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Re-Format
46 Warblington Road, Emsworth

Design and Access Statement

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1 / Introduction

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Aerial view of site location

This Design, Access and Planning Statement has been prepared to support an application to retain the existing 'Fowley Cottage' dwelling and construct six further dwellings, two on the Warblington Road frontage and four in the rear garden area.

Fowley Cottage, 46 Warblington Rd, Emsworth PO10 7HH, is situated on the southern side of Emsworth adjacent to the coast.

Our client, Charles Glanville, is the current owner, having lived in the cottage with his parents for many years.

Since inheriting the home, he has wanted to realise a vision to transform the site into a small but aspirational community of dwellings of a high standard of contemporary design with shared communal amenities and sustainable design.

A previous scheme for seven new dwellings and the retention of the existing house was consented in 1998. This new proposal seeks to reduce the quantity of development in order to retain the tennis court and make space for enhanced communal gardens.

The site constraints, primarily for trees and flooding have been assessed and accounted for in the proposals, and additional advice from Havant Borough Council is reflected in the design

Initial design advice was sought from Steve Lawrence at the Harbour Conservancy. The design of the houses has been amended to remove the 2nd floor, and alter the materials to reflect his comments.

2 / Site Assessment

1. View from the water

2. View of the original house

3. Junction to Curlew Close

4. View from garden to water

5. View from coastal path

6. View of existing tennis court

2.1 / Context

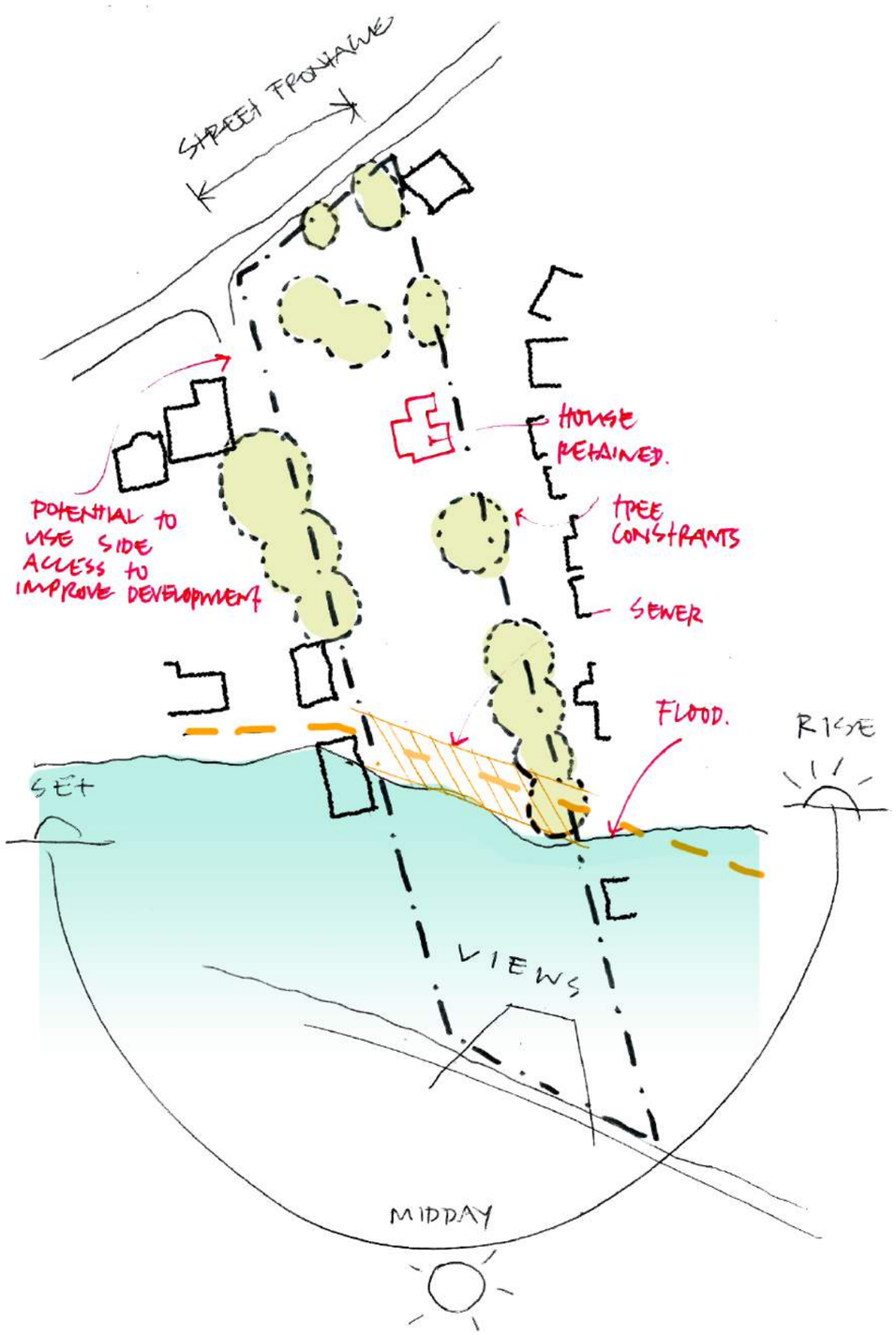
The site lies within the built up area of Emsworth and comprises a large detached dwelling set in substantial grounds, backing onto the harbour. The area is primarily residential in character, comprising mainly detached two storey dwellings set in landscaped gardens.

The existing house is accessed via a gate point from Warblington Road. It is set back from the public realm and is not clearly visible due to extensive trees and hedges to the boundaries.

The site area is 0.82 ha (2 acres) excluding the flood zone at the southern end of the site.

Curlew Close is situated on the western boundary and provides vehicular access to three adjacent houses. The client has established consent to provide access to five of the proposed houses via this road.

2 / Site Assessment



2.2 / Constraints

The site has a number of key constraints which have influenced the arrangement and design of the proposed houses in relation to boundaries, trees, views and topography.

Trees
The site contains a number of important trees, many of which are under individual and group tree protection orders.

A full arboricultural survey was carried out to enable the proposals to work effectively around established root protection zones. The houses are arranged such that the existing retained trees provide useful screening and create a mature and established setting.

An Arboricultural Impact Assessment with site-specific method statements for any proposed encroachment of tree 'Root Protection Areas' will be developed in line with HBC's Arboricultural Officer requirements.

Hedging and additional tree planting is utilised for the division of plots.

Drainage & Flood Risk
A flood risk assessment was carried out to establish the risk of tidal flooding in 100 years. The findings place a heavy constraint on the site and mean that internal floor levels cannot be lower than 4.6m AOD. The proposals are therefore carefully designed to minimise overall height and mass on the site and minimise the effect on distant views and neighbours.

Policy DM25 of the Allocations Plan which states:
Policy DM25 Managing Flood Risk in Emsworth

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.

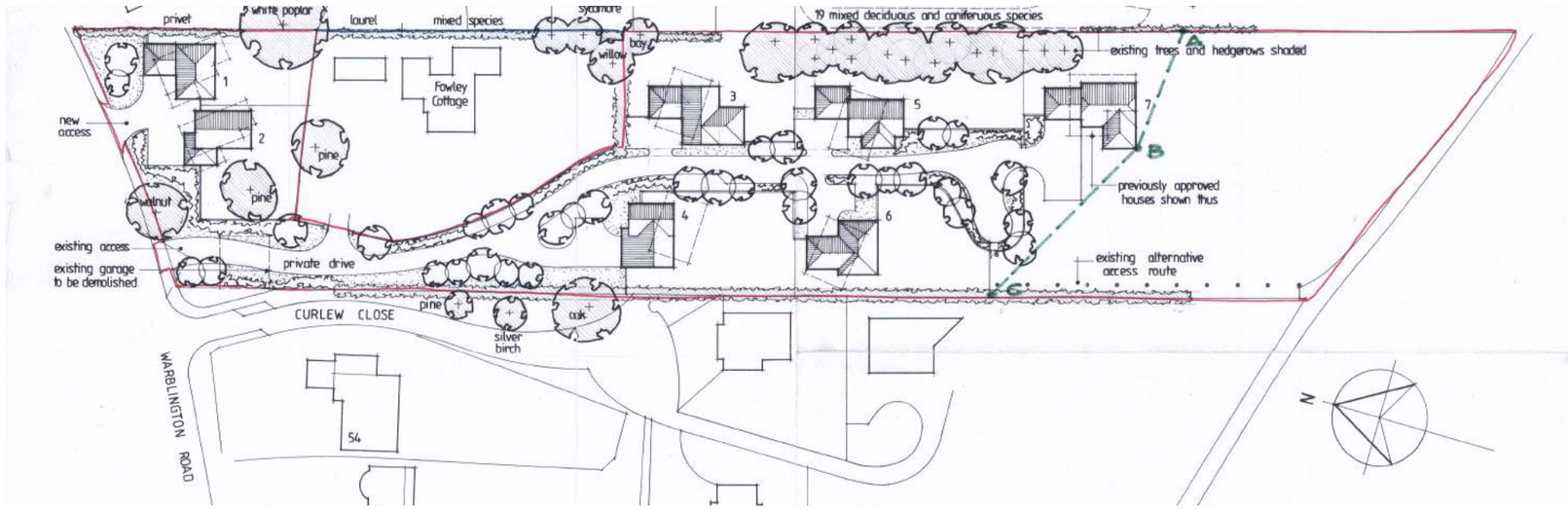
Planning permission will be granted for developments within the Emsworth urban area boundary of greater than 1 hectare and in Flood Zones 2 and 3 that are supported by onsite sustainable drainage systems.

New developments that fall within the Emsworth urban area boundary; and/or has an impact on the flood risk of the areas within the Emsworth urban area boundary may be required to make a contribution towards the Emsworth Flood Alleviation Scheme (FAS)

The Drainage Engineer has advised that the easement for surface water sewer running along western boundary will affect locations of units 2, 4 and 6. Easement for foul sewer crossing site east to west will affect locations of units 1 and 2.

2 / Site Assessment

The Coastal Path



Earlier consented scheme

2.2 / Constraints

Sewers
There is an existing public sewer which crosses the site and requires a 3m easement zone. In response to Havant's Drainage Engineer's comments the position of houses 1 & 2 has been adjusted to respect the easement.

Neighbours
Given that the flood impact assessment stipulates an FFL no lower than 4.6 AOD, the mass and overall height of the proposed houses, and the general arrangement on site has been carefully considered to have the minimum impact on neighbouring houses in terms of daylight, views and the overall enjoyment of the natural setting.

The impact on the character and appearance of the area
The site is located within Landscape Character Area 25 (LCA 25 – Emsworth Western Suburbs) within the Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSCA).

Whilst the site exists within a developed area, the guidance does make reference to
• Proposals require appropriateness to the Chichester Harbour AONB context
• Preservation of the special character of the Warblington Road streetscape

The southern site boundary directly abuts the Chichester Harbour AONB (& extent of the SSSI)and :
• A restrained approach to external lighting is encouraged. Discrete and functional low level fittings would benefit subtle wayfinding with minimal light spill / pollution. Up-lighting or Light 'washing' of architectural facades would be deemed wholly inappropriate.
• A similarly restrained approach for glazing arrangement is also encouraged. • Retention of the existing boundary treatment along the southern boundary (including the split-rail timber fencing) for consistency with the adjacent properties is desirable.
• Preservation of the open landscape character to the southern part of the site to mitigate long distance views from the harbour and reduce the impact on the adjacent coastal path.
• Careful orientation of built-form to promote views through the site would be deemed beneficial.
• Enhancement of vegetation along the eastern and western site boundary to mitigate oblique views from the south-east and south-west.

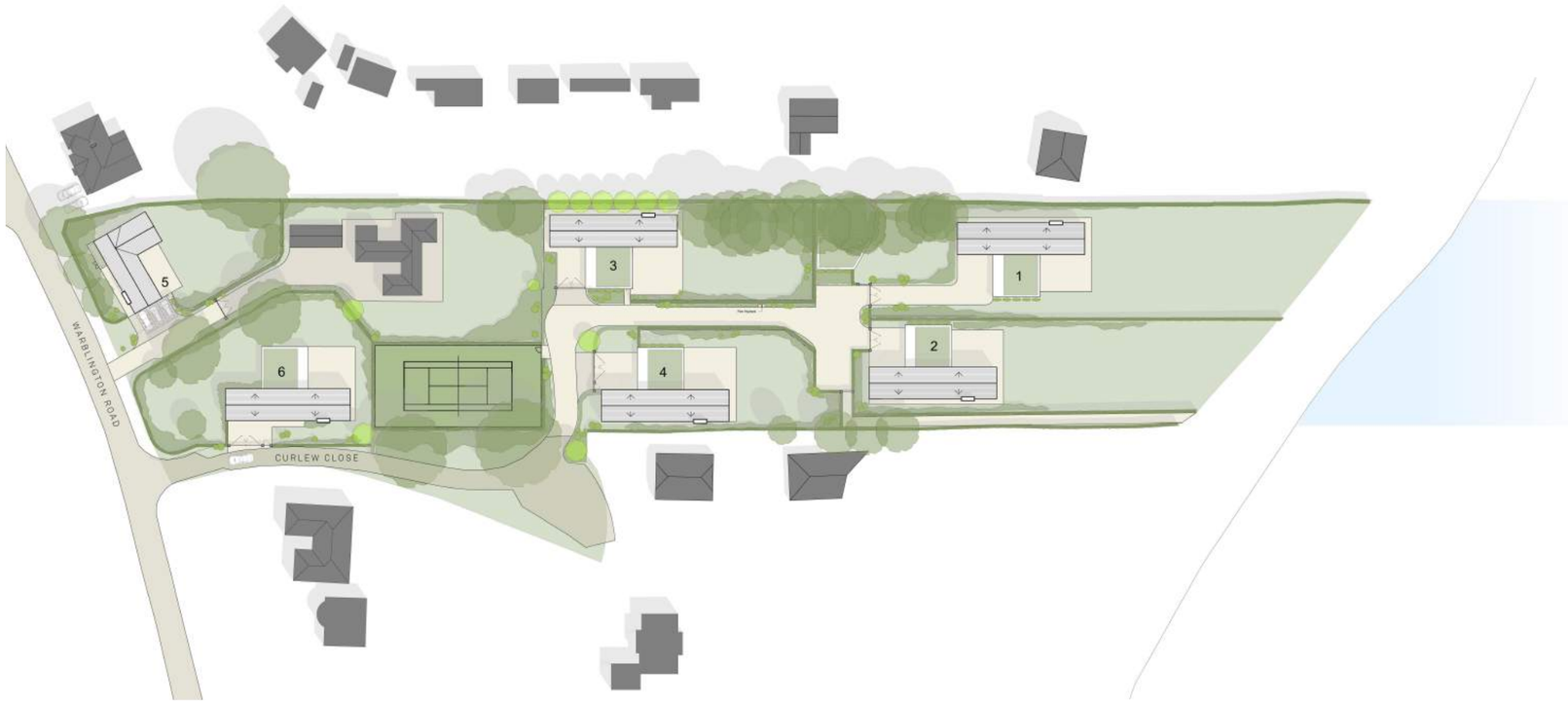
All of the above guidance has been carefully incorporated into the proposals.

2.3 / Planning History

The site was the subject of an earlier successful application. Outline planning permission renewal has now lapsed to construct seven dwellings on the site. It was granted in December 2001 (ref 01/516000/005).

An existing covenant on the site restricts the number of new dwellings accessed off Curlew Close to six.

3 / Design Proposals



Proposed Site Plan

3.1 / Design Principles

A community

The client's ambition for this site is to create a legacy. A small close-knit community sharing facilities such as the tennis court, landscaped communal areas and access to the sea, including small boat access if possible.

The views

A key driver in the design concept has been to preserve views for as many of the existing and proposed properties as possible. Single storey planted roofs preserve distant views. The narrow two- storey footprint minimises mass and bulk.

3.2 / Pre-Application Advice

A pre-application meeting was held on 7th November 2016. The principal planner acknowledged that the principle of development is supported as a site in the urban area and she commented on the appropriateness of the proposed pitched roofs and timber cladding. It was also noted that the extent of tree retention, combined with proposals for additional tree planting and use of hedging for a softened site division of plots is important and welcomed.

3.2 / Public Consultation

A public consultation was held at Fowley Cottage on Wednesday 28th November 2018. Neighbours were invited by letter and were generally receptive to the proposals given the intention to reserve views for as many of the existing properties as possible.

3.3 Use & amount

The principle of development is established by the earlier consent. The Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough. The proposal lies within the urban area and is consistent with policy CS17 which seeks to concentrate new housing within the five urban areas, including Emsworth. The proposal is for 6 new dwellings on the site and the retention of Fowley Cottage.

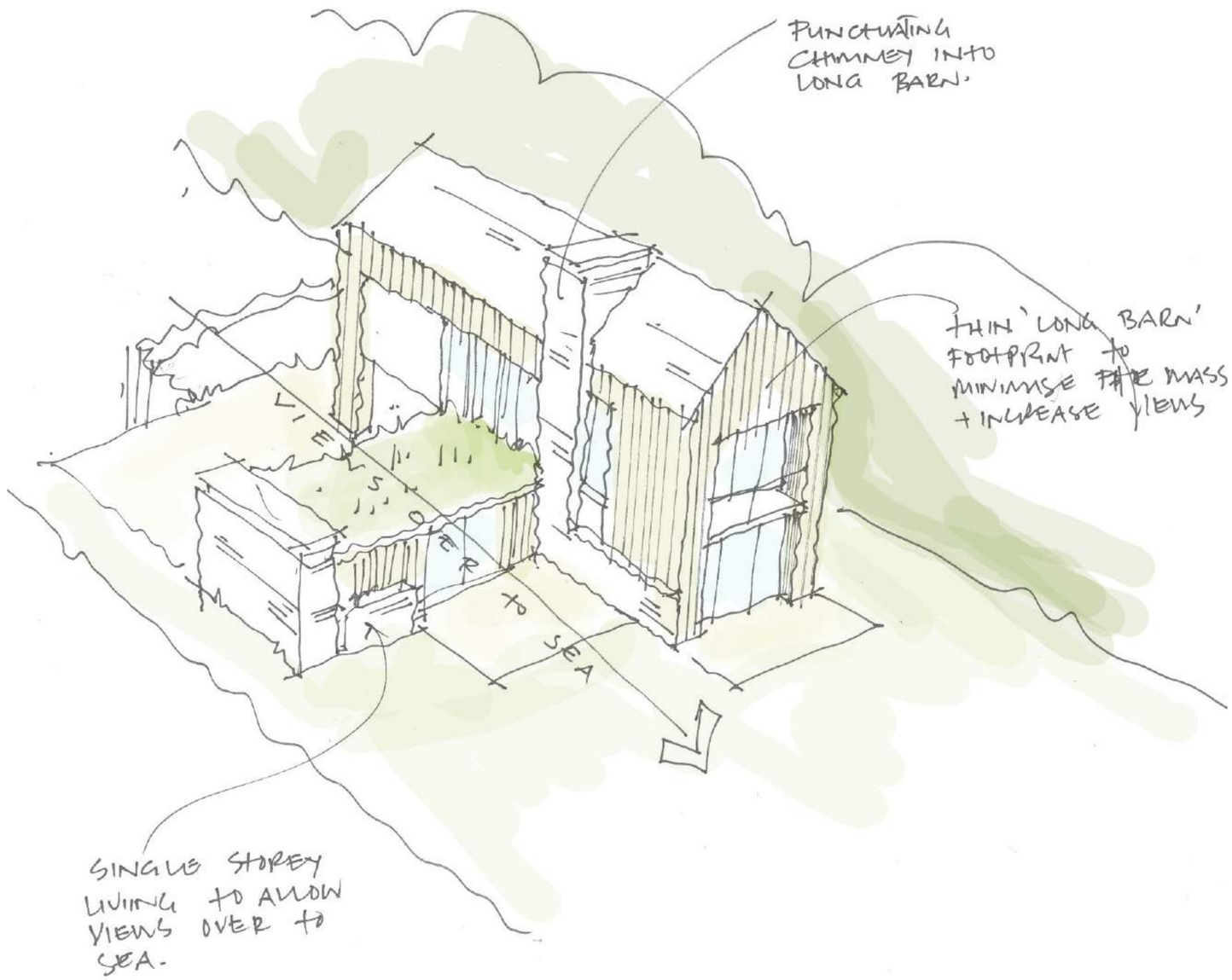
3 / Design Proposals

Street Elevation

3.3 / Layout and Scale

The arrangement of proposed built-form to the Warblington Road site frontage has been carefully considered in terms of scale, placement and appearance in relation to the street-scene character, which is predominantly large, detached dwellings with pitched roofs. Unit 6 addresses Warblington Road with the main entrance set back behind existing trees. Unit 5 is set at an angle and presents an oblique end-on elevation to the street creating a corner transition between Warblington Road and Curlew Close. The four dwellings to the rear of the site are orientated to preserve views through the site and ensure all plots benefit from a sea view with a path providing access to the sea from all plots.

3 / Design Proposals



Concept Sketch Showing Key Building Components

3.4 / Massing & Appearance

In terms of the architectural context, the immediate locality comprises a broad and ranging mix of architectural styles (most notably in glazing arrangements), but in the main this comprises a predominance of two storey dwellings with pitched roofscapes. In this context the proposed pitched roof option is felt to be more appropriate.

The design proposals are contemporary in appearance, but offer a discrete solution to this key waterfront location. The dwellings typically consist of a narrow two-storey element and a single storey section which, in conjunction, deliver the required footprint whilst minimising overall mass and maintaining vistas through the site.

The existing 'Fowley Cottage" will be carefully and sympathetically renovated in line with its existing architectural style.

3.5 / Materials

The balance between glazing, cladding, eaves and roof pitch has been carefully considered to deliver a comfortable composition of texture, light and mass.

Brickwork
A soft earthy grey brickwork plinth connects the buildings to the ground and provides warmth and solidity in planters, chimneys and retaining structures.

Timber Boarding
Vertical timber boarding softens to a silver grey when untreated and provides a perfect backdrop to the waterfront setting. The material is well suited to marine environments and provides a low maintenance solution which will mature sympathetically and consistently over time.

Slate
The design requires a simple and honest roof material. A natural riven slate roof is chosen for this.

Green Roofs
The single storey accommodation has a planted roof, which provides a softened roof datum line and is attractive to look down upon from the two storey elements.

Old Burseldon (Re-Format LLP)

Doone, Selbourne (Re-Format LLP)

Doone, Selbourne (Re-Format LLP)

Quarry Road (Re-Format LLP)

Boundary House (Re-Format LLP)

View from Plot 1 looking north

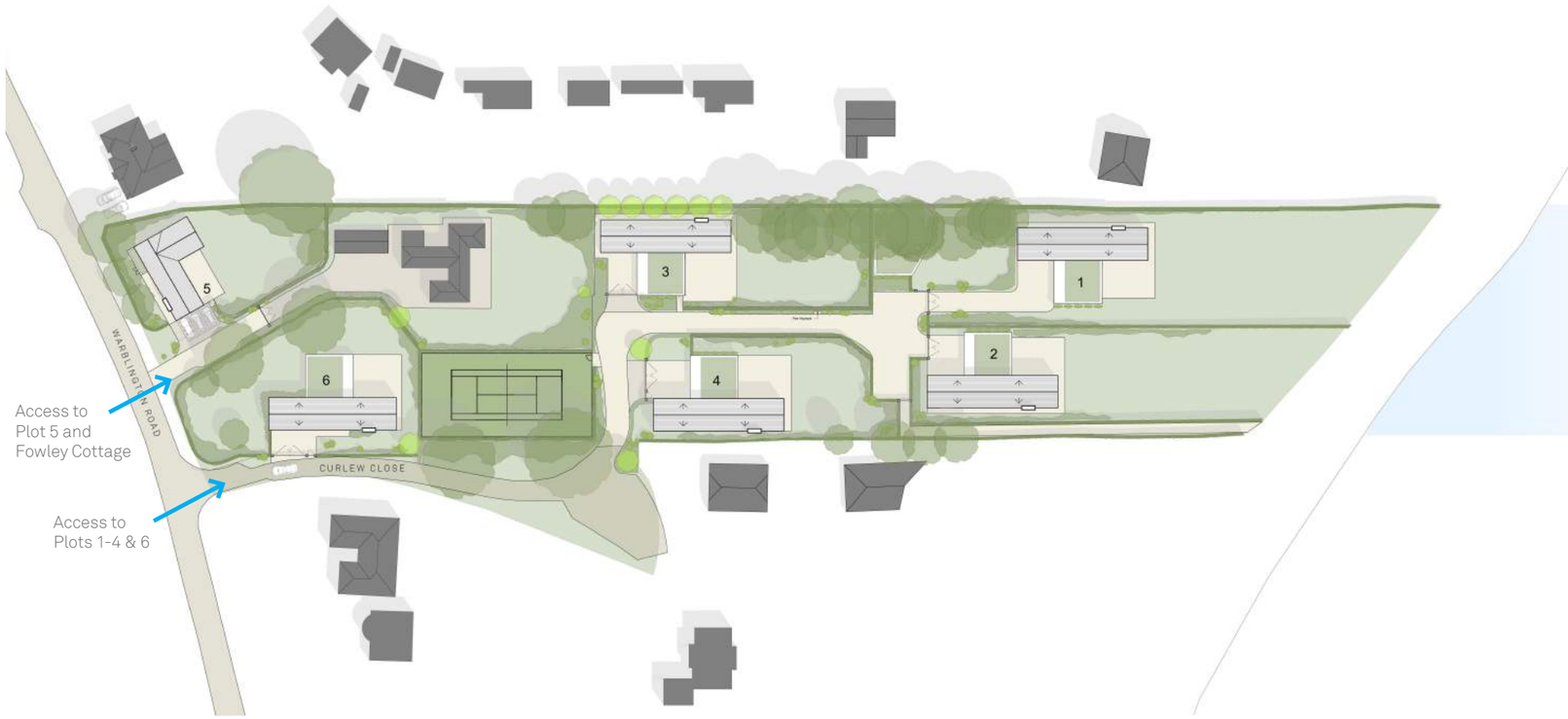
3.7 / Energy Statement

The design will look to meet and exceed current building regulations through the use of highly insulated walls, floors and roofs.

The client's intention is to provide low-energy homes that are highly air-tight and utilise sustainable energy sources such as air source heat pumps and PV panels.

The green roof will offer biodiversity by supporting insect life; the lower end of the food chain supporting larger animals and plant life. The green roof also defers rainfall effects by slowing the rate at which water re-enters the water cycle reducing the risk of flash flooding.

4 / Access



Access Plan

4.1 / Vehicular Access

Plot 5 is accessed via the existing driveway to Fowley Cottage which will be reconstructed in constrained gravel.

Plots 1,2,3,4 & 6 are accessed from Curlew Close with a new access road being constructed in constrained gravel. A turning head is provided between Plots 2 and 4 to allow refuse / delivery vehicles to turn around.

The Principal Planner commented that taking access off Curlew Close has the advantage of minimising the impact on protected trees to the north of the site and is the preferred approach.

4.2 / Inclusive Access

The new dwellings will be designed to comply with building regulations part M for access with level access being provided to dwellings.

5 / Policy Statement

Indicative view showing high quality design of development

5.1/ Planning Policy Considerations

Planning policy considerations relevant to this planning application comprise the National Planning Policy Framework revised in February 2019, the Havant Borough Core Strategy 2011 and Havant Borough Local Plan (Allocations) July 2014. Emerging policy in the proposed Replacement Local Plan 2016-2036 and the Emsworth Forum Pre Submission Neighbourhood Plan are both at an early stage of preparation and should carry only limited weight as planning considerations for the application.

5.2/ National Planning Policy

The National Planning Policy Framework confirms that the principle of determining planning applications shall continue to be in accordance with the Development Plan unless material considerations indicate otherwise (paragraph 2). Paragraph 11 deals with the presumption in favour of sustainable development which for decision taking on planning applications, means:

- Approving development proposals that accord with the development plan without delay; or
- 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 the Framework taken as a whole.

The NPPF encourages pre application dialogue with the applicant (para 39-41). Regarding emerging policy, it states that weight can be given to emerging policy depending on the stage of preparation, the extent of any unresolved objections and degree of consistency with national policy in the Framework (paragraph 48).

On design, section 12 sets out to ensure that developments function well and are visually attractive as a result of good design, layout and effective landscaping. Paragraph 128 encourages discussion between applicants and the LPA about the design of emerging schemes and applications that demonstrate proactive engagement should be looked on more favourably than those that do not. Where design accords with expectations in plan policies it should not be used by the decision maker as a valid reason to object to development (paragraph 130).

Although the site is within a settlement, it lies adjacent to the Chichester Harbour AONB. Paragraph 172 states that great weight should be given to conserving and enhancing the landscape and scenic beauty of the AONB.

5.3/ Local Plan Policy

Havant Borough Core Strategy

The Core Strategy was adopted in 2011 and sought to guide development in the Borough to 2026. Relevant policies are CS9, CS15, CS16, CS17 and CS21.

5 / Policy Statement

Trees for planting set back from sea:
Betula pendula, Betula utilis jacquemontii

Trees - Tolerant of full exposure to sea winds: Quercus robur, Pinus nigra, Carpinus betulus

Shrubs for hedges with some protection from direct sea wind. Carpinus betulus, Griselinia littoalis, and Pittosporum tenuifolium

Wall shrubs and climbers for sheltered walls: Campsis radicans, Parthenocissus quinquefolia, Solanum Crisupum

Native Shrubs:
Rosa rugosa, Sambucus nigra, Cystisis scoparius, Crataegus monogyna, Hypericum calycinum, Armeria maritima

Shrubs for planting after a windbreak is established:
Lavendula hidcote, Rosa roseraie de l'hay, Choisya 'Aztec pearl', Perovskia atriplicifolia,

Bulbs and Perennials:
Allium 'Purple Sensation', Evrgeron karvinskianus, Anthemis punctata subs. cupaniana, hypericum olympicum, Saxifraga x urbinum

Proposed high quality soft landscaping to enhance AONB

Policy CS9 seeks to achieve the delivery of a net total of 6,300 new houses across the Borough between 2006 and 2026. The policy also seeks to achieve a suitable density of development having regard to the location of the site and surroundings, and the availability of public transport links and the proximity to local services. Paragraph 6.13 of the supporting text to the policy indicates that the Borough Council seeks to deliver approximately 51% of development on previously developed land such as the application site. The policy also sets out the Borough's target for delivering affordable homes. It confirms that on schemes comprising 15 or more dwellings an average of 30-40% of new homes should be affordable and provided on-site. With schemes of between 5-14 dwellings either on-site provision or a suitable contribution for off-site provision will be sought at an average requirement of between 30-40%.

Policy CS15 is concerned with flood risk and coastal erosion. The policy sets out the circumstances when development will be permitted on areas at risk of flooding. The site lies outside of flood zones 2 and 3 but nevertheless a full flood risk assessment and consultation with the Environment Agency has been undertaken. The FRA confirms that the application site is not at risk of flood from groundwater, surface water, fluvial or tidal flooding. Accordingly, the site is considered to be at low risk from flooding.

Policy CS16 requires high quality design, protection of residential amenity and developments that produce a positive relationship between buildings, streets and spaces. The policy sets out a range of criteria based requirements which new development should aim to meet. These include:

- Responding positively to existing features of natural or local character;
- Integrating with the existing local landscape features;
- Using the characteristics of the locality to inform design, including height, mass, plot widths/depths, materials and proportions;
- Ensuring development connects and integrates with the immediate local area;
- Avoiding unacceptable harm to amenity;
- Creating positive relationships between buildings, street and spaces, reducing the opportunities for crime, avoiding streets dominated by traffic and creating legible layouts;
- Making a positive contribution to the public realm through the use of high quality hard and soft landscape materials; and
- Be inclusive, recognising the needs of those with disabilities;

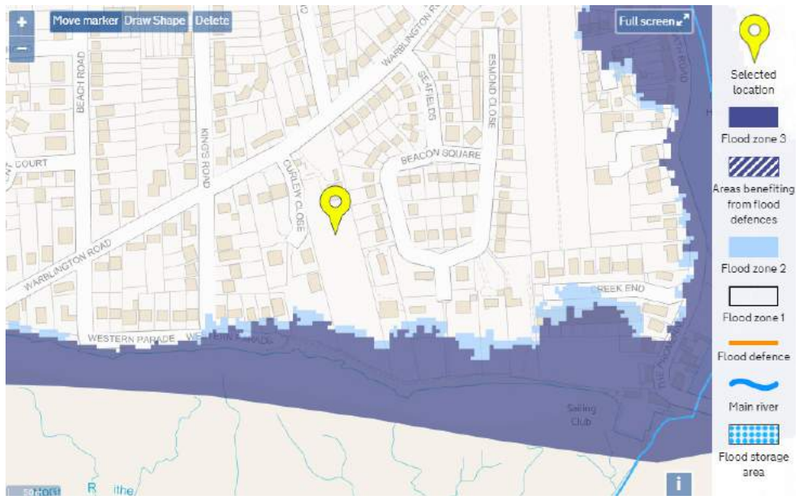
Policy CS17 encourages the most effective use of land including the concentration of development within existing urban areas including Emsworth.

Policy CS21 is a general policy requiring infrastructure requirements are met. In this regard the development will make appropriate contributions to the Solent Mitigation Strategy and the required CIL charge.

Havant Borough Local Plan (Allocations) – July 2014

This Plan was adopted in 2014 and follows on from the Core Strategy. It sets out the Borough's vision for the delivery of housing and economic development up to 2026. The main aim of the plan is to assist the Borough's delivery of new housing and employment land through a planned release of allocation sites. The Plan also replaces the remaining saved policies for the Havant Borough District-Wide Local Plan and includes a number of policies in addition to those contained in the Core Strategy.

5 / Policy Statement



Flood Zone Map

Rivers/Sea Flood Risk Map

Policy AL1 is concerned with the presumption in favour of sustainable development emphasising that the Borough Council will take a positive approach that reflects the advice and guidance set out in national planning policy. The policy confirms that planning permission will be granted for sustainable development unless material considerations indicate otherwise.

Emsworth is identified as one of 5 areas within the Borough earmarked for new housing development with the aim delivering between 745-826 dwellings in the plan period. Of this total around 179-260 dwellings remain to be allocated to meet need between 2013 and 2026.

5.4/ Emerging Policy

Havant Borough Local Plan 2036 – Pre-Submission Draft 2019

The emerging Local Plan was published for consultation in 2018. It takes forward many of the adopted polices and whilst it is at an early stage of preparation only limited weight can be attached to the policies. Nevertheless the emerging policies give direction to the Borough's strategy moving forward and those emerging policies are potentially more up to date and in-line with current national policy when compared to the adopted Core Strategy and Allocations Local Plan. The thrust of the emerging plan remains focussed on the delivery of sustainable development in the form of 10,231 houses between 2016 and 2036. Of these, 1,372 are anticipated to be developed on windfall sites. A number of emerging policies are relevant. These include the following.

Emerging Policy E16 is concerned with Solent Special Protection Areas within which the application site falls. The policy confirms that planning permission will be granted for new dwellings that mitigate the likely significant effect on the Solent SPA's through the provision of financial contributions.

Emerging Policy E19 is concerned with managing flood risk in new development. This requires certain measures to be put in place where development is proposed within flood zones 2 and 3. The application is accompanied by a detailed FRA following consultation with the EA that confirms the development is not at risk from flooding.

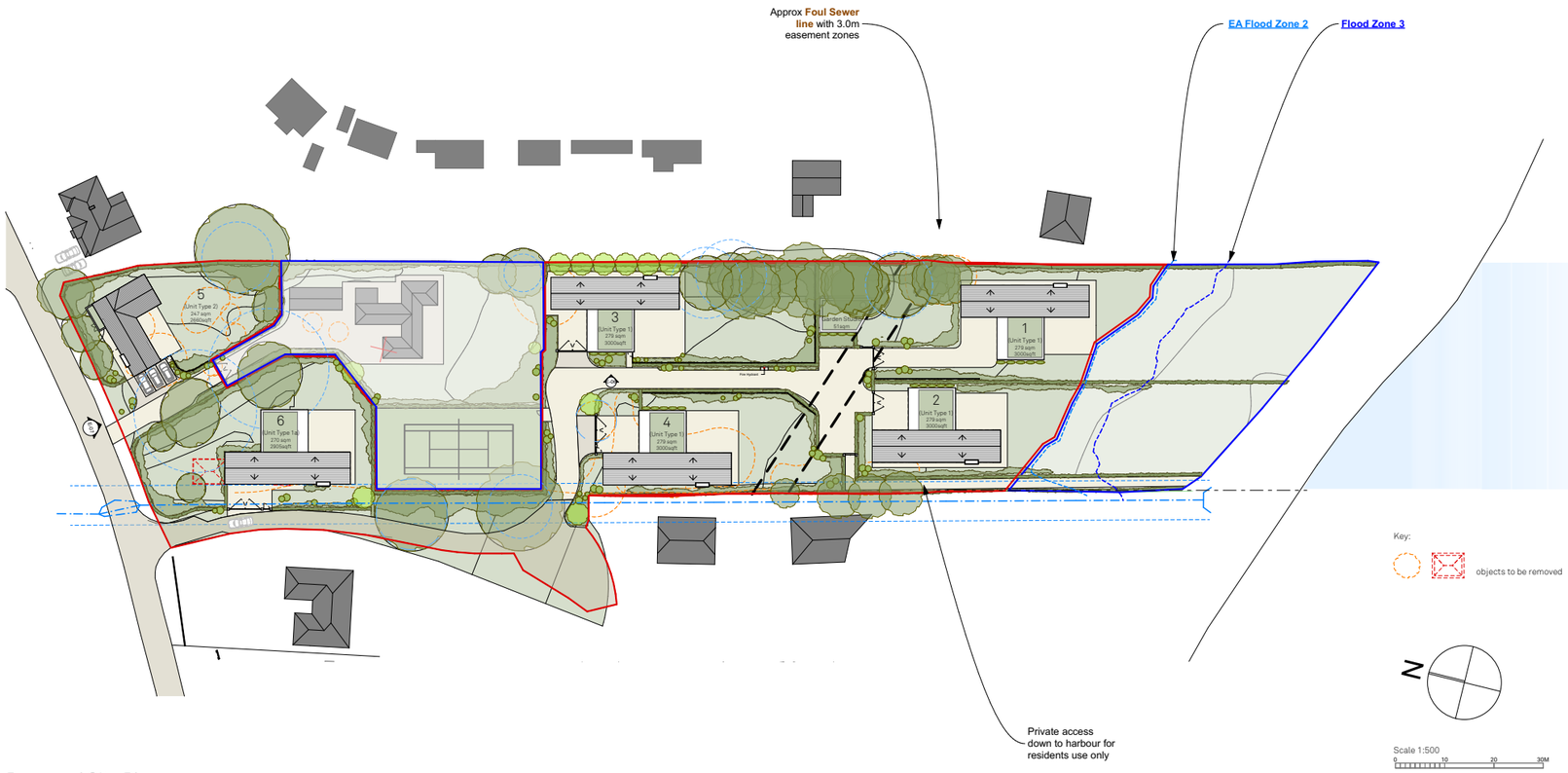
Emerging Policy H2 is concerned with the provision of affordable housing and adopts a more flexible approach to meet needs of those genuinely in need of affordable accommodation. The policy sets out that only residential development that results in a net gain of 10 or more dwellings will be required to provide 30% affordable housing. This policy is more aligned with up to date national planning policy advice compared the adopted Core Strategy Policies.

Emerging Policy H3 is concerned with housing density. It confirms that for developments comprising a net gain of 5 or more dwellings, planning permission will be granted where the development achieves the following densities:

- Within Havant and Waterlooville town centres, Leigh Park and Emsworth District Centres – 70dph;
- Within the defined opportunity area – 55dph; and
- Elsewhere in the Borough – 40dph

The policy also requires new development to provide distinctive character and articulation within the overall building design.

5 / Policy Statement



Proposed Site Plan

The development of the application site results in a form of development which is appropriate for the site as it falls outside the proposed higher density opportunity area. In addition, the development proposal and layout is sensitive to the general character of surrounding buildings, proximity to the water's edge and neighbouring AONB, all of which is a material consideration in the formulation of the site layout, density and design. Accordingly, while it falls below the general criteria for density provision, it is appropriate to the context and sensitive edge of settlement location.

Emerging Policy H4 requires that for developments of 10 or more new homes that a range of dwelling types and sizes to meet identified local needs is provided. The development proposal falls outside the scope of this emerging policy.

The Emerging Local Plan identifies the application site for residential redevelopment under Emerging Policy H13 – Fowley Cottage. This policy seeks to allocate the site for about 40 dwellings. Unfortunately, it would be inconceivable to accommodate 40 dwellings on the site for the following reasons;

- The southern extremities of the site (which fall outside the application site) are within flood zones 2 and 3 and unlikely to be developable given this constraint.
- There are significant number of TPO trees on the site which restrict the developable area of the application site
- A foul sewer with a 3m easement bisects the site.
- Fowley Cottage itself has been sold so the dwelling and associated garden are not included in the application site.
- A Restrictive Covenant exists affecting use of Curlew Close as an access allowing a maximum of 6 dwellings south of the existing house.
- High rise development would be required to the north of the site to achieve the number of units proposed. The amount of dwellings would have a significant impact on the character and setting of the site and its immediate environs

Nevertheless, the emerging policy allocation recognises that the site is capable of redevelopment and the current proposals are considered to be a sensitive and appropriate redevelopment strategy.

Emsworth Neighbourhood Forum – Emsworth Neighbourhood Plan

The Pre Submission Neighbourhood Plan was published for consultation in November 2017 by the Emsworth Neighbourhood Forum. Its policies have been informed by the District Council's own Core Strategy and Site Allocations Plan.

Policies D1–D5 deals with all aspects of design, height, mass and use of materials in development, layout and wider streetscape integration. The scheme design proposed for the site has been extensively discussed and all these matters have been comprehensively addressed in the application submission.

In the light of the above planning policy context the application proposals comply with the objectives of both the adopted and emerging planning policies. In addition, the proposal accords with the objectives of the Framework and promotes a high quality inclusive design and development strategy for the site which respects its setting and context. No harm to amenity arises from the development proposals.

The layout and design is both innovative and of extremely high quality with careful choice of materials and a sympathetic layout that is sensitive to the natural features of the site and its edge of settlement location adjacent to the AONB.