

Emsworth Neighbourhood Plan 2019 - 2036



POLICY D1

General Design Policy

- a) All new developments and redevelopment proposals across the neighbourhood area should be of high quality, in accordance with the other policies and the other provisions contained within this neighbourhood plan.
- b) The impact of any development, along with any required landscape mitigation measures, should be specified in a Design & Access Statement. The scope and length of the statement should be appropriate to the proposal concerned and be submitted with the application.
- c) Development proposals should have regard to the Design Checklist in this plan. Applicants should use their Design & Access Statement to demonstrate how the checklist has influenced the proposal.

POLICY D2

Height, Mass & Materials

- a) All new buildings should enhance the character of the area and be appropriate in height, mass and materials. In most cases, this will mean buildings constructed or clad in materials typical for the area with any pitched roofs being of slate or tile.
- b) Other than in exceptional circumstances, new buildings should be no more than three storeys in height, including the use of the roof to provide for up to four floors of useable space.
- c) Proposals for the use of upper floors above retail or commercial premises and for the use of upper floors for residential development in new developments will be supported where, as appropriate to the nature of the development concerned, they are to a high design standard and respect the scale of neighbouring buildings.

POLICY D3

Layout, Form & Density

- a) The layout, form and density of new developments should reflect the historic urban grain of the historic parts of the neighbourhood area and its specific characteristics, unless site specific conditions suggest otherwise.
- b) Development proposals should make the most efficient use of land and be developed at the optimum density. The optimum density should result from a design-led approach to determine the capacity of the site, with particular consideration given to:
 - the site context
 - its connectivity and accessibility to surrounding areas by walking, cycling and public transport.
- c) Proposed residential development that does not demonstrably optimise the density of the site will not be supported.