
Planning Statement

Reserved Matters Application

Land West of Horndean Road and South of
Southleigh Road, Emsworth

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1. Introduction

- 1.1. An outline planning consent was granted on 29 April 2015 for 125 residential units and a wetland retention area, with all matters reserved except access and levels, on land West of Horndean Road and South of Southleigh Road (hereafter referred to as the Site).
- 1.2. Bellway Homes Wessex Ltd has acquired the site for development and seeks approval of the Reserved Matters. The principle of the application was established in the outline approval. This application focuses on the detail relating to the approval of the Reserved Matters.
- 1.3. Condition 3 of the outline consent lists the reserved matters that require approval prior to commencement of development. In accordance with this condition, details relating to the scale and appearance of the development, layout of all buildings and landscaping of the site is sought.
- 1.4. The outline permission included a series of conditions which requires specific information to be submitted. There are a number of pre-commencement conditions applicable to the proposed development. This Reserved Matters application includes a package of information to satisfy a number of these conditions, and is accompanied by a separate discharge of conditions application to ensure the requirements of the outline permission are met.
- 1.5. Full discharge of conditions will be sought for 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and partial discharge of condition 23. Supporting documents submitted alongside the Reserved Matters application, provide the relevant information to discharge the conditions referred to. Further details are set out in the accompanying discharge of conditions application.
- 1.6. This Statement must be read in conjunction with all of the supporting application documentation.

2. The Application

- 2.1. This application is for Reserved Matters approval for the construction of 125 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping, in addition to the provision of a water retention area.
- 2.2. The application includes full details of the scale, appearance, layout, massing and landscaping of the site and includes the drainage relating to the wetland retention area, ecology and landscaping details.
- 2.3. The area of the site measures 7.78ha and is currently arable farmland. The site lies immediately to the West of Horndean Road and South of Southleigh Road. The northern area of the site is defined by sustainable hedges which run along the north and north eastern edge of the site. A pond is located within the site, with open space to the west and south.
- 2.4. As approved by way of the outline application, the primary vehicular and pedestrian access would be via Horndean Road, with a secondary access via Southleigh Road. An additional pedestrian and cycle link is provided to the south of the site to connect with the wider countryside.
- 2.5. The parking provision for the development has been designed in accordance with the Council's parking standards. A total of 304 parking spaces would be provided; 283 of these are to be allocated (including garages), plus 21 unallocated visitor spaces. Each two and three bedroom unit will be provided with two parking spaces, with four bedroom units having three parking spaces. Each property will have secure cycle storage.
- 2.6. In terms of the scale and massing of the buildings, the scheme has been designed to reflect the character of the immediate area, with all dwellings being two storey in height. All buildings are designed as houses, with the provision of smaller two bed units being provided in the form of terraced and semi detached housing. This ensures that all residents benefit from their own private amenity space.
- 2.7. The scheme provides 38 affordable dwellings and 87 private dwellings at 40 dwellings per hectare. An accommodation schedule is set out in Table 1.
- 2.8. The site lies partly within Flood Zones 1, 2, and 3 'low, medium and high probability flood risk area' from fluvial sources. The outline application was designed to manage flood risk through raising ground levels in the southern part of the site, to lift the proposed new houses out of FZ2-3, and the inclusion of a wetland retention area which forms part of a wider flood compensation area. The capacity of the wetland retention area has been designed to hold between 18,000 and 20,000 cubic metres of storage, to reduce flood risk of the existing built up area downstream of the development. The wetland retention area also provides a landscape benefit to the site and retains an area of open space on the western side of the site which integrates the development with the wider countryside. The proposed Drainage Strategy accords with the flood mitigation measures approved by way of the outline application.
- 2.9. A detailed landscape scheme accompanies the application, demonstrating opportunities to provide useable areas of open space within the development, as well as enhanced visual links and footpath connections to the wider countryside. The landscape scheme also provides details on boundary

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treatments and the future management and maintenance of proposed planting and the existing site boundary hedgerow.

2.10. An ecological mitigation and enhancement plan is submitted alongside the application.

2.11. Further information about the design of the scheme and how this has developed, taking account of the site constraints and development principles, is set out within section 4 of this Statement and the accompanying Design and Access Statement.

Table 1: Accommodation Schedule

Dwelling type	1-bed	2-bed	3-bed	4-bed	Total
Affordable Houses		28	8	2	38
Private Houses		30	26	31	87
				Total	125

3. Conformity with National and Local Policy

Conformity with National Planning Policy

- 3.1. The National Planning Policy Framework (NPPF) was adopted in March 2012 and replaced the previous suite of national planning policy statements and guidance.
- 3.2. The NPPF sets out the Government's presumption in favour of sustainable development, which provides that local planning authorities approve development proposals that accord with the statutory plans without delay (paragraph 14). This RM application responds to outline application APP/14/00547, was granted in accordance with the Havant Local Plan and complied with many of the core objections of the NPPF (paragraph 17), including:
- To enhance and improve places
 - To support sustainable economic development
 - To secure high quality design
 - To promote the vitality of urban areas
 - To encourage public transport, walking and cycling

Conformity with the Havant Local Plan

- 3.3. The Development Plan for Havant Borough Council comprises the following documents:
- Havant Borough Council Adopted Core Strategy (2011)
 - Havant Borough Council Local Plan Allocations document (July 2014)
 - Borough Design Guide (2011)
 - Housing SPD (2011)
 - Parking SPD (2016)
- 3.4. Identified in the Local Plan Application documents as being suitable for residential development, policy EM1 states that the site is suitable for up to 140 dwellings, based on the then known characteristic and density considerations for the site. The site was identified as being able to provide a critical contribution to the Emsworth Flood Alleviation Scheme, due to its location and relationship with West Brook. The principal requirements of the then emerging policy were duly considered by way of the outline application, with consent granted for 125 dwellings.
- 3.5. The application has been designed in accordance with the requirements of the outline planning consent and the documents listed in paragraph 3.3 of this Statement. Any necessary amendments to the design and layout is demonstrated and justified within this Statement.

4. Compliance with the Approved Outline Application

- 4.1. The Pre-application response received on 22 March 2017 provided comment on the principle of development, design and layout, housing mix, affordable housing, access and highways implications, flood and drainage and ecology. The comments made have been considered and addressed as and where possible. The following section of this Statement details the design proposal in response to the Council's pre-application comments.

Principle of development and Housing Mix

- 4.2. The principle of the application was established in the outline approval. Discussions with the Council therefore focused on the reserved matters.
- 4.3. The Reserved Matters submission follows the principles submitted as part of the outline planning application, namely:
- Primary access to be taken via Horndean Road, with a secondary access via Southleigh Road
 - Retention of the hedge along the northern and eastern boundaries
 - Inclusion of a wetland retention area
 - Retention of existing pond as a key feature within the site
 - General form and layout of the internal roads and dwellings
- 4.4. Variations to the layout of the outline masterplan scheme have been design led, responding to both the opportunities and constraints of providing the wetland retention area, and detailed drainage strategy for the site, as well as meeting the key objectives of achieving a high quality environment which minimises the impact of the car and enhances features of landscape value.
- 4.5. The proposed mix of dwellings is outlined in the accommodation schedule in Table 1. Dwellings will comprise a range of two storey house types, ranging in size from two to four bedrooms, with the greatest percentage being two and three bed properties.

Site Layout and Access Arrangements

- 4.6. As identified in the accompanying Design and Access Statement, the proposed layout of the site has been informed by the Wetland Retention and Flood Compensation Areas that were approved at the outline stage and subsequently through an Environmental Permit (referred to in more detail below).
- 4.7. The proposed site layout allows for properties to be centred around a series of open spaces, with internal access roads arranged to create a circuitous highway link between the main entrance and the secondary Southleigh Road access. The road geometry and lack of visual connection between the two should naturally deter 'rat-running', without the need to apply traffic calming measures. Importantly, permeability would be provided for pedestrians and cyclists by the footway link to the south side of proposed plots 4 to 13 and this arrangement means that the large open space in the north eastern quarter of the site is integrated more closely with the adjoining houses.
- 4.8. The two site entrances have different functions. The design approach taken to each access is considered

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appropriate to its scale and the function it serves in providing an 'entrance' to the site. The primary entrance from Horndean Road has gateway properties with a 3m wide verge to the north, opening out onto an area of open space with houses arranged around it, providing a sense of arrival. Within this area there are opportunities for substantial tree planting. This main entrance will be welcoming, overlooked and an appropriate contrast to the linear character of the existing houses either side of Horndean Road. A sketch view of the entrance is submitted within the drawings pack.

- 4.9. The Southleigh Road entrance is secondary in nature and has a gateway dwelling to mark it, before opening up to a large open space. Landscaping in this location makes use of the existing hedgerow, with the 2-3m verges having the potential for additional tree planting.
- 4.10. Pre-application comments question the configuration of dwellings backing on to Southleigh Road and Horndean Road, given that elsewhere in the local area, dwellings are orientated to front the road. The orientation of the properties fronting an internal street not only creates a more inclusive environment for future occupiers, but maximises the areas of open space possible within the northern part of the site and allows the landscaped boundary along the site's edge to be strengthened through retention of the hedgerow and additional planting within gardens.
- 4.11. The outline application established the importance of protecting the existing hedgerow along the northern and eastern boundary of the site. The design and layout of the proposed scheme retains the hedgerow and will ensure its appropriate management and maintenance. Properties with back gardens onto these boundaries will be demarcated with animal-proof post and rail fencing to the inside of the hedges. The hedgerow will be managed by an appointed management company to ensure that it is appropriately protected in perpetuity.
- 4.12. In response to pre-application comments, the Southleigh Road edge has been reviewed and two parking entry points are proposed either side of Plots 4 to 13, to create smaller clusters with blocks of tree planting proposed to reinforce the retained hedge. Improvements have been made to the layout of the parking courts to ensure appropriate turning areas for vehicles, and a footpath route linking the parking area to the wider development has been shown on drawing P104 Rev A. The rear elevations of the proposed houses along the roadside edges have also been enhanced to create visual interest.
- 4.13. The pre-application comments note the potential for development on land to the west of the application site. The Havant Local Plan Housing statement identifies a strategic site capable of providing at least 1,650 homes. The officer recommends that consideration is given to the relationship of the final layout with the neighbouring site, to ensure compliance with policy DM6 of the Core Strategy. By virtue of the need to retain a wetland area, the majority of the western site boundary is to be retained as open space. Where housing does abut the boundary, an appropriate landscape buffer has been incorporated into the design. This will allow any future development to be designed, without adversely affecting the residential amenity of occupants of the reserved matters site. Furthermore, any future application on land to the west would benefit from the open space to be formed as part of this application and may be able to utilise this as a key viewpoint within the development. A footpath link is proposed to the western edge of the site along the north end of the Wetland Retention Area which would provide future permeability and linkage with the neighbouring site and Horndean Road via the main entrance to the application site. The proposed 3m wide footpath and cycle link to the south of the site, also creates future opportunities for connectivity between the site and the wider area.

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Drainage

- 4.14. As set out in the accompanying Drainage Strategy report, the development proposals involve the construction of a flood storage area, diversion of a designated main river and flood mitigation works. The flood mitigation works are required to replace lost Flood Zone 3. The flood mitigation area and principle of works required, were approved by way of the outline application.
- 4.15. In May 2016, the Environment Agency granted a permit consenting to the works associated with constructing a Wetland Area and diverting a designated Main River (West Brook). The Drainage Report details the technical information relating to surface water drainage and foul drainage along with the relevant drainage calculations. The report notes that the Drainage Strategy developed for this site utilises a combination of tanked porous paving roads and underground tank SuDS features across the site. The storage features discharge into the wetland area at three separate locations. These locations are identified on the drainage layout drawing 13-016-WA-003 Rev D.
- 4.16. The SuDS operations and maintenance manual submitted alongside the reserved matters application, detail the long term management of the SuDS features to ensure their effective operation.
- 4.17. The Drainage Strategy has informed the detailed site layout and landscaping details.
- 4.18. An important aspect of the site is the wetland retention area. This not only provides suitable flood mitigation, but allows significant landscape opportunities within the site. The site plan submitted at pre-application stage proposed to re-align the existing culvert on site. Within the pre-application response, Officers identified this as a missed opportunity to re-open the watercourse, to provide further habitat benefit, SuDS provision and as an attractive visual feature. It was also noted that further concern related to the proposed culvert route, the landscape constraints it creates and scope for screen planting to the western site boundary.
- 4.19. To address this point, the design team explored the options for extending the amount of visible stream possible within the site, within the scope of the approved EA permit of works. The re-aligned Westbrook will be open along its new alignment, all through the main Wetland Retention Area (some 350m in length with the existing cross link from the west) and will be a key feature of this open area. However, there are limitations to opening up the entire length of the watercourse. For example, the revised route of the surface water sewer from the Southleigh Road/ Horndean Road junction is too deep where it crosses the proposed open space (just north of plots 109 to 113) and, as a result, there would be safety issues and liabilities having a deep 'rill' through the green. In addition, there is an existing piped connection from the ponds to the West Brook (north of plots 36 to 39) which will be retained in accordance with the permit of works issued by the Environment Agency.
- 4.20. The surface water sewer connection from Southleigh Road/ Horndean Road junction has been re-routed through the site, to ensure that the hedgerow along the western and Southleigh Road edges can be retained and reinforced with additional hedgerow trees.
- 4.21. With regards to connectivity within the site, two footpath links have been incorporated into the landscape design, to link to the boundary edge on the west of the site and to the north of the wetland retention area. A southern link to the edge of the site and the recreation area that is 3m wide to allow for pedestrians and

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cycles, will be provided from plot 84.

- 4.22. For Health and Safety reasons, public access will be restricted within the wetland retention area. However, the proposed landscaping allows a visual open space to be enjoyed by residents. The bridge shown within the northern landscaping is a feature only and has been proposed to create a visual interest and soften the linearity of the north-south central estate road. Maintenance access will be provided to the wetland retention area.
- 4.23. The soft landscape specification document sets out the management and maintenance regime for the open spaces.

Scale, massing and appearance

- 4.24. The proposed houses will be two storeys high with associated single storey garages. The scale of development reflects the neighbouring two storey dwellings. A traditional design approach is proposed using local and established materials. The varied roof forms, materials and design of the dwellings will create interest within the development. A variety of boundary treatments will be used, including native species hedging, timber fencing and brick walling.
- 4.25. The accompanying Design and Access Statement provides further detail on the scale, massing and appearance of the proposed development.

Parking Layout

- 4.26. In forming the Parking Strategy, reference has been made to the July 2016 Parking SPD. The parking provision on site is formed of on plot parking, garages, parking courts and visitor spaces. Based on parking standards set out in table 4A of the SPD, 283 parking spaces are to be allocated, with an additional 21 visitor spaces provided on site.

Ecology

- 4.27. An Ecological Mitigation and Enhancement Plan submitted alongside the application, sets out details on habitat creation within the wetland area, whilst also demonstrating how the mitigation measures taken within the design of the housing layout will retain and enhance the site's ecology. The creation of a wet ditch within the western open space will allow a species rich environment to form, also benefiting the aesthetic of the site. The use of bat and bird boxes, bee bricks and fencing to allow the movement of wildlife between gardens, will enhance the ecological capacity of the housing area.

Trees

- 4.28. The indicative tree protection plan and arboriculture impact assessment submitted with the outline application, were considered acceptable in general terms. At outline stage, it was identified that tree losses on site were negligible, with only one tree of poor quality to be lost. The two sections of the boundary hedge to be lost are essential for access and are minimal in terms of the overall length of hedge that is to be retained. The loss of sections of hedgerow for access was considered acceptable at the outline application stage.

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- 4.29. The Tree protection plan submitted with the reserved matters application follows the outline documents, with some minor changes by way of vehicular surfaces located with identified root protection areas. The layout of the scheme has been designed to minimise the impact of the development on the boundary hedge and retained trees. The submitted Arboricultural Impact Assessment and Method Statement, provides further detail on these changes and the required methodology for the protection of trees on site.

Archaeology

- 4.30. In accordance with condition 23 of the outline consent, a Written Scheme of Investigation (WSI) for Archaeology has been produced to establish the methodology by which identification and assessment of any on site heritage asset will be made. The document considers the impact of development upon any potential Archaeology identifies how to minimise this impact. The proposed methodology has been agreed in principle by Hampshire County Council Archaeologist David Hopkins and will be submitted for approval by way of a discharge of conditions application.

Pumping station

- 4.31. The northern part of the site will connect to the existing sewer system. Due to levels on site, it is not possible to drain the southern part of the development via gravity. As such, a pump station is required. This will pump up to the existing sewer. The location of the pump station is shown on the submitted drawings. It is to be located to the rear of plot 24 to the edge of the parking court.

Summary

- 4.32. The detailed scheme as been designed to accord with the principles approved at the outline application stage, and to comply with relevant national and local planning policy. As per the separate submission, a full suite of information has been provided to address the pre-commencement conditions attached to the Outline consent, and which should be read in conjunction with the Reserved Matters submission.

5. Affordable Housing

- 5.1. Policy CS9 (Housing) of the adopted Core Strategy states that housing proposals of 15 dwellings or more should achieve an Affordable Housing provision of 30-40%. The approval of the outline application secured a 30% provision of affordable housing on site totalling 38 units; a mix of approximately 70% affordable rented units and 30% shared ownership. The S106 signed on 20 April 2015, confirms the agreed quantum of affordable housing provision.
- 5.2. In accordance with the agreed S106, this application presents a 70:30 tenure split of affordable accommodation, resulting in 26 affordable rented units and 12 shared ownership units. The housing mix is summarised in Table 2.

Table 2: Affordable Housing Mix

Tenure of Affordable Housing	2-bed	3-bed	4-bed	Total
Affordable Rent	20	4	2	26
Shared ownership	8	4	0	12
			Total:	38

- 5.3. Pre-application comments received in relation to the site's Affordable Housing, seeks justification for the housing mix, with a request for a greater number of larger units (three and four bed) to be provided, along with justification for the proposed affordable housing clusters on site.
- 5.4. The affordable housing mix being provided equates to 74% two bed, 21% three bed and 5% four bed. This mix is compliant with the 2014 Strategic Housing Market Assessment (SHMA) which seeks a 65%-75% provision of one and two bed, 20-25% of three bed and 5%-10% of four bed units (Section 9, paragraph 9.27 refers). The SHMA identifies that the greater proportion of need is in smaller one or two bedroom homes.
- 5.5. Within this proposal, a greater proportion of two bed units, is being provided in lieu of one bed units. This allows all affordable accommodation to be provided as dwelling houses, with all occupants benefiting from private amenity space. This accommodation will provide a significant contribution towards those households on the waiting list for affordable accommodation, providing 28 x two bed homes. The pre-application comments state that there are currently 1,711 applications registered on Hampshire Homes Choice, with 199 waiting for three bedrooms and 65 for four bedrooms, resulting in a total need of 264 (15.4%) larger units. The proposed affordable housing mix is proportionate to the need identified within the pre-application comments, with 26% of the affordable housing provision being provided as larger three and four bed homes and will provide an excellent standard of accommodation for those on the waiting list.
- 5.6. The tenure layout submitted with the application (drawing reference P105) comprises three affordable housing clusters of one x 10 units and two x 13 units.

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- 5.7. To the south of the site, a cluster of 13 affordable units sits on the southern boundary. Between it and the next cluster of 13 affordable units are 10 private units. This arrangement fully integrates the affordable housing with the private accommodation, whilst providing clusters of accommodation that can be appropriately managed by the affordable housing provider. To the north of the site, a cluster of 12 affordable homes sits amongst the private units, overlooking a shared area of open space and sharing access and servicing arrangements.
- 5.8. The housing mix and tenure layout of affordable housing proposed, demonstrates compliance with the approved outline application, current housing need and the aspirations of future provision and management of the affordable housing provider. In providing a 70/30 tenure split, the development will provide long term benefits to the rented and shared equity housing market within Emsworth.

6. Conclusions

- 6.1. This Reserved Matters application seeks permission for the construction of 125 dwellings, incorporating a water retention wetland area, internal access roads, parking, landscaping and open space, footpaths, cycle link and Sustainable Urban Drainage. The proposal is formed of two storey dwelling houses, providing a mix of two, three and four bedroom homes, with 38 of those provided as affordable units.
- 6.2. The reserved matters details have been prepared to accord with the principles approved through the outline planning permission and to comply with relevant local and national planning policy.
- 6.3. The proposal will provide a development which has been carefully formed using the principles of the outline application and its approved documents. The design responds directly to comments made by Officers at pre-application stage, with comments relating to the design and landscaping of the wetland retention area, protection and long term management of the boundary hedge and footpath, and cycle links with the wider area having been addressed.
- 6.4. The benefits of the reserved matters application include 125 high quality homes, providing both market and affordable dwellings. The scheme will provide a range of new housing within an attractive landscaped setting, in a sustainable location within Emsworth and will contribute positively towards the housing needs of the area.
- 6.5. The design responds to the character and scale of the surrounding area and provides an appropriate transition between the existing built up area of Emsworth and the countryside. The layout has been designed to appropriately relate to any future development which may be developed on adjacent land.
- 6.6. The proposal will deliver good quality open spaces, with the wetland area providing key visual links with the adjacent countryside, as well as creating a sense of place and area to be used for recreation by local residents. The development will be well connected to the existing population in Emsworth and contributed positively to the housing stock.
- 6.7. The development proposals are in compliance with the development plan. This Statement has also considered the proposals against the National Planning Policy Framework, and again there are no conflicts identified with this committed scheme. These detailed proposals demonstrate that the brief established by the outline planning permission will deliver a high quality development of high quality homes within this five year period to boost the Borough's housing land supply. The proposals will also secure the delivery of a valuable community asset: part of the Emsworth Flood Alleviation Scheme.

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