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1.0 | INTRODUCTION

1.0 INTRODUCTION



AERIAL SITE CONTEXT PLAN

Nova Planning Limited has been appointed by Metis Homes to prepare a Planning, Design and Access Statement, in support of a full detailed application to Havant Borough Council (hereafter referred to as HBC) for residential development and associated works on Land to the rear of 15-27 Horndean Road, Emsworth. The application site forms a discrete parcel of a wider allocation known as Southleigh under Policy KP5 of the emerging Havant Borough Local Plan 2036.

Policy KP5 allocates 152 hectares of land to the west of Emsworth for mixed use development comprising about 2,100 dwellings and associated infrastructure and facilities. The supporting text to the policy indicates that Southleigh is the most significant site allocated in the Local Plan 2036 but due to the time to plan, obtain consent and build the scheme it is considered that only 1,100 new homes can be delivered up to 2036. The remaining 1,000 homes are not expected to be delivered until 2037 onwards.

The land controlled by Metis Homes measures 0.93 hectares in area and is physically detached from the remainder of the Southleigh allocation due to the presence of an intervening watercourse and the extent of associated floodplain. The site is also visually contained on its western boundary by mature vegetation, which adds further to the sense of physical separation. The masterplan which accompanies the draft allocation shows no vehicular connectivity between the site and other land parcels in the wider allocation in recognition of these characteristics. Accordingly, this application is made in this context and noting paragraph 68 of the recently updated National Planning Policy Framework (NPPF), which emphasises the contribution small-medium sized sites can make to housing delivery and the benefits of sub-dividing large sites into smaller more deliverable parcels.

The purpose of this Statement is to describe the development and to provide an assessment of the proposals against relevant planning policy guidance. In addition, this statement also demonstrates how the application proposals have been designed to take account of and mitigate against the constraints of the development site.

This statement begins with a contextual review of the site, its surroundings and the constraints and opportunities presented by the development. It will then summarise the planning policies relevant to the application proposal, including a review of the parameters established as part of the masterplanning work for Policy KP5. The proposed development is described in detail, and a summary of the environmental and technical work that underpins the development is provided. This statement also incorporates an Affordable Housing Statement, which considers the tenure of the proposed residential development against adopted planning policy requirements.

The format of this document follows National Planning Guidance for Design and Access Statements.

THE APPLICATION SUBMISSION

Having regard to the site context, scope of this project and local validation requirements, the application pack comprises a detailed site layout, plans and elevation drawings, as well as the following environmental and technical reports:

- Arboricultural Implications Assessment and Method Statement, Prepared by ecourban Ltd;
- Ground Conditions Report, prepared by Geo-Environmental Services Ltd;
- Transport Statement, prepared by DM Mason Engineering Limited;
- Lighting Assessment, prepared by WYG;
- Acoustic Design Statement, prepared by Clarke Saunders
- Air Quality Assessment, prepared by Hawkins Environmental
- Ecological Survey Report, prepared by Ecology Solutions;
- Flood Risk Assessment, prepared by Aquacallidus;
- Surface Water and Foul Water Drainage Statement, prepared by Aquacallidus;
- Statement of Community Involvement, prepared by BECG;
- Archaeology Statement, prepared by RPS Group; and,
- Nitrate Mitigation Statement, prepared by Ecology Solutions.

This statement should be read alongside all of the application documentation.



2.0 | SITE AND SURROUNDINGS



2.0 SITE AND SURROUNDINGS

SITE DESCRIPTION

The application site measures 0.93 hectares in total and comprises a paddock. There is an existing derelict building located centrally within the site, which is heavily overgrown.

The site is located on the western side of Horndean Road, to the rear of nos. 15-27. Horndean Road is a linear route which defines the western boundary of the existing settlement of Horndean. There is frontage development on both sides, including the recent Bellway Homes development known as West Brook View. This development wraps around frontage development on the western side of Horndean Road thereby introducing development in depth in this location.

To the north of the application site are existing residential properties and their associated curtilages. To the east of the site is existing frontage development along Horndean Road, beyond which and on the eastern side of Horndean Road is St James CofE Primary School. To the south of the site is public open space comprising of the recreation grounds at Emsworth Park and Bowling Club. To the west of the site is currently farmland but this is allocated for comprehensive mixed-use development under the strategic allocation KP5 – Southleigh.

The site is generally well contained by established hedgerow around its perimeter, and a number of mature trees dot the boundary of the site. Three trees on the eastern boundary of the site are subject to Tree Preservation Orders. The southern boundary of the site is defined by a chain link fence, which separates the site from the recreation grounds beyond.



VIEW WITHIN SITE LOOKING NORTH

The application site is relatively flat with a gentle fall towards the existing watercourse along the western boundary. The site is located predominantly within Flood Zone 1, with the exception of the south western corner of site which is located in Flood Zones 2 and 3 associated with the aforementioned watercourse.

There are no listed buildings on or immediately adjacent the site, and the site is located outside of and well removed from any Conservation Area.

The application site forms part of the Land West of Emsworth Recreation Ground Site of Importance for Nature Conservation (SINC), which is designated for the botanical interest of the grassland within the site. A substantial amount of work has been undertaken by the applicant in close consultation with the Council's Ecologist to better understand the status of the site and to prepare a mitigation package to enhance biodiversity on site. This extensive work is documented in the environmental work accompanying this application.



VIEW WITHIN SITE LOOKING WEST

LOCAL CONTEXT ANALYSIS

Emsworth is a medium sized settlement located on the south-eastern edge of the Borough of Havant. Its eastern boundary is marked by the River Ems, which is also the boundary with West Sussex. Originally a fishing village on the northern shore of Chichester Harbour, the settlement has grown substantially with two distinct residential neighbourhoods to the north and south of the A272/railway corridor. Today Emsworth generally has a suburban character.

The southern boundary of the town is the shoreline of Chichester Harbour and the north extent of the settlement is marked by woodland known as Hollybank Woods. The eastern edge of the settlement is marked by the River Ems. These features create natural barriers to further expansion of the settlement. The western edge of Emsworth is relatively unconstrained and represents the only option for growth. This is recognised by the strategic allocation at Southleigh (Policy KP5).

Horndean Road has a suburban character in the vicinity of the site with a lit carriageway and footways on either side. The road is dominated by residential and leisure uses but it is lined with well-established trees and formal hedgerow which give this route a leafy and verdant character.

A study of the surrounding architectural context has been carried out to inform the application proposals. In summary, building styles are varied with no over arching type, creating a wide variety within the settlement. Within the vicinity of the site late 19th and early 20th century properties on Horndean Road have been infilled with 1-2 storey dwellings, with much of the development north of railway line taking place during the 1960s and 1970s.



HISTORIC MAP (1909)



HISTORIC MAP (1979-81)

2.0 SITE AND SURROUNDINGS

ACCESSIBILITY

The site is extremely well located in respect of existing transportation links and everyday facilities. The site's proximity to existing local amenities presents a good opportunity to reduce the reliance on travel by private car. A summary of the local facilities and their associated walking / cycling distances are shown on the adjacent plan.

There are a wide range of local services and facilities that residents are likely to use on a day to day basis within an acceptable walking/cycling distance. These services include a range of schools, shops, employment areas, health facilities and sports and leisure facilities.





EXISTING FRONTAGE DEVELOPMENT ON HORNDEAN ROAD (IMAGES COURTESY OF GOOGLE)

An aerial photograph of a desert landscape, showing a road and some vegetation. The image is dark and has a blue tint.

3.0 | CONSTRAINTS AND OPPORTUNITIES



3.0 CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

Analysis of the site and surrounds has identified the following constraints that must be considered through the design process:

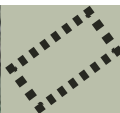
- Existing mature trees to the boundaries and their associated root protection areas.
- Existing dwellings in the vicinity of the site.
- Flood Zone 2/3.
- Relationship with adjacent public open space.
- SINC status of the site.

OPPORTUNITIES

Based on the established constraints and site analysis the following key opportunities will underpin the design:

- Integrate the new development with the surrounding area.
- Locate open spaces on the edge of development in order to soften the visual impact of the development and provide valuable community assets for residents and visitors as well as flood alleviation.
- Retain existing vegetation where possible and supplement this with suitable new planting.
- Provide a mix of open market and affordable housing.
- Enhance biodiversity through implementation of site specific management plan.



-  Access
-  Existing building to be demolished
-  Flood Zone
-  Boundary vegetation
-  Boundary sensitive to existing development
-  Root Protection Areas
-  Fall of Land

OPPORTUNITIES AND CONSTRAINTS PLAN

An aerial photograph of a desert landscape, showing a dirt road, some sparse vegetation, and a small building in the distance. The image is overlaid with a semi-transparent blue filter.

4.0 | THE PROPOSED DEVELOPMENT



4.0 THE PROPOSED DEVELOPMENT

This application seeks detailed planning permission for the residential development of land to the rear of 15-27 Horndean Road. A summary of the application proposal is provided as follows:

- Construction of 16 high-quality houses including 6no. 2-bedroom houses, 8no. 3-bedroom houses and, 2no. 4-bedroom houses;
- The provision of 5no. affordable houses (30%);
- The creation of a single vehicular access direct onto Horndean Road staggered from Bellevue Lane;
- The retention of boundary hedgerows and trees;
- Houses to be provided with private rear gardens;
- Affordable housing distributed across the site and integrated with market housing;
- Allocated vehicular parking provided on plot. Visitor parking distributed across the site; and,
- Generous area of public open space incorporating flood alleviation and biodiversity enhancement opportunities.

The proposed development is described in detail in the subsequent sections of this report.



SITE LAYOUT PLAN



ARTIST'S IMPRESSION

An aerial photograph of a rural landscape, showing a mix of agricultural fields and some trees. The image is overlaid with a semi-transparent blue filter. In the top right corner, there is a small, partially visible structure that appears to be a house or a small farm building.

5.0 | PLANNING POLICY



5.0 PLANNING POLICY

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 development plan unless material considerations indicate otherwise.

At a national level planning policy guidance is provided by the Revised National Planning Policy Framework (NPPF) and National Planning Policy Guidance (PPG). The revised NPPF and PPG are material considerations in the determination of planning applications.

At a local level, the Development Plan for the site comprises the Havant Borough Core Strategy (2011) and the Site Allocation Plan (2014), which remain in place until the Havant Borough Local Plan 2036 is adopted. The Pre-submission Havant Borough Local Plan 2036 was public for public consultation between February and March 2019, whilst the latest Local Development Scheme was adopted by the Council in January 2019. It is anticipated that the Local Plan 2036 will be submitted to the Secretary of State for examination in quarter 3 of 2019 with adoption expected by the second quarter of 2020.

The Revised NPPF is clear at paragraph 48 where it states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given). The emerging local plan for Havant is at a relatively advanced stage having undergone extensive public consultation. Given the status of the emerging Plan, only moderate weight can be attributed to its policies at present but nevertheless the emerging plan does present a clear direction of travel for the Borough.

THE REVISED NPPF

The revised NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three over arching objectives, which are interdependent and need to be pursued in mutually supportive ways, these objectives are:

- 1. An Economic Objective** – To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- 2. A Social Objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- 3. An Environmental Objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. The presumption is set out at paragraph 11.

For decision making the presumption in favour of sustainable development means:

1. Approving development proposals that accord with an up-to-date development plan without delay; or
2. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

THE REVISED NPPF CONTINUED

Section 4 has regard to decision-making and requires Local Planning Authorities to approach decision on proposed development in a positive and creative way. Decision makers at all levels should seek to approve applications for sustainable development where possible (paragraph 38).

Paragraphs 39 to 46 has regard to pre-application engagement and front-loading and acknowledges the importance of early engagement in helping to improve the efficiency and effectiveness of the planning system.

Paragraph 47 confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible.

Section 5 has regard to the supply of homes. At paragraph 59 the Framework identifies that it is important that a sufficient amount and variety of land can come forward where it is needed to support the Government's objective of significantly boosting the supply of homes.

Paragraph 68 recognises the important contributions small and medium sized sites can make to meeting the housing requirement of an area and requires the identification of at least 10% of the overall housing requirement to be met on sites of no larger than one hectare. Paragraph 68 also encourages local planning authorities to work with developers to encourage the sub-division of large sites where this could help speed up the delivery of homes.

Section 11 considers the need to make effective use of land, which includes a focus on the reuse of brownfield land to achieve objectively assessed needs. Section 11 also emphasises the need to achieve appropriate densities in order to make efficient use of land, taking account of: local market conditions; the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and, the importance of securing well-designed and healthy places, amongst other things (paragraph 122).

Section 12 has regard to design and confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is seen as a key aspect of sustainable development. Paragraph 127 requires planning policies and decisions to ensure that developments:

1. 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;
2. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
3. 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);
4. 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;
5. optimise 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
6. 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.

Paragraph 128 identifies that Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussions between applicants, the local planning authority and local community about the design and style of the emerging scheme is important for clarifying expectations and reconciling local and commercial interests. Applicants are encouraged to work closely with those affected by their proposals and to evolve designs to take account of the views of the community. Applicants that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 130 confirms that where the design of a development accords with clear expectation in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Section 15 has regard to conserving and enhancing the natural environment, including landscapes, biodiversity and geodiversity.

Paragraph 212 confirms that the Framework is a material consideration which should be taken into account in dealing with applications from the day of its publication.

5.0 PLANNING POLICY

THE HAVANT CORE STRATEGY (2011)

The development plan for the area is the adopted Havant Core Strategy (2011). The relevant policies of the Havant Core Strategy include:

- CS9 – Housing
- CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS13 – Green Infrastructure
- CS15 – Flood and Erosion Risk
- CS16 – High Quality Design
- CS17 – Concentration and Distribution of Development within the Urban Areas
- CS19 – Effective Provision of Infrastructure
- CS20 – Transport and Access Strategy
- CS21 – Developer Requirements
- DM6 – Coordination of Development
- DM8 – Conservation, Protection and Enhancement of Existing Natural Features
- DM11 – Planning for More Sustainable Travel
- DM12 – Mitigating the Impacts of Travel
- DM13 – Car and Cycle Parking on Residential Development

OTHER RELEVANT LOCAL PLANNING GUIDANCE

- Emerging Emsworth Neighbourhood Plan
- Borough Design Guide SPD (December 2011)
- Housing SPD (July 2011)
- Parking SPD (July 2016)

THE EMERGING HAVANT LOCAL PLAN 2036

The emerging local plan is due to be submitted to the Secretary of State for examination later this year. Adoption of the Local Plan is expected in 2020. Whilst the plan can only carry moderate weight at present, it does nevertheless provide a clear direction of travel for the Borough and its policies are of relevance to the current proposals.

The following draft strategic policies are considered relevant to the proposals:

- KP5 – Southleigh

In addition, the following draft development management policies are considered relevant to the current application:

- IN3 – Transport and parking in new development
- IN4 – Access onto Classified Roads
- IN5 – Future management and Management Plans
- E1 – High quality design
- E3 – Landscape and settlement boundaries
- E6 – Best and most versatile agricultural land
- E9 – Provision of public open space in new development
- E12 – Low carbon design
- E14 – The local ecological network
- E15 – Protected species
- E18 – Trees, hedgerow and woodland
- E19 – Managing flood risk in new development
- E22 – amenity and pollution
- H1 – High quality new homes
- H2 – Affordable housing
- H3 – Housing density
- H4 – Housing mix



Legend

1. Local centre
2. Primary school
3. Woodland edge
4. Southleigh Park House
5. Wetland habitat
6. Attenuation basins
7. Spine road
8. Pedestrian / bicycle crossing
9. Neighbourhood street
10. Existing farmstead
11. Pedestrian/ cycle route
12. Linear green
13. Connection to Denvilles
14. Connection to Emsworth Park
15. A27 buffer
16. East to west linear park
17. Local park
18. Visitor centre
19. Junction improvement

Illustrative masterplan. NTS

SOUTHLEIGH ILLUSTRATIVE MASTERPLAN

An aerial photograph of a desert landscape, showing a road, a building, and some vegetation. The image is dark and has a blue tint.

6.0 | DESIGN SOLUTION



6.0 DESIGN SOLUTION

LAYOUT

The proposed site layout has been developed in response to the site opportunities and constraints in order to create an appropriate form of development that knits with the pattern of the surrounding settlement whilst also respecting the site's current fringe location. The layout has also had regard to design principles established by planning policy and guidance.

The proposed dwellings are arranged around a simple cul-de-sac road layout. The cul-de-sac terminates with a turning head to enable refuse and service vehicles to enter the site, turn and exit in a forward gear. The properties positively front the internal public spaces, which has been designed as a shared space to promote neighbourliness and socialisation within the development.

By orienting the properties to face inward this has allowed rear garden areas to be aligned with those of the existing properties to ensure that the development does not result in an overbearing relationship and limits potential for overlooking. The layout of the site has been designed to protect neighbour amenity. This layout configuration also ensures that existing boundary trees and hedgerow can be retained.

An area of public open space (approximately 0.4 hectares) is provided in the south western corner of the development and adjacent the existing recreation ground to the South of the site. The public open space will be framed by native hedgerow planting and plots 10 and 11 which have been designed with fenestration detailing that provides natural surveillance of this space.

AMOUNT AND MIX

The application seeks planning permission for the construction of 16 homes, including 11 open market and 5 affordable dwellings. The following table provides a breakdown of the proposed dwelling mix.

Tenure	1-bed	2-bed	3-bed	4-bed+	Total
Affordable	-	4	1	-	5
Private	-	2	7	2	11
Total					16

The proposed quantum of development equates to a net development density of approximately 30 dwellings per hectare excluding the public open space, which is considered to strike an appropriate balance between making most efficient use of land whilst responding to the local pattern and density of existing development. The proposed mix of housing accords with HBC's adopted policy CS9 and emerging Policy H2. The proposed development provides a compliant level of affordable housing.



SITE LAYOUT PLAN

SCALE AND APPEARANCE

Scale is a combination of height, bulk and massing, and in this respect the proposed development has had careful regard to existing development within the vicinity of the site. The proposed dwellings will be two storeys in height and have been designed with hipped roofs to lessen their overall bulk and massing.

Reflecting the contextual analysis of the site and its surroundings the proposed dwellings follow a traditional style and use traditional proportions. The houses are of traditional construction including facing brickwork under tiled roofs. Interest has been added to the roofscape through the introduction of hipped roof forms, whilst elevationally the dwellings are adorned with simple detailing including string courses, lintel and sill detailing and attractive porch designs. The resulting proposal is in keeping with the site's context which is of predominantly traditional forms and designs.



PLOT 11



PLOT 1



PLOTS 4 & 5



PLOT 16

SPACE STANDARDS, LIVABILITY AND SUSTAINABILITY

The proposed dwellings have been designed to meet and where possible exceed the National minimum space standards in order to provide liveable accommodation which adequate amounts of storage space. The internal configuration of the dwellings has been designed to respond to the constraints and opportunities of the development site to ensure that the dwellings receive ample amounts of natural light and good ventilation throughout without exposing properties to excessive solar gain. Using traditional construction materials the dwellings will be insulated to modern standards and will have a thermal mass to maintain comfortable ambient temperatures year round without need of excessive artificial heating or cooling.

In accordance with HBC policy requirements the proposed dwellings have been designed to meet enhanced accessibility and adaptability standards across all tenures to ensure that new homes are suitable for a wide range of occupants.

Externally each property is provided with a well proportioned area of private amenity space in the form of private rear and side gardens. Where gardens have boundaries which is contiguous with the public spaces on the site a robust and attractive boundary detailing is proposed for privacy and security - for the internal shared space this means boundary walls, and boundaries on the area of public open space are defined by attractive native hedgerow.

The area of communal public open space is provided well in excess of policy requirements and offers opportunities for recreation and socialisation. The public open space serves a dual function of enhancing opportunities for recreation but also provides for flood alleviation and biodiversity enhancement.

6.0 DESIGN SOLUTION

ACCESS AND PARKING

There will be a single vehicular and pedestrian access to the site, created by the adaption and improvement of an existing access gate. Access will be via a dropped kerb footway crossing. This will serve a 5.5 metre wide shared surface road with 2 metre verges on each side. Verges will provide a service access corridor. Visibility splays on to Horndean Road in accordance with Manual for Streets are achievable.

The two- and three-bedroom houses each have two parking spaces. The four-bedroom houses have three parking spaces. There are three visitor parking spaces within the development. The proposed parking arrangement accords with HBC planning policy guidance and associated Parking SPD.

REFUSE AND SERVICING

The layout provides a turning head to suit a refuse vehicle of 11 metres in length, which is also appropriate for fire appliances and other service vehicles. The turning head will enable service vehicles to enter the site turn and exit in a forward gear in the interests of highway safety and in accordance with planning policy guidance.



ARTIST'S IMPRESSION

An aerial photograph of a desert landscape, showing a road, some vegetation, and a small building in the distance. The image is dark and serves as a background for the title.

7.0 | PLANNING ASSESSMENT



7.0 PLANNING ASSESSMENT

PRINCIPLE OF DEVELOPMENT

The application site is currently located within the designated countryside where the principle of development is usually not accepted. However, the site forms part of draft strategic allocation KP5 – Southleigh, which earmarks 152 hectares of land to the west of Horndean Road for a mixed-use development comprising about 2,100 houses and associated infrastructure and facilities.

The Revised NPPF is clear at paragraph 48 where it states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given). The emerging local plan for Havant is at a relatively advanced stage having undergone extensive public consultation and whilst the plan has yet to undergo formal examination it nevertheless presents a clear direction of travel for the Borough. In relation to strategic policy KP5, this is identified as the most significant site allocated in the emerging Local Plan and represents the cornerstone of the Borough's housing strategy for the period to 2036. Delivery from this site is therefore essential in order for the Borough to meet its objectively assessed housing need.

However, the emerging Local Plan acknowledges that a site of this nature takes time to plan, obtain consent and build. Accordingly, the Plan assumes approximately 1,100 homes from this allocation can be delivered in the period to 2036. The remaining 1,000 homes are not expected to be delivered until 2037 onwards.

Paragraph 68 of the NPPF recognises the important contributions small and medium sized sites can make to meeting the housing requirement. It requires the identification of at least 10% of the overall housing requirement for an area to be met on sites of no larger than one hectare. It also encourages local planning authorities to work with developers to encourage the sub-division of large sites where this could help speed up the delivery of homes.

The land controlled by Metis Homes comprises a discrete parcel of the wider allocation at Southleigh. The site measures 0.93 hectares in area and is physically detached from the remainder of the allocation due to the presence of an intervening watercourse and the extent of associated floodplain. The site is also visually contained on its western boundary by mature vegetation, which adds further to the sense of physical separation. The masterplan which accompanies the draft allocation shows no vehicular connectivity between the site and other land parcels in the wider allocation in recognitions of these characteristics.

In the light of these site characteristics and in the context of paragraph 68 of the NPPF, the land controlled by Metis Homes represents a significant opportunity for a small-scale release from this wider allocation to aid delivery in the Borough in the 0-5 year period. The proposals represent a significant opportunity to boost the supply of homes in a sustainable location in accordance with the government's objectives and the presumption in favour of sustainable development.

Having regard to the matter of prematurity, the NPPF is clear where it states at paragraph 49 that arguments that an application is premature are unlikely to justify refusal of planning permission, other than in the limited circumstances where both criteria are met:

- the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
- the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

In relation to the former the site is of such a scale that it would not alone or in combination with other developments undermine the plan-making process. It represents a discrete site that is located in a sustainable location and which stands up on its own individual merits. In addition, the development of the site will in no way prejudice the appropriate master planning and delivery of the wider Southleigh strategic site and it is not necessary to artificially delay the delivery of new homes at this site in that context.

In relation to the latter, paragraph 50 of the NPPF is clear that refusal of planning permission on the grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination.

In summary, the application site represents a discrete parcel of the wider draft allocation of Southleigh, which is both physically and visually distinct. Southleigh represents the cornerstone of the Council's housing strategy and is essential for the Borough to meet its objectively assessed need. The site is not reliant on key infrastructure and facilities within the wider Southleigh allocation and is sustainable in its own right. In the context of paragraph 68 of the NPPF the application proposals represent a significant opportunity to deliver much needed open market and affordable housing in a sustainable location in the 0-5 year period. In this context, the proposed development is considered acceptable in principle.

OTHER TECHNICAL CONSIDERATIONS

Agricultural Land Classification

According to Natural England mapping the site has an agricultural land classification of Grade 3. As such, the site is likely to contain the best and most versatile agricultural land. However, the site is small and provides limited opportunity for practical agricultural use. In addition, the Council's Sustainability Appraisal confirms any future development of the site would not be required to provide on site community food growing provision as development would be less than 50 dwellings. For these reasons the Council has assessed the site as negative against the relevant objection in the Sustainability Appraisal.

Trees

The application is accompanied by an Arboricultural Implication Appraisal and Tree Protection Plan prepared by Eco Urban Limited. This concludes that the trees to be removed to facilitate the proposed development are either small in size and/or unremarkable and so their loss is unlikely to have any particular implications in the locality. It goes on to confirm that provided the tree protection measures detailed in the report are realised and the sensitive work within RPAs is carried out with due care, then the proposed development is arboriculturally acceptable and there will be a low risk of any adverse impact on the trees scheduled to be retained.

Ecology

The application is accompanied by an Ecological Assessment prepared by Ecology Solutions. The Assessment comprises the culmination of extensive survey work carried out over 2018 and 2019.

The assessment work found the application site to predominantly comprise an area of relatively species-poor semi-improved grassland. Other habitats present within the application site include for boundary hedgerows and trees, alongside areas of scrub and ruderal which are either species-poor in nature (Bramble monoculture) or comprising a mix of non-native species and amenity escapes.

Specific species survey work undertaken by Ecology Solutions confirmed the presence a small population of Slow Worms, foraging and commuting bats (low levels of activity and dominated by Common Pipistrelle) and a range of common birds. A small number of trees were further identified to support features of potential value to roosting bats, however no evidence of use was recorded during specific surveys. There was no evidence of badger using the site and given the habitats present, the small scale of the site and its context in the local area, the application site has is not considered to be of any potential significance to other protected or notable species groups (such as Dormouse or Great Crested Newts). Where protected or notable faunal species have been recorded, suitable avoidance, mitigation and enhancement strategies have been identified such that adverse impacts can be avoided and long-term opportunities retained or enhanced.

Regarding the designation of the site as a SINC (Land West of Emsworth Recreation Ground SINC), the assessment work found that the ecological value of this site had declined since the site was designated. The overall conclusion of the assessment work was that the land no longer meets the qualitative criteria to warrant a SINC designation. A separate application has been made to de-allocate the SINC. That said, a planning application offers a mechanism to deliver an appropriate management regime, secured through planning condition or S106 which may safeguard the long-term ecological value of the land and eventually enable the indicator species to regenerate.

In conclusion, there is no evidence to suggest that there would be any overriding ecological constraints which would prevent the delivery of the proposed development at the site.

7.0 PLANNING ASSESSMENT

Ground Conditions

The application is accompanied by a Desk Study Report prepared by Geo-Environmental Services Limited which provides the results of preliminary desk-based research considering the potential risks associated with the geotechnical and chemical ground conditions of the site. The report identifies that the site is underlain by Head Deposits in the west part and River Terrace Deposits in the east part. The bedrock geology was indicated to be the London Clay Formation. In addition, given that previous development appeared to have occurred in the north-eastern portion of the site historically, there is some potential for Made Ground to be present overlaying the natural strata.

Owing to the potential presence of Made Ground the report concludes that there is potential for contamination to exist, which could influence the proposed development. However, the overall risk of ground contamination associated with the site is considered to be of a low order of magnitude for current and future site users.

In summary, the Desk Study therefore recommends post consent intrusive ground investigation be undertaken to determine the potential risks associated with the geotechnical and chemical ground conditions of the site. However, this further work can be secured by appropriately worded planning conditions.

Flood Risk and Drainage

The application is accompanied by Flood Risk Assessment and Drainage Strategy prepared by Aquacallidus which demonstrates that the proposed development can be accommodated on site without risk of flooding or increasing the risk of flooding offsite. The report concludes that the local sewerage network has capacity to accommodate the development.

The residential development is located entirely within Flood Zone 1, whilst the soft landscaping and public open space is within the Flood Zone 2/3 flood plain. The design of the surface water drainage scheme has been informed by ground investigation works, which confirms that the underlying geology of the site and high water table render the site unsuitable for infiltration drainage. Accordingly, the proposed surface water regime incorporated onsite attenuation and controlled discharge to the adjacent watercourse design to accommodate climate change.

The application site will connect directly to the existing foul network. A sewer capacity check has been undertaken by Southern Water which confirms there is adequate capacity in the local sewerage network to accommodate the foul flow from the development.

Noise, Air Quality and Light

The application is accompanied by a detailed Acoustic Design Statement, Air Quality Assessment and Lighting Assessment prepared by Clarke Saunders, Hawkins Environmental and WYG respectively. Together these reports measure the site's baseline conditions and assess the results against the NPPF and currently available standards and guidance documents to consider whether the site is suitable for the proposed residential development. This work also considers the impact of the proposed development on the receiving environment and adjacent land uses.

In conclusion, the development site is not constrained for residential use and the proposed development will not give rise to any unacceptable impacts in relation to noise, air quality and light on humans or ecological receptors. No conflict with appropriate national standards is identified and the development is considered to fully accord with the provisions of the NPPF and local planning policies.

An aerial photograph of a desert landscape, showing a road, some vegetation, and a small building in the distance. The image is dark and serves as a background for the text.

8.0 | AFFORDABLE HOUSING STATEMENT



8.0 AFFORDABLE HOUSING STATEMENT

Adopted policy CS9 requires sites of 15 or more dwellings to provide between 30-40% affordable housing on site incorporating a mix of 65-70% social rented and 30-35% intermediate. Emerging Policy H2 requires 30% affordable provision and incorporating 10% of the total number of homes (gross) for shared ownership, with the balance to be social rented.

In accordance with adopted and emerging planning policies the proposed development incorporates 5 affordable dwellings (30%). For clarity, the affordable housing mix is summarised in the table below. However, the precise tenure split of the proposed affordable dwellings is for discussion with HBC's Housing Officer.

Tenure	1-bed	2-bed	3-bed	4-bed+	Total
Affordable	-	4	1	-	5

The application site is small but nevertheless Metis homes has sought to properly integrate the affordable houses through the development. In this regard the proposed affordable housing is dispersed through the site and the design of the dwellings will ensure they are indistinguishable from the market housing. The proposals fully accord with the overriding aims and objectives of HBC's affordable housing policy.



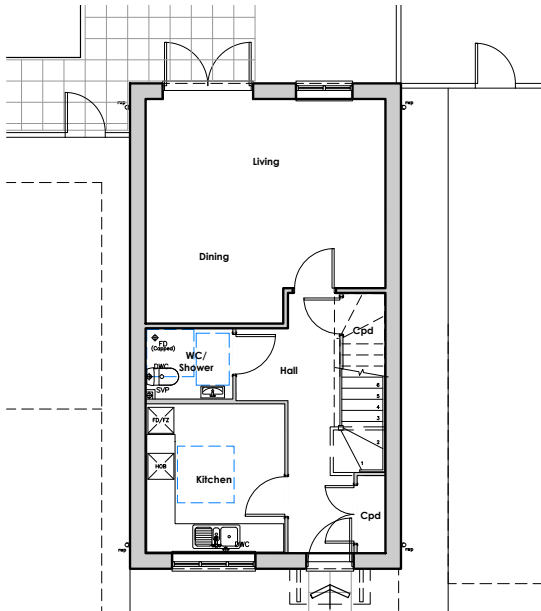
AFFORDABLE HOUSING PLAN



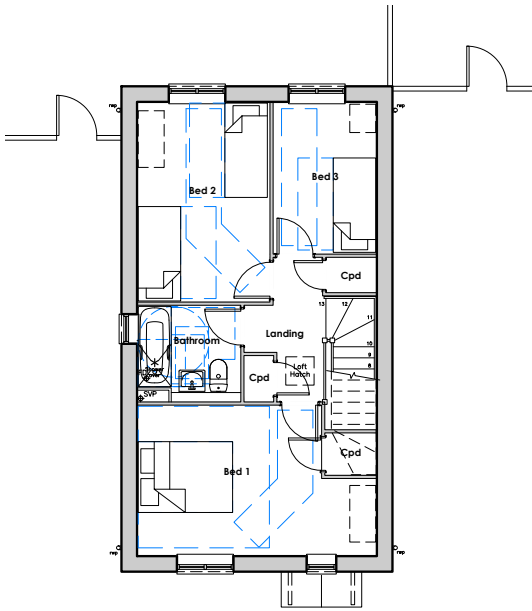
PLOT 9 - ELEVATION



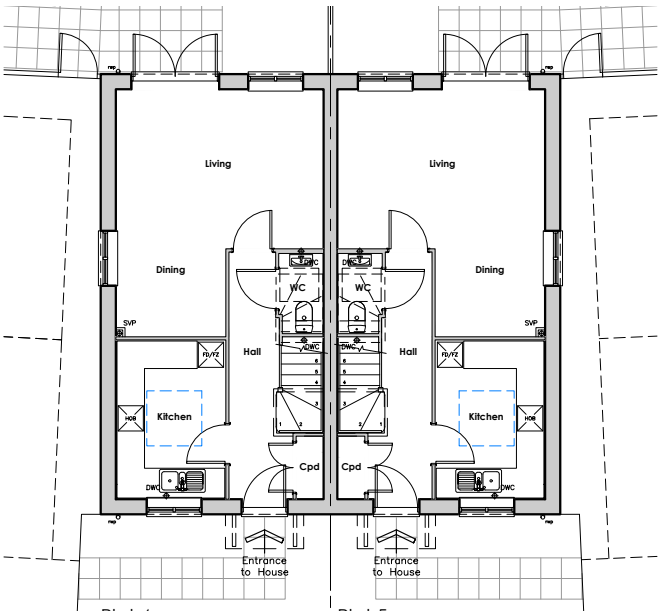
PLOTS 4 & 5 - ELEVATION



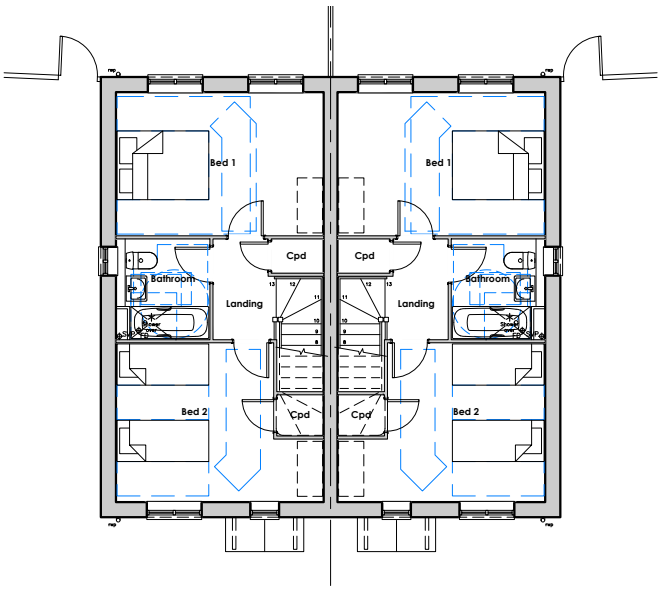
PLOT 9 - GROUND FLOOR PLAN



PLOT 9 - FIRST FLOOR PLAN



PLOTS 4 & 5 - GROUND FLOOR PLAN



An aerial photograph of a desert landscape, showing a road and some vegetation. The image is dark and has a blue tint.

9.0 | SUMMARY AND CONCLUSIONS



9.0 SUMMARY AND CONCLUSIONS

This application is made in the context of emerging policy KP5 – Southleigh, which allocates the land west of Horndean Road for a strategic mixed-use development comprising of about 2,100 homes together with association facilities and infrastructure. This Statement has demonstrated why the application site represents a discrete parcel of this wider allocation, which is both physically and visually distinct. It also explains in the context of the NPPF why the development of the site will in no way prejudice the appropriate master planning and delivery of the wider Southleigh strategic site and why it is not necessary to artificially delay the delivery of new homes at this site in that context.

This detailed application seeks permission for the construction of 16 high quality homes, providing both market and affordable dwellings, in sustainable location. The proposals have been prepared in response to the site opportunities and constraints and in compliance with relevant local and national planning policy.

The proposed dwellings have been designed with a traditional form to represent the prevailing character within the vicinity of the site. The scale of dwellings at two storeys further reflects a traditional property type, with consideration having been given to the amenity of existing neighbours whilst finalising the design, position and layout of the dwellings. The proposed development will be set within an attractive landscaped scheme, which will deliver a high quality residential living environment and will create a distinctive sense of place whilst integrating with the existing built-up area of Emsworth and its established community. The proposed development will contribute positively to the housing needs of the area.

The land is available and deliverable in the immediate term and there are demonstrable ecological benefits of doing so in the form of safeguarding the currently degrading notable indicators which resulted in the original SINC status designation. The land no longer meets the qualitative criteria to warrant a SINC designation and an application to de-allocate the SINC has been made separately. That said, a planning application offers a mechanism to deliver an appropriate management regime, secured through planning condition or S106 which may safeguard the long-term ecological value of the land and eventually enable the indicator species to regenerate.

The proposed development will not result in any unacceptable adverse impacts on any interests of acknowledged importance and there will be no material conflicts with relevant local and national planning policies. The conclusion is that the proposals will make a positive contribution to housing delivery in the district. It is respectfully requested that the local planning authority approve this application without delay.



ARTIST'S IMPRESSION