

Planning Application Response from Planning Policy	
Application No	APP/20/00122
Address	Point View, Western Parade, Emsworth
Development	Demolition of existing dwelling and construction of a replacement 1 No. 3 bed detached dwelling to incorporate an existing outbuilding with modifications, with balcony to the front elevation (Revision to APP/19/00421).
Case Officer	Lesley Wells
Comments By	Jacqueline Boulter
Date of Comments	2 March 2020
Policy Status The Core Strategy and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan form the development plan for the Borough. The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and must be afforded some weight. The following policies in the adopted Local Plan are of particular relevance: • CS11 Protecting and Enhancing the Special Environment and Heritage • CS12 Chichester Harbour AONB • C15 Flood and Erosion Risk • CS16 High Quality Development • CS17 / AL2 Development in the Urban Area • DM8 Conservation, Protection and Enhancement of Existing Natural Features • DM9 Development in the Coastal Zone • DM13 and DM14 Car and Cycle Parking on Development SPDs: • Parking SPD • Chichester Harbour AONB SPD In the Pre-submission Plan the following policies are of particular relevance: • IN3 Transport and Parking in New Development • E1 High Quality Design • E3 Landscape and Settlement Boundaries • E5 Chichester Harbour AONB • E16 Solent Special Protection Areas • E19 Managing Flood Risk in New Development • H1 High Quality New Homes In addition, it should be noted that the Emsworth Neighbourhood Plan has reached an advanced stage of preparation. It was submitted to the Local Planning Authority in April 2019, and has successfully passed examination. While it has not yet been to referendum it must be afforded some weight in decision making. The following policies are of particular relevance to this proposal: • L1 General Housing Policy • L4 Independent Living • H1 Design & Heritage	

- WF1 Public Enjoyment of the Waterfront
- D1-D7 + Design Checklist

Principle of Development

This proposal is for a redevelopment of an existing residential plot - a brownfield site within the urban area. The principle of development is therefore accepted, and the determination will be based on the detail of the proposed scheme.

Flood Risk

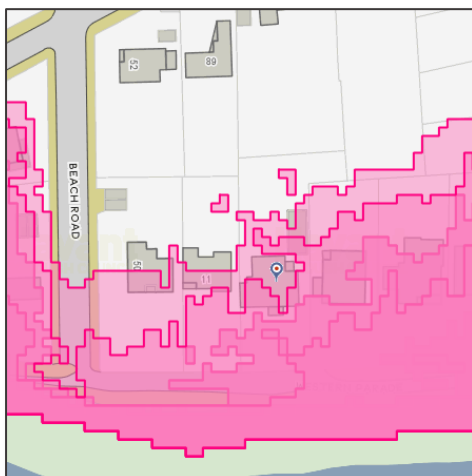
The site lies on the waterfront. While on the previous application (APP/19/00421) it was accepted that a Flood Risk Assessment was not required, this was on the basis that information consulted at the time, which indicated that the site was in Flood Zone 1.

However, as shown on map extract below, the access road and the southern part of the site are in Flood Zones 2 and 3. This triggers the requirement for a Flood Risk Assessment to accompany the application.



Map extract from the Environment Agency's Flood Map for Planning <https://flood-map-for-planning.service.gov.uk/> [retrieved 2.3.2020]

In any case, there is a requirement to demonstrate that development will be safe over its lifetime. Given that the lifetime of residential development is considered to be 100 years, this must include a consideration of climate change and sea level rise. The image below shows that with climate change a much larger area of the site will be at risk of flooding.



Map extract from Partnership for Urban South Hampshire Strategic Flood Risk Assessment, Climate Change 2115, www.portsmouth.gov.uk/SiteElements/Html/PUSHLive-Server.html

The applicant should submit a Flood Risk Assessment to demonstrate that the new dwelling will be safe for its lifetime, and if necessary, the development should incorporate site specific flood protection, resilience and resistance measures as appropriate.

Protected Sites

The site fronts onto the Chichester and Langstone Harbours Special Protection Area and Ramsar site and the Solent Maritime Special Area of Conservation. Particular regard should be had to these designations both during the construction and the occupation phase. Natural England and/or the council's ecologist can advise further. A contribution to the Solent Recreation Mitigations Strategy will also be required.

Access to the Waterfront

Both the Local Plan and the emerging Emsworth Neighbourhood Plan seek to safeguard existing accesses to the waterfront. This proposal appears does not affect public access along Western Parade, and is therefore policy compliant in this regard.

Design Quality & Chichester Harbour AONB

Similar to CS16 in the adopted plan, policy E1 of the new Local Plan seeks high quality design in all developments.

Crucially, the site lies within the Chichester Harbour Area of Outstanding Natural Beauty. Particular regard must therefore be had to the impact of the proposal on the qualities of the AONB. Detailed design guidance is contained within the Chichester Harbour AONB SPD, which should be taken into consideration in determining whether the detail of the proposal is acceptable.

In addition, the emerging Emsworth Neighbourhood Plan includes a suite of design policies, and a design checklist, which should be taken into consideration, if with limited weight.

Residential Standards

Under the emerging Local Plan, a number of new standards are expected in new residential development. These include internal space standards (Policy H1), low carbon design (Policy E12) and electric vehicle charging (IN3). The Emsworth Neighbourhood Plan similarly sets expectations for new residential development. Notably, under Policy L4b 'Redevelopment of existing residential properties should include design measures to support independent living.'

These policies do not yet have full weight, but compliance with them should nevertheless be sought and weighed up in the determination of this application.

Conclusion

Being a replacement dwelling on an existing residential plot, the principle of development is accepted. The determination of this application is down to consideration of the detailed design, taking into account in particular the proximity of the protected harbour, the AONB and the focus on design in the Emsworth Neighbourhood Plan, as well as flood risk and the residential standards in the emerging Local Plan.