPPF stipulates that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Existing

businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.

4.27 Paragraph 189 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.28 Paragraph 192 asserts that when determining applications, local planning authorities should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) The desirability of new development making a positive contribution to local character and distinctiveness.

4.29 Paragraph 196 stipulates that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Planning Practice Guidance

4.30 Planning Practice Guidance (the "**NPPG**") was published online in March 2014. It advises that:

4.31 "*The National Planning Policy Framework represents up-to-date Government planning policy and must be considered where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise*."

4.32 The Guidance advises that the Statutory Development Plan is "*the plan for the future development of an area*".

4.33 It consists of: Development Plan documents adopted by local planning authorities, including any 'saved' policies from plans that are otherwise no longer current, and those development plan documents that deal specifically with minerals and waste. Neighbourhood Plans, where these have been supported by the local community at referendum and subsequently made by the LPA.

4.34 Regarding how decisions on planning applications must be made, it advises that: *"The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified".*

4.35 The PPG also states that, to be effective, Local Plans should be kept up-to-date and reviewed regularly, which it suggests is likely to be at least every five years.

4.36 Mirroring the NPPF (paragraph 14), the NPPG advices that where a development plan is absent, silent or relevant policies are out of date, applications should be determined in accordance with the presumption in favour of sustainable development.

Havant Borough Core Strategy

4.37 The Council's Core Strategy was adopted in March 2011. As the key Development Plan Document, it sets out the vision, objectives, strategic sites, and strategic policies that will guide development across the borough until 2026.

4.38 **Policy CS 1 Health and Wellbeing** states that healthier lifestyles should be encouraged to improve wellbeing and the borough should be promoted as an attractive destination for recreation, leisure, and culture.

Paragraph 7 asserts that proposals for development will contribute effectively to the opportunities for increasing cycling for all types of trips, creating, and improving linkages within the borough.

Paragraph 10 stipulates that development proposals protects and contributes to the availability of community facilities through refurbishment or new provision which can be justified.

4.39 **Policy CS 2 Employment** states planning permission will be granted for development proposals that promote Havant Borough's economy. The Council seeks to accommodate flexibly a net total of 162,000 square metres of new employment floorspace between 2006 and 2026. In terms of Use Class E Offices, 75,000 square metres will be dedicated from the net total new employment floorspace.

Paragraph 1 asserts that proposals for development will prioritise the use of previously developed land for the provision of new employment floorspace.

Paragraph 2 addresses that development proposals that include Use Class E Offices are encouraged to locate in town centre locations.

4.40 **Policy CS 3 Skills and Employability** stipulates that planning permission will be approved for proposals of development that improves skill levels and the employability rate in the Borough.

4.41 **Policy CS 4 Town, District and Local Centres** states that planning permission will be granted for appropriate development proposals that promote and enhance various town centres, district centres and local centres.

Paragraph 1 stipulates that planning permission will be granted for appropriate town centre development proposals that promote and enhance the following hierarchy of identified centres:

- Town Centres – Havant and Waterlooville
- District Centres – Cowplain, Emsworth, Leigh Park and Mengham/Gable Head
- Local Centres – Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.

4.42 **Policy CS 6 Regeneration of the Borough** asserts that development proposals must positively contribute by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough.

4.43 **Policy CS 9 Housing** states that new homes should be distributed across the Borough with consideration of sustainability, suitability, and land availability.

Paragraph 1 stipulates that the Council aims to achieve a net total of 6,300 new dwellings between 2006 and 2026.

Paragraph 4 asserts that development proposals should achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and build form.

4.44 **Policy CS 11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough** stipulates that all new development is built to a high-quality sustainable design that is inspired by the character and setting of the local area. There should also be effective stewardship of the unique qualities of the borough's built and historic heritage and natural environment.

Paragraph 4 states that areas of development should protect and where appropriate enhance the borough's statutory and non-statutory herniate destination by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites buildings of local historic or architectural interest.

4.45 **Policy CS 12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)** asserts that landscapes and scenic beauty in the area should be protected.

Paragraph 1 stipulates the area of developments will be granted where it carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.

Paragraph 2 states that development proposals will be permitted where is it is appropriate to the economic, social, and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.

Paragraph 5 asserts that proposals of development will be granted where existing employment sites and allocations are safeguarded that are fit for purpose from development proposals for non-employment uses.

4.46 **Policy CS 15 Flood and Coastal Erosion Risk** asserts that development in areas at risk of flooding now and in the future will only be permitted if the site is located in low hazard areas as defined in the Strategic Flood Risk Assessment and demonstrates that the site is safe with mitigation strategies in place.

4.47 **Policy CS 16 High Quality Design** states planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work, and relax.

Paragraph 1 stipulates that all development should demonstrate that its design responds, draws inspiration from and respects local context and:

- Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

- The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking

Paragraph 2 asserts that all proposals of development should demonstrate that its design produces a positive relationship between buildings, street and spaces both existing and proposed, where:

- The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
- New streets are not dominated by vehicular traffic;
- The layout of the development is legible, meaning it is easy to orientate oneself and move through.

Paragraph 3 states that all development proposals should prove that its design contributes to the improvement of the public realm close to the development, by using high quality materials.

Paragraph 4 stipulates that all development should ensure that its design is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

Paragraph 5 asserts that all proposals of development should prove that its design maximises opportunities for mixed use development.

Paragraph 6 states that all development should demonstrate that its design mitigates negative environmental impacts.

Paragraph 7 stipulates that all development proposals should prove that its design can adapt to the changing needs of the users, as well as the changing climate.

4.48 **Policy CS 17 Concentration and Distribution of Development within the Urban Areas** asserts that development will be permitted that makes the most effective use of land in the borough. Proposals of development should prioritise development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.

4.49 **Policy CS 19 Effective Provision of Infrastructure** states that development will be permitted where it ensures that it makes the most effective use of existing infrastructure and if there is a proven need for additional infrastructure, a programme of delivery is agreed before development begins.

4.50 **Policy CS 20 Transport and Access Strategy** stipulates that development schemes should be consistent with and contributes to the implementation of the 'Reduce, Manage and Invest' strategy.

4.51 **Policy CS 21 Developer Requirements** asserts that development will be permitted if on-site and/or off-site requirements are met.

Havant Borough Site Allocations Plan

4.52 The Site Allocations Plan was adopted in July 2014. The Plan follows on from the Core Strategy. Together these plans provide the Borough with up-to-date policies to encourage investment in new jobs, provide enough land for new homes and protects its special environment.

4.53 **Policy AL1 Presumption in Favour of Sustainable Development** states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

4.54 **Policy AL3 Town, District and Local Centres** stipulates that planning permission will be granted for development proposals that provide main town centre uses in the district centre, and so contribute to their vitality and viability. The proposals of development should promote and enhance the primary shopping areas of the town and district centres, and generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public. Planning permission will be granted for development proposals that retain at least 25% of the units in an unbroken run of secondary frontage.

4.55 **Policy DM20 Historic Assets** asserts that planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
- Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

4.56 **Policy DM25 Managing Floor Risk in Emsworth** states that planning permission will be granted for developments within the Emsworth urban area boundary that can demonstrate how post

development runoff has been reduced by the greatest percentage rates and volumes that are possible in the context of cost, technical feasibility and viability. Change of use are exempt from the requirements of this policy.

Emsworth Neighbourhood Plan

4.57 The Emsworth Neighbourhood Plan was prepared by the Emsworth Neighbourhood Forum on behalf of those who live and work within Emsworth. The Plan is at an advanced stage, but yet to be confirmed by Referendum. It therefore carries significant weight in decision-making. The April 2019 submitted version of the Plan consists of their vision and objectives.

4.58 **Policy L1 General Housing Policy** addresses that all new housing must respect Emsworth heritage assets, especially in the town centre and on the waterfront.

4.59 **Policy L3 Walking Distances** states that housing proposals that are within a convenient walking distance of a local shop will be supported.

4.60 **Policy H1 Design & Heritage** stipulates that any new development or alteration to an existing structure that affects, or has the potential to affect a heritage asset, will be required in its design, scale and materials to conserve or enhance the setting of heritage assets to sustain the historic character of Emsworth.

4.61 **Policy H2 Heritage Appraisals** asserts that any application for new development or alteration to an existing structure that affects, or has the potential to affect, a heritage asset must include an appraisal of the site and its surroundings, as well as an appraisal of the impact of construction work and traffic on heritage assets.

4.62 **Policy W1 Employment Premises & Design Quality** states that all employment proposals need to demonstrate how they will relate to the wider Emsworth Context.

4.63 **Policy M4 Cycle Storage Provision** stipulates that new residential applications must include cycle storage facilities based on one per one or two-bedroom dwelling or two per three-bedroom dwellings. All new non-residential development applications must include covered and secure storage space.

4.64 **Policy D1 General Design Policy** states that all new developments and redevelopment proposals across the neighbourhood area are expected to be of high quality. The impact of any development, along with any required landscape mitigation measures should be addressed during the application process.

4.65 **Policy D2 Height, Mass & Materials** asserts that all new buildings shall be required to enhance the character of the area and be appropriate in height, mass and materials.

4.66 **Policy D3 Layout, Form & Density** stipulates that proposals of development should reflect the historic urban grain of the historic parts of the neighbourhood area and its specific characteristics. Also, proposals should make the most efficient use of land and be developed at the optimum density.

4.67 **Policy D5 Integration & Strong Connections** states that developments should create welcoming and inclusive neighbourhoods and enable the successful integration of the built form within its surrounding area.

4.68 **Policy D6 Resource Efficiency** asserts that all developments in Emsworth should minimise the carbon footprint of the neighbourhood area through the promotion of good design.

Havant Borough Council Borough Design Guide SPD

4.69 The Havant Borough Council Design Supplementary Planning Document was adopted in 2011 and provides detailed information that supplements Policy CS 16 of the Havant Borough Core Strategy.

4.70 The document highlights the key principles of good design which include:

- Distinctive character
- Ease of movement
- Good legibility
- Good continuity and enclosure
- Good quality public realm
- Diversity and detailing
- Adaptability and sustainability

Havant Borough Council Housing SPD

4.71 The Havant Borough Council Housing Supplementary Planning Document was adopted in 2011 and supports Policy CS 9 of the Havant Borough Core Strategy.

4.72 The priorities of the documentation include:

- To meet the housing needs of the borough and to plan for everyone to have access to a good home, with particular regard to those in need of affordable housing in addition to meeting the needs of the ageing population.

- To provide additional affordable housing in line with CS9 in the Core Strategy, other local development framework documents and changing national guidance in an innovative and flexible manner.
- To promote the provision of high-quality and sustainable affordable housing that provides a suitable range of housing types and sizes for a range of income levels; to help create mixed and balanced communities; and to enable the perception of affordable housing to be better understood.

Emsworth Conservation Area Character Appraisal

4.73 The Emsworth Conservation Area Appraisal was approved in 2010 and provides analysis of the features and assets present within the Conservation Area.

4.74 The Emsworth Conservation Area Appraisal stresses the importance of the essential character and qualities of the area. It defines its special qualities and heritage asserts particularly in terms of the area's local distinctiveness and special interest. It is demonstrated that these qualities should be safeguarded and where possible, enhanced.

4.75 North Street is an important part of the town of Emsworth, reflecting the growth in the 19th century and does have some historic character. However, the siting of North Street means it is effectively physically separated from the old town by the A259 with its wide roundabout junction and has therefore established a different character than that of the already designated conservation area.

4.76 According to the appraisal, North Street has suffered some undistinguished 20th century development that has diluted the original character of the street, and therefore the existing boundary for the Conservation Area is important as it is of high quality and focused around the coastal setting.

4.77 The majority of the Conservation Area's built form is that of the 18th century, both in terms of period buildings mostly abutting the pavements and the use of materials. The majority of buildings are built in a vernacular scale, on a domestic style with the exception of the industrial buildings. But even these reflect the smaller dimension associated with the locality and local materials. Elevations are generally in red stock brick, but sometimes this is painted, together with examples of painted smooth rendering (stucco) roofs of the early 19th century. Play clay tiles predominate the roofs and Welsh slate appears with the Regency period at a shallower pitch. Occasionally there are also fragments of rubble stonework. Flint was often used for cheaper walling, as boundaries or in small dwellings. Flemish bond and Flemish Garden Wall Bond were also used. Traditional sliding sash windows and

small pane casements are the common form of fenestration. Fanlights are a particular feature over doors in Emsworth.

Community Infrastructure Levy (CIL)

4.78 The Havant Charging Schedule was adopted in 2013. For residential development (one dwelling or more) in Emsworth the current CIL rate (2020) is £149.11 per sqm (including indexation). For retail development in the town centre and office development, there are no CIL charges.

5.0 Key Development Considerations

5.1 The following section of the Statement outlines why the proposed development is appropriate having regard to the planning policy context, as is set out in section 4 of the Statement, and any relevant technical considerations.

Principle of Development

5.2 The Property is located within the established built up area and Defined Settlement Boundary of Emsworth, specifically within the Emsworth District Centre, a highly sustainable location.

5.3 Emsworth has access to a far reaching range of services including multiple convenience stores, a large number of public houses and restaurants, cafes, fuel filling stations, garages, a Post Office and a public library.

Conversion of Existing Surgery to Offices

5.4 The property that currently is Emsworth Doctors Surgery (Use Class E), will be converted to offices (Use Class E). Under the General Permitted Development Order (2020) planning permission is not required for the Change of Use of uses that exist with the newly established Use Class E. It is therefore apparent that the act of changing the use of the building does not require planning permission in the legal sense.

5.5 However, because the Property is a Grade II Listed building any alterations to the fabric of the building require Listed Building Consent. A number of minor changes are proposed to the internal fabric of the building to facilitate the transition from a functioning doctor's surgery to an office space that is suitable for a modern business.

5.6 The conversion of this space from one community use to a business use is a highly sustainable one, because there will be no loss of Community Facility because the doctor's surgery is relocating as per the planning permission (ref no: APP/19/00414) discussed in Section 3 of the Statement.

5.7 By providing offices, this will complement the existing uses in the District Centre and will bolster the local economy by creating multiple trips (i.e. the occupiers of the new offices, retail and residential units will use the services in the District Centre).

5.8 Policy CS 2 from the Core Strategy and Policy AL3 of the Site Allocations Plan states that development proposals for retail and business uses should favour Town / District Centre locations. Proposals that provide main town centre uses in the district centre are supported in terms of planning permission.

Additionally, Havant Borough Council aims to accommodate 75,000 square metres for office space (Use Class E) between 2006 and 2026.

5.9 It is therefore considered that the conversion of the Property, from one sustainable use to another, is in full accordance with the aims of the Core Strategy and that this element of the Application proposals should be granted permission.

New Retail Unit

5.10 The Application proposals include the demolition of the single storey extension to the side of the Property (which currently houses the doctor's surgery reception area) to make way for a new three storey building comprising a retail unit at ground floor with residential above.

5.11 The Property location is alongside other commercial developments, which would mean that it would complement existing businesses nearby. Therefore, the Use Class E retail unit will be in an appropriate location.

5.12 Policy CS 4 from the Core Strategy and Policy AL3 from the Site Allocations Plan address the importance of promoting and enhancing District Centres. The proposed retail unit will enhance Emsworth District Centre and benefit the local economy.

5.13 Therefore, due to the proposals meeting the standards of Policy CS 4 in the Core Strategy, the Council should support this application.

Residential

5.14 The proposed erection of a two storey building would compromise of one residential dwelling (Use Class C3) on the first storey.

5.15 Emsworth is predominantly residential, with the District Centre being comprised of a mix of commercial uses at ground floor and residential in the upper storeys. The Application proposals to erect two additional storeys above the proposed retail unit will therefore coalesce with the existing makeup of the District Centre.

5.16 Policy CS 9 from the Core Strategy addresses the importance of creating sustainable housing across the Borough to meet the target of providing 6,300 new dwellings between 2006 and 2026. According to the Policy, accessibility to public transport and proximity to employment, shops and services should be considered when deciding locations for housing. The Application proposal will make a small but undeniable contribution towards the Borough's housing targets.

5.17 Policy L3 Walking Distances from the Emsworth Neighbourhood Plan reinforces the previous Policy mentioned as it states that housing proposals that are within a convenient walking distance will be supported.

5.18 Therefore, due to the location of the proposed development, the dwelling would be a sustainable addition to the area.

5.19 The Application is also in full accordance with the NPPF definition of sustainable definition, insofar as it provides the following benefits:

Economic

5.20 The proposals will provide many economic benefits for the local area. When development would commence, the property would be vacant as the current Doctors Surgery is relocating. In generating a retail unit, one dwelling and offices, the Applicant is in effect contributing to the local economy.

5.21 The retail unit would complement existing businesses in the surrounding area. Job opportunities would be created as a result, contributing to local employment.

5.22 Both the offices and the residential dwelling would benefit the local economy as it would increase the number of people in the District Centre, which will lead to more people using local services.

Social

5.23 The proposal provides a high-quality design dwelling for local residents. The addition of a new dwelling will support the District meet its housing targets.

Environmental

5.24 The relationship between the proposed dwelling, the proposed retail unit and the proposed offices in the existing building provides a sustainable approach, maxisming the potential of the site and creating a mixed-use environment which helps to promote a sustainable community, as supported by Section 8 of the NPPF.

5.25 The proposals successfully preserve and enhance two local heritage assets thereby ensuring there is no harm to the historic environment.

5.26 Moreover, this Statement is accompanied by technical documents that confirm that there will be no significant adverse impacts on the surrounding development, particularly with regards to Heritage Assets, Arboriculture and Ecology.

Heritage

5.27 The Applicant instructed Pegasus Group to produce a Heritage Statement (the "**HS**") in order to assess the significance of the heritage assets (the Grade II Listed building and Conservation Area) and in turn the impacts of the Application proposals on the significance of said heritage assets.

5.28 The statement identifies the significance of the Listed Building as lying predominantly in its aesthetic and historic values, although the single-storey pitched extension to the south of the historic east frontage makes a neutral contribution to its significance.

5.29 The proposal alterations will result in the removal of many modern internal partitions which currently disrupt the historic circulation and layout of the building. These changes will enhance the historic interest of the building.

5.30 The single-storey extension to the south of the historic frontage and the single-storey extension to the rear are to be demolished. The side extension is a heavily remodelled and modernised structure of probable late 19th -century date that makes a neutral contribution to the Listed Building. The rear extension is considered to detract from the historic and architectural interest of the Listed building; therefore, the removal creates benefits to the historical significance.

Doctors Surgery

5.31 The Grade II Listed of the building highlights that it is a heritage asset of less than the highest significance as defined by the NPPF.

5.32 The heritage significance of the Listed Building is principally embodied in its physical fabric. More specifically, it is the principal east façade which possesses the greatest historic and architectural interest, being a good example of a late Georgian residential frontage.

5.33 The north flank extension to the Central Buildings will cause no harm to the heritage significance of the site through change to its setting, especially as the current setting of the Listed building is predominantly modern and bears little resemblance to the historic experience.

5.34 The heritage benefits of the scheme are anticipated to outweigh the negligible, less than substantial harm that would arise from minor internal alterations. The conversion of the building from a surgery to an office will ensure its repair and long-term use and maintenance.

Emsworth Conservation Area

5.35 The Emsworth Conservation Area Character Appraisal and Management Plan were adopted in March 2010. Together, these documents outline the historic development of the town and describe those

elements that contribute to its special character and appearance (special interest), and hence the heritage significance of the Conservation Area.

5.36 Those elements of the Conservation Area which principally contribute to its special interest and significance as follows:

- The irregular street layout, which is centred on the 13th-century marketplace, is illustrative of the medieval origins of the town and contributes to the historic interest of the Conservation Area.
- The historic buildings within the old town, many of them Listed, contribute to the architectural and historic interest of the Conservation Area. Most are Georgian in style and illustrate the prosperity of the harbour town during the 18th century.
- The vernacular style and domestic scale of most built form within the Conservation Area contributes to its historic and architectural interest.
- Boundary walling, often of flint, stone or brick, contributes to the sense of enclosure and demarcation within the Conservation Area.
- There is potential for important buried Romano-British and medieval remains, which contribute to the archaeological interest of the Conservation Area.

5.37 The proposed extension is sympathetic to the Central Buildings in terms of scale, density and massing. It will soften the visually domineering and detracting north flank of the Central Buildings and serve as an architectural bridge between the Art Deco style block and the late Georgian frontage of 6 North Street.

5.38 It is anticipated that the proposals will result in an enhancement to the character and appearance, and hence the heritage significance, of the Emsworth Conservation Area, specifically by enhancing views into the Conservation Area from the north and by restoring the historic experience of 6 North Street as a detached late Georgian property.

Summary

5.39 The heritage benefits of the scheme are anticipated to outweigh the negligible level of harm anticipated to be caused. The conversion of the building from a surgery to an office will ensure its repair and long-term use and maintenance.

5.40 Policy CS 11 and Policy CS 16 from the Core Strategy and Policy DM20 from the Site Allocations Plan address the importance of enhancing and protecting buildings and areas of historic importance.

Policy H1 from the Neighbourhood Plan also highlights that design should conserve, enhance, and reflect the historic elements of the neighbourhood.

5.41 In conclusion, the proposals preserve and enhance the significance of the Listed building from harm and thus the tests set out in the NPPF and the local plan are met in full. Consequently, there is no clear reason for refusing the development.

Residential Amenity

5.42 the proposed dwelling will comply with Nationally Described Space Standards. For a two-bedroom, three-person flat the required GIA is 61 sqm. A full schedule of accommodation demonstrating this is given in Section 1 of the Statement and below:

- Flat 1 – two bedrooms, three persons – 68 sqm

5.43 At the front of the new building there will be benches as well as a green wall, which will be beneficial for the office workers, the retail workers, and the residents of the proposed dwelling. This meets the requirement of Policy D5 of the Neighbourhood Plan as it promotes integration and social interaction.

5.44 The southern elevation of the Art Deco property immediately to the south of the Property does not have any windows on it meaning there will be no overshadowing or inter-visibility in this respect.

5.45 The existing residential properties on the opposite side of High Street are located at a sufficient distance so as not to impact on the privacy of existing residents.

Arboriculture

5.46 An Arboricultural Impact Assessment and Method Statement (the "**AIA**") is enclosed with the Application which addresses the environmental acceptability of the proposed development in terms of protecting retained trees and their root protection areas.

5.47 A total of five individual trees were recorded on the site during the survey. Four of the trees will remain on site, one of the trees will be removed for management reasons. As the tree that is being removed is in Category U, the report states that the tree can be effectively discounted in the context of the planning process.

5.48 Considering the conclusions and recommendations within the AIA it is considered that the proposed development would not have a negative impact on existing trees

Ecology

Bat Survey Report

5.49 A Bat Survey Report accompanies the Application. It assesses the impacts on bats that may result from the development.

5.50 The report states due to the small number of suitable roosting features on the building, and the minimal suitable foraging habitat nearby, this building has low bat roost suitability. During the time of inspection, no bats or evidence of bats were seen.

5.51 Due to the results, the report recommends that the ecological enhancements to the site will be in the form of bird boxes. The enhancements will aid Policy CS 16 High Quality Design as it will support the local species in the area.

Flood Risk

5.52 The entirety of the Property is located within Flood Zone 1, according to the Environmental Agency Flood Maps, and is therefore at the lowest risk from flooding.

6.0 Design

6.1 As is noted in the enclosed Heritage Statement, the vernacular and domestic scale of most built form within the Conservation Area contributes to its historic and architectural interest. Common materials include red stock brick (sometimes rendered and painted), pale yellow (or white) brick, rubble masonry, flint masonry, plain clay tiles, and Welsh slate tiles.

6.2 The application site is a Grade II listed building is located within the Emsworth Conservation Area. The design proposal references the local architecture to ensure the heritage of the Conversation Area is preserved and enhanced, to achieve sustainability.

6.3 The exterior design of the two-storey extension will consist of white painted brick with a natural slate roof, lead covered dormers, grey aluminums windows and traditional style shop frontage. These materials have been chosen to ensure the extension preserves and enhances the aesthetics of the local area. There would also be associated hard and soft landscaping, including extending the graveled yard area to the rear in the location of the former rear extension.

6.4 The exterior design of the existing Listed building will remain the same, embracing the historical character – see Plate 1.

6.5 The ground floor of the proposed two-storey building will consist of a shop with a kitchen and bathroom facilities. There will also be a hall, stairs to the upper floor, bins disposal and a cycle store.. The flat on the first floor will have 2 bedrooms with kitchen/dining and a living space. – see plate 2.

6.6 The changes to the interior of the existing Listed building will consist of removing modern medical fixtures and general sympathetic repairs to existing features – see plate 3.

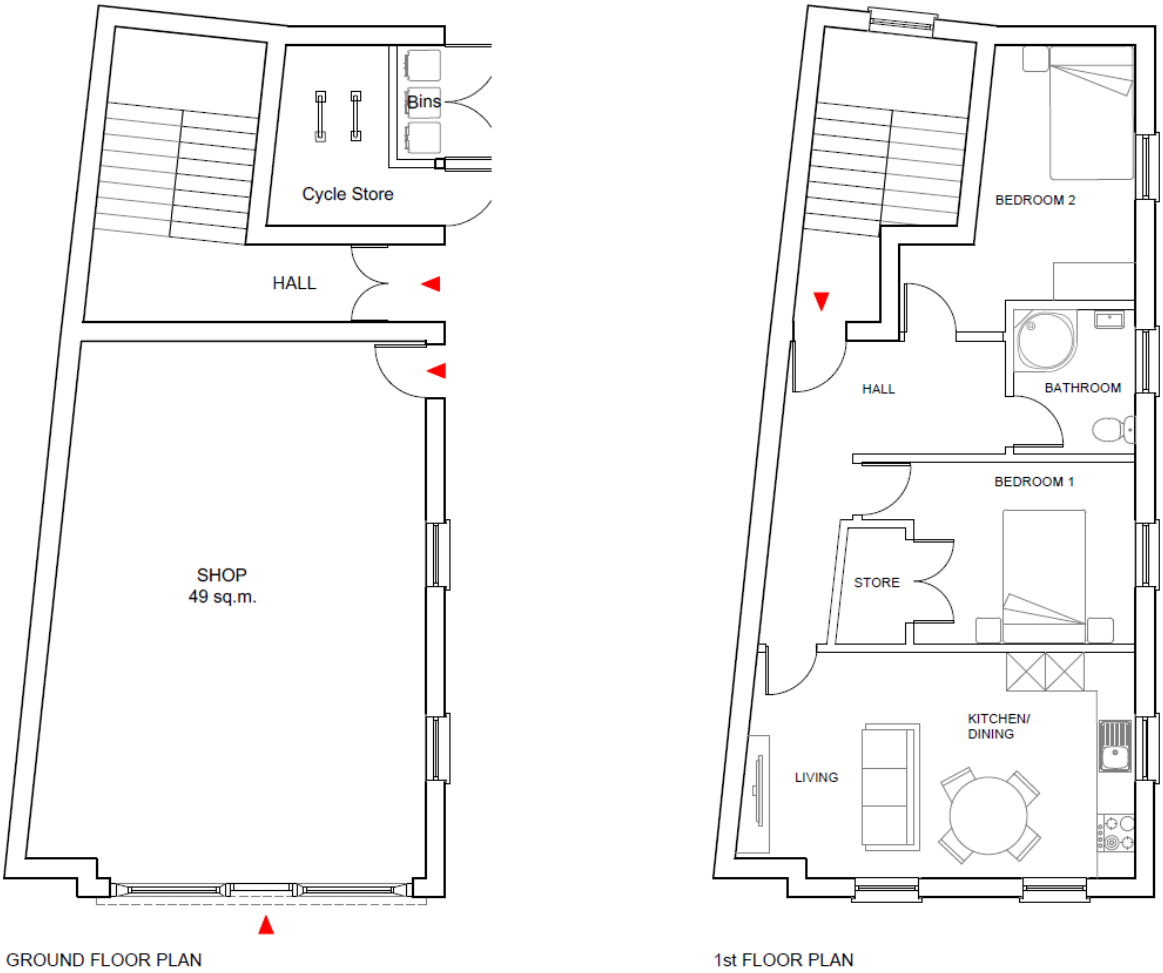


Plate 2 – Proposed Floor Plans – New Building

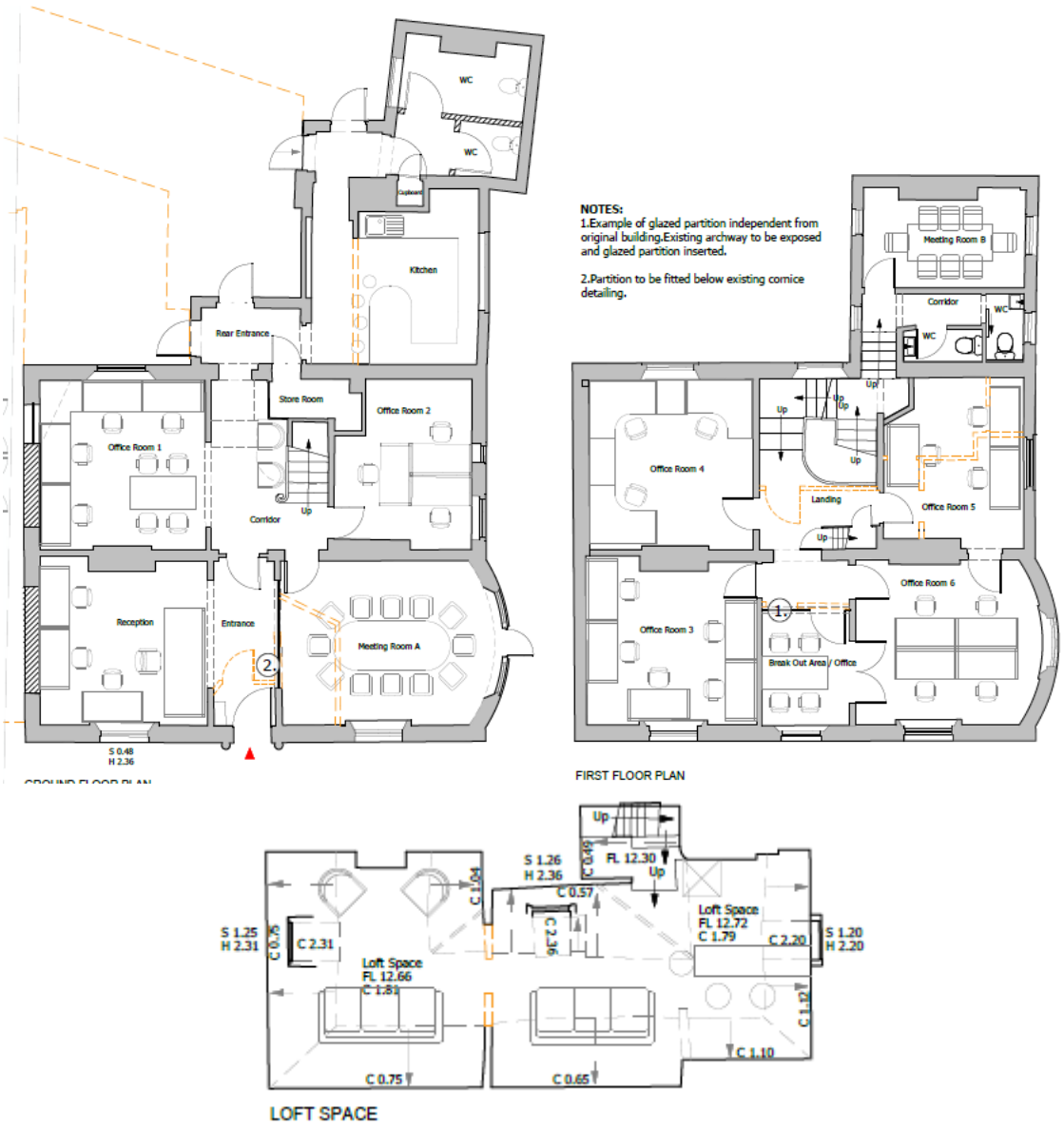


Plate 3 – Proposed Floor Plans – Existing Building

6.7 Policy CS 16 High Quality Design of the Core Strategy addresses that development should be designed at a high standard which helps to create places where people want to live, work and relax. Policy H1 Design and Heritage from the Emsworth Neighbourhood Plan asserts that any design changes to a heritage assert must sustain the historic character of Emsworth. Also, in the Neighbourhood Plan, D1 General Design Policy states that development proposals are expected to be of high quality. The sustainable development proposal achieves the aims of the policies with an excellent standard.

7.0 Access

7.1 The Application is accompanied by a Transport Statement prepared by TPA which shows that the location of redevelopment is very sustainable in terms of access.

7.2 There are footways and street lighting provided both sides of the roads surrounding the site. Two pedestrian crossings are also provided to the east and south of the site. There are cycle routes to other cities and towns including Havant, Portsmouth and Chichester, as well as local cycle routes. In terms of public transport, buses run frequently nearby. The nearest train station is Emsworth which is located 420m north of the site, which is within walking distance.

7.3 Given the High Street location of the development it is considered that a small retail unit will not generate any material volume of primary vehicle trips and that the two dwellings will generate a very low volume of vehicle trips, thus the overall impact upon traffic attraction associated with the site is not expected to change significantly and may reduce.

7.4 The proposals include on site parking for 12 vehicles, 2 spaces for the residential dwellings, 8 for the office space and 2 for the retail unit. These levels of provision are in accordance with the Havant Borough Council Parking Supplementary Planning Document.

7.5 In terms of cycle parking spaces, two will be provided for the residential units, three for the retail and three for the office space.

7.6 Refuse storage is provided on site in the form of a shared bin store and bins will be moved to the High Street frontage, adjacent to the public highway, on collection days which makes it easily accessible.

7.7 Policy CS 20 Transport and Access Strategy from the Core Strategy is supported by the development proposal as it is in a location where sustainable travel can be encouraged. Policy M4 Cycle Storage Provision is also supported by the development proposal due to the cycle parking spaces.

7.8 In summary, the statement concludes that the site is in a highly sustainable location and benefits from a very wide range of local amenities within short walking / cycling distance, including the Class E retail unit that will be onsite, reducing the need for future residents to travel by car.

8.0 Conclusion

8.1 CPC produced this Planning, Design and Access Statement in support of the Cordage 14 Limited's planning application in relation for planning permission and listed building consent for Emsworth Doctors Surgery.

8.2 The application proposes the conversion of the existing doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3), following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping.

8.3 This Statement and enclosed documentation demonstrate the proposed development has been designed in accordance with the relevant local and national planning policies and responds positively to the previous appeal decisions related to the Property.

8.4 The proposal of development creates various sustainable benefits including employment, enhancing the historical character of the Grade II listed building, new homes, creating office space in the District Centre and no harmful impacts in ecological terms.

8.5 Consequently, planning permission should be granted for the proposals without undue delay.