

Land adjacent to No. 54 Long Copse Lane, Emsworth

Planning Statement (inc. Statement of Community Involvement)

On behalf of the Horne and Barry Families

June 2021



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1. Introduction

1.1 Nova Planning has been instructed by the Horne and Barry Families, to prepare and submit a Full Planning Application to Havant Borough Council (HBC) for:

The erection of eight residential dwellings together with associated works on land adjacent to No.54 Long Copse Lane, Emsworth

1.2 The Planning Statement should be read together with the plans and illustrative material, as well as the technical reports that have been prepared in support of the application:

Design and Access Statement (Inc. Landscape Appraisal)	Nova Planning Limited
Transport Statement	Nick Culhane Highways Consultant
Flood Risk Assessment and Drainage Strategy	Aqua Callidus
Nitrates Assessment	Aqua Callidus
Ecology Assessments	Tetra Tech (formerly WYG)
- Preliminary Ecological Survey (inc. Botanical Survey)	
- Reptile Survey	
- Compensation and Management Plan	
Arboricultural Assessment	Eco-urban Limited

2. Site Description & Context

- 2.1 The application site measures approximately 2.2Ha and comprises the ‘Development Site’ (0.45Ha) and the ‘Ecological Compensation and Enhancement Area’ (1.75Ha). The site and the extent of these areas are shown on the submitted Site Location Plan (Ref. 1882 L01 F).
- 2.2 The site is located south of Long Copse Lane, which currently represents the northern edge of the settlement of Emsworth. It lies immediately adjacent to existing development on Long Copse Lane to the west and Redlands Grange (also known as Hampshire Farm) to the south. The land immediately to the north known as ‘Land North of Long Copse Lane’ is identified as an allocation for housing in the emerging Havant Borough Local Plan Review (H8 of the Pre-submission Draft Version).
- 2.3 The Development Site comprises an existing paddock that has previously been used for keeping of horses. There is a modest change of levels across the site, with the northern boundary to Long Copse Lane set above the southern boundary. The Ecological Compensation and Enhancement Area comprises land which forms part of the open space associated with the Redlands Grange development to the south and was originally used as an ecological receptor area for that development.
- 2.4 The Development Site (hereafter referred to as ‘the site’) is located in a predominantly residential context due to the presence of existing residential development to the north, south and west. This is reflected in the site’s inclusion within the settlement boundary of Emsworth in the emerging Local Plan. The adjoining land to the east is part of the Hampshire Farm Country Park, which was delivered alongside the Redlands Grange development. This open space together with undeveloped land to the west provides an undesignated gap between the settlements of Emsworth and Westbourne.
- 2.5 The site is very well screened to the east by existing mature vegetation, including mature Oak trees on the eastern site boundary, which are subject to a Group Tree Preservation Order (TPO). These mature trees extend southwards along the eastern boundary of the Redlands Grange development and provide a definitive physical feature to delineate the eastern edge of Emsworth settlement in this location. Vegetation on the southern boundary filters views of the existing development on the northern edge of Redlands Grange (Lapwing Close). The northern (Long Copse Lane frontage) and western (to 54 Long Copse Lane) site boundaries are defined by existing hedgerow and a number of mature trees. Whilst the tree cover here is less dense, the presence and location of the trees filters views of the site from the existing dwelling at No. 54 Long Copse Lane.
- 2.6 In terms of constraints, the site is designated as a Site of Importance for Nature Conservation (SINC). This is a local designation based on the site’s botanical value as Semi-Improved Grassland. All protected trees are focused on the site perimeter only. An existing Southern Water Foul Sewer runs north-south

along the western site boundary with an easement of 5m measured from the western boundary. The site drains naturally to the existing ditch network on the southern and eastern boundaries.

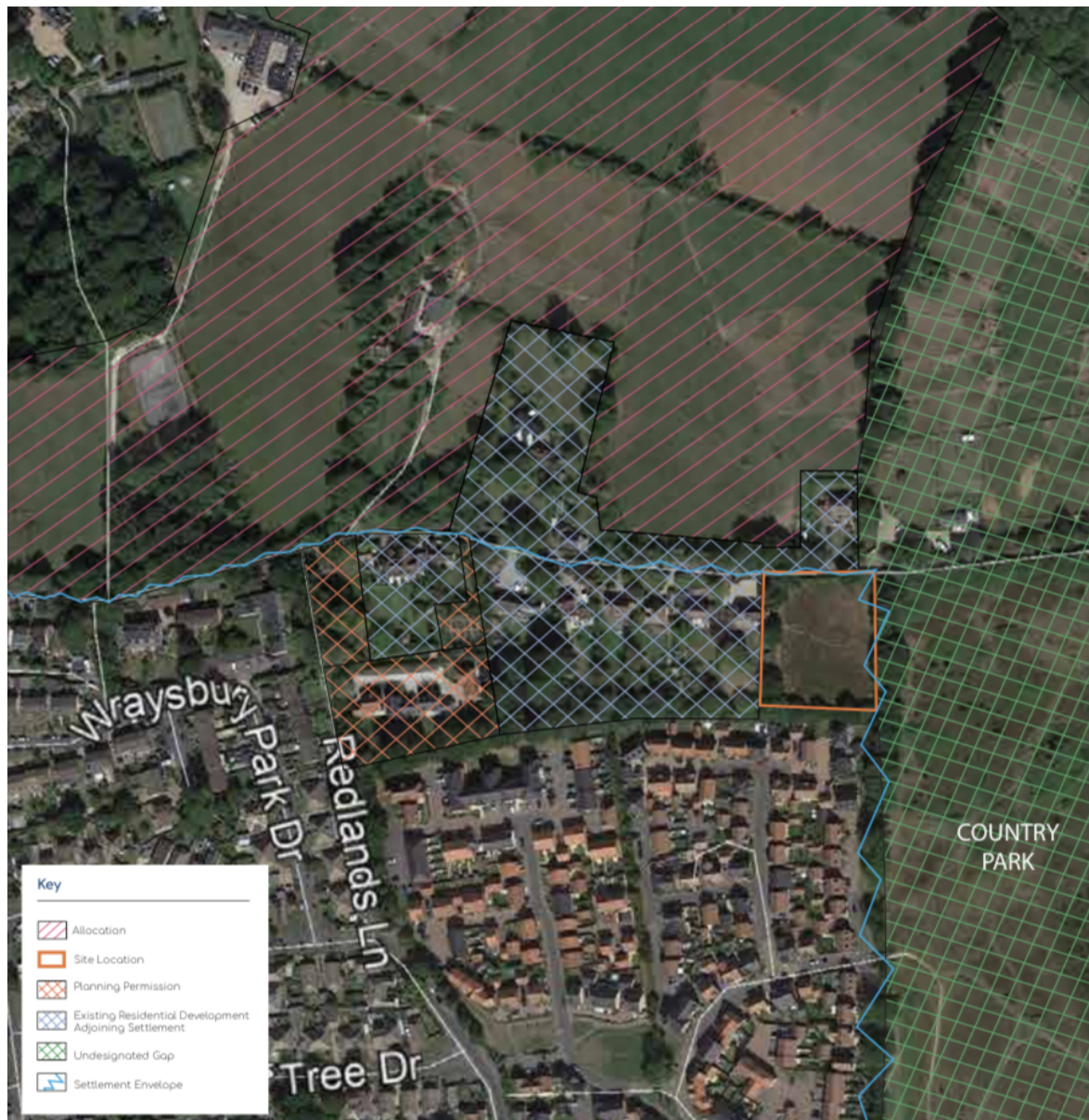


Figure 1: Site Context Plan

Planning History

2.7 The site has no recent planning history

3. Planning Policy Framework

- 3.1 The policy framework relevant to the determination of the application consists of the National Planning Policy Framework (2019) (NPPF) and the Havant Borough Core Strategy (2011).
- 3.2 The emerging Havant Local Plan (2036) was submitted for Examination in February 2021. At the time of writing this Statement, the emerging Plan carries limited weight in decision-making but it does identify the Council's preferred spatial strategy for development based on extensive evidence.
- 3.3 The Emsworth Neighbourhood Plan (Post Examination Version) has been approved by Havant Borough Council and is awaiting referendum when COVID restrictions allow. In line with Government guidance, the draft Plan carries significant weight at this stage.
- 3.4 A full policy assessment is provided at **Appendix 1**.

4. Application Proposal

4.1 The proposal is for the erection of eight dwellings together works, including access, landscaping and car parking. Please refer to the accompanying Design and Access Statement (Nova Planning Limited) in relation to the layout and design of the proposal.



Figure 2: Proposed Development Site Layout

5. Planning Considerations

i. Principle of Residential Development

- 5.1 The site is currently located outside but adjacent to the defined urban boundary of Emsworth. Policy AL2 of the Local Plan (Allocations) seeks to restrict development to within the defined settlements unless specific circumstances exist as defined by the criteria within the policy.
- 5.2 As a starting point, HBC also have an acknowledged 5-year housing land supply shortfall and therefore policies that seek to control housing, such as Policy AL2, are out-of-date in accordance with Paragraph 11 and Footnote 7 of the NPPF. In these circumstances the framework instructs Local Planning Authorities to grant planning permission without delay unless doing so would conflict with policies in the framework protecting areas or assets of particular importance. These areas and assets are defined by Footnote 6 and do not relate to the application site. The scale of development proposed through this full planning application means that development can count towards the 5-year supply.
- 5.3 We also note that HBC are not able to demonstrate a 5-year housing land supply in the emerging Local Plan due to constraints and available land. This site can contribute housing in the 5-year period and as such would reduce the gap between planned housing provision and HBC's 5-year requirement.
- 5.4 Finally, the Local Plan was adopted in 2014 and as such it significantly pre-dates the current NPPF (2019). Paragraph 59 of the framework states that policies and decision-making should seek to 'substantially boost housing delivery'. With regard to the site's countryside location, Paragraph 79 of the framework states that decisions made in the context of the presumption in favour of sustainable development and the need to boost housing delivery should only seek to avoid 'isolated' homes in the countryside. The site has a residential context, adjoined by existing residential development on three sides. It is clearly a sustainable location for housing, lying between an existing strategic residential development to the south (Redlands Grange) and a proposed strategic residential to the north identified for early release (Land North of Long Cospe Lane). It is also worth noting that the emerging Local Plan includes the site in the revised Settlement Boundary for Emsworth (Examination Library Document CD02). Whilst this may not carry significant weight at this stage, it confirms that Officers preparing the Local Plan agree that the site represents a logical addition to the existing settlement of Emsworth. In this respect, the principle of residential development should be accepted regardless of the housing land supply position and Paragraph 11.

ii. Amount & Mix

- 5.5 The proposed development comprises 8no. dwellings with associated parking and landscaping. It includes a mix of 4no. detached four-bedroom dwellings and 4no. three-bedroom dwellings, in detached and semi-detached form. As part of the emerging Local Plan (2036), the Council has prepared a Residential

Density Evidence Paper (2019), which sets out a recommended housing mix for sites of different sizes, Table 2 summarises the suggested mix for suburban sites measuring for up to nine dwellings.

Table 1: Housing Mix

Unit Size	Proposed No. Units
3 Bed House	4 (50%)
4 Bed House	4 (50%)

5.6 The proposal provides a mix of dwelling types whilst retaining a form of development, which is in keeping with the site context.

5.7 The Residential Density Evidence Paper (2019) states that it is inappropriate to identify an upper limit to density, due to site-specific characteristics and locality profiles. It is suggested that in the more suburban areas, a density of approximately 40dpha may be appropriate.

5.8 The proposed development results in a density of 18 dwellings per hectare (dph), which is considered to be appropriate when considering the character of lower density development on Long Copse Lane to the west and medium density development to the south and north (planned) at Redlands Grange and Land North of Long Copse Lane respectively. The density has also been influenced by the tree constraints on the site, relationships with neighbouring properties in terms of safeguarding residential amenity.

iii. Layout, Scale and Appearance

5.9 These matters are considered in detail within the accompanying Design and Access Statement (Nova Planning Limited). However, a summary is provided as follows.

5.10 A conceptual layout was produced to assist Officers in their consideration of the site and its suitability for residential development as part of a formal pre-application enquiry under Ref. GEN-17-00853. The response confirmed that a proposal of this nature is acceptable in terms of its character and relationships with neighbouring residential development.

5.11 The proposed layout has been largely determined by and 1) the findings of the technical and environmental assessment work as referenced above; 2) the pattern of existing development on Long Copse Lane to the west and Lapwing Close to the south; and 3) ensuring suitable relationships which protect privacy and amenity of neighbouring dwellings.

5.12 The proposed development is two storeys in height to reflect the predominant scale of existing development on Long Copse Lane and Redlands Grange.



Figure 3: Streetscene Elevation of Plots 1-3

5.13 The design and architectural appearance of the proposed dwellings has taken into account the Council's design policies and with due consideration paid to the form and pattern of neighbouring development on Long Copse Lane.

iv. Neighbouring Amenity

5.14 The amenity of neighbouring properties has been carefully considered through the design process and the proposed building relationships reflect the standards set out in the Havant Borough Design Guidance (2011).

5.15 The proposed development includes three detached dwellings (Plots 1 – 3) on the northern portion of the site, fronting on to Long Copse Lane. All three plots are orientated north-south with principal aspects in these directions. This orientation results in traditional side-to-side relationships internally and with No.54 Long Copse Lane.

5.16 The single detached and two pairs of semi-detached dwellings to the rear are sited between 23m and 25m from the proposed dwellings in the northern portion of the site. This distance is more than the 21m separation distance generally accepted for two-storey development. The layout creates typical side-to-side relationships internally, along with typical back-to-back and side-to-back relationships with neighbouring properties at Lapwing Close at distances of 29m and 12m respectively.

5.17 The proposed development is not considered to have an unacceptable impact on neighbouring amenity and is, as such, compliant with Policy CS16 (High Quality Design) of the Core Strategy (2011).

v. Arboriculture

5.18 The Applicants' Arboriculturalist, Eco-urban Limited, has prepared a Tree Survey and Arboricultural Impact Assessment (AIA), assessing the trees onsite against the British Standard 5837:2012 Trees in Relation to Design, Demolition, and Construction – Recommendations, to establish the quality of the trees and whether they should be retained and protected.

5.19 A total of 21 trees, tree groups and hedgerows were surveyed and categorised according to their quality (A, B, C or U – highest to lowest quality respectively). The results of the trees surveyed on site are summarised in Table 3.

Table 2: Tree Quality

Category	Tree
A (Trees)	0
B (Trees)	15
C (Tree Groups & Hedgerows)	4
U (Trees)	0

5.20 The proposed development does not result in any tree removal. There is partial removal of an existing low quality hedgerow (H21) on the site frontage to Long Copse Lane (also low ecological value – see supporting Preliminary Ecological Assessment). Where works are proposed within Root Protection Areas (RPAs), the AIA concludes that these works will not adversely affect retained trees. The proposal is, therefore, considered compliant with Policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features) of the Core Strategy (2011). Please refer to the accompanying report for full details.

vi. Ecology

5.21 The Applicants' Ecologist, Tetra Tech (formerly WYG), has undertaken the series of ecological surveys, including an Ecological Appraisal, Reptile Surveys and Botanical Surveys.

5.22 The Ecological Appraisal identified key habitats on site, including unimproved grassland and species rich hedgerows to the south and east. The assessment identified potential for nesting birds with recommendations to retain species rich hedgerows to the south and east. Reptile surveys found a low population of slow worms and a good population of common lizards. It recommended a mitigation scheme involving displacement of reptiles to the retained boundary habitats to avoid killing or injury during construction. An agreement has been reached with HBC to use the adjoining land to the east for compensation and enhancement purposes, which will also benefit the local reptile population.

5.23 The botanical surveys have assessed the site's botanical value, which was the basis for its designation as a Site of Importance for Nature Conservation (SINC). The survey work includes the application site and the land adjoining the application site to the east, which forms part of the open space for the Redlands Grange development having originally been set out as an ecological receptor area.

5.24 For the proposed development site, the surveys confirm that the botanical value of this area has diminished over time and will continue to do so due to increased scrub encroachment. For the adjoining land, the survey work confirms that the botanical value is lower, albeit of similar composition and covering

a larger area. The surveys recommend that the adjoining land can, through translocation of grassland from the development site alongside ongoing management, provide compensation for the loss of habitat within the application site. This is considered to provide a more sustainable outcome given its ownership by HBC and its designation as public open space where it is already subject to ongoing management.

5.25 The agreement with HBC allows the adjoining land to the east to be used for compensation and enhancement purposes. The application includes a Management Plan, which sets out how the development site and adjoining HBC land should be managed to increase the overall ecological value of the collective. The management regime would continue to be undertaken by HBC and an associated commuted sum secured via a Section 106 Agreement.

5.26 The proposal is therefore considered to be compliant with Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) of the Core Strategy (2011), as well as the requirements of the NPPF (2019).

vii. Access & Movement

5.27 The Applicants' Transport Consultant, Nick Culhane Highways Consultant, has provided a Transport Statement. As noted within the statement, a pre-application enquiry was made to Hampshire County Council as Highway Authority who confirmed that the access arrangements are acceptable in principle and supported with a Stage 1 Independent Safety Audit.

5.28 The access proposals are based on a pre-COVID Automated Traffic Count with peak trip generation that would not materially alter how the existing road functions or its character. The layout has been designed to accommodate refuse turning within the site with tracking diagrams appended to the statement.

5.29 The proposal is considered to meet the requirements of Policy CS20 (Transport and Access Strategy) of the Core Strategy (2011).

viii. Parking and Cycle Storage

5.30 The Residential Car Parking and Cycle Provision (2016, updated 2019) sets out a requirement for a minimum of two spaces per three-bedroom unit and three spaces per four-bedroom unit. 4no. three-bedroom units and 4no. four-bedroom units are proposed, which generate a need for 20no. parking spaces. These spaces are allocated and provided on plot, in garages and carports.

5.31 With reference to cycle storage, two spaces are provided for each of the three and four-bedroom units within rear garden sheds.

5.32 In line with Policy CS20 (Transport and Access Strategy), all parking is provided onsite and removes the need for road parking. The proposal is considered to meet the requirements of Policies DM13 (Car and Cycle Parking on Residential Development) of the Core Strategy (2011)

ix. Flood Risk and Drainage

5.33 The Applicants' Drainage Consultant, Aqua Callidus, has prepared a Flood Risk Assessment and Drainage Strategy, which concludes that the site is entirely in Flood Zone 1 and is at very low risk of surface water, sewer and groundwater flooding. With this in mind, the proposal meets the Sequential Test and an Exceptions Test is not required.

5.34 With reference to surface water drainage, permeability testing confirms that the site is not suitable for infiltration and as such, a combination of attenuation storage and controlled discharge will be used. The proposed surface water drainage system will ensure that surface water run-off is not increased as a result of the development and it will be designed to accommodate a 1 in 100 year, plus 40%, climate change and 10% urban creep rainfall event. The detailed design can be secured through standard condition.

5.35 A 150 mm public foul water sewer is located within the site. A copy of the Southern Water sewer plan is contained in Appendix B of the FRS. The proposed development will discharge to the public sewer within the site. The change in network load is considered *de minimis*, but notwithstanding this, the standing wastewater Infrastructure Charge (IC) will be paid. Should any downstream reinforcement be required Southern Water will deliver this from the development ICs they will collect, this is however considered unlikely.

5.36 On this basis, the proposal is considered to comply with Policy CS15 (Flood and Coastal Erosion Risk) of the Core Strategy (2011), as well as the requirements of the NPPF (2019). Please refer to the Flood Risk Assessment and Drainage Strategy for full details.

x. Nutrient Budget

5.37 The Applicants' Drainage Consultant, Aqua Callidus, has undertaken an assessment of the nitrogen nutrient impact of the proposed development, which concludes that, including the 20% buffer, there will be a net nitrogen increase of 7.16 KgTN per year. In terms of mitigation, it is the Applicants' intention to utilise the HBC Nitrogen Mitigation Scheme, which is a contribution of £1,235 per kg.

xi. CIL and S106

5.38 The application includes chargeable floorspace and as such it will generate a CIL liability. CIL Forms have been submitted with the application.

5.39 A S106 Agreement will be prepared to secure contributions towards the Solent Mitigation Strategy and a commuted sum towards the long-term management of the 'Ecological Compensation and Enhancement Area'.

6. Conclusion

- 6.1 The application seeks planning permission for the erection of eight dwellings and associated works, on land adjacent to No.54 Long Copse Lane, Emsworth.
- 6.2 The application is made in the context of the Council's significant need for housing and the site's logical location for development, where housing would represent organic growth of Emsworth settlement. This view is endorsed by the site's inclusion within the settlement in the emerging Local Plan.
- 6.3 The site contains constraints in the form of its SINC designation and the presence of trees that are subject to TPO. However, the proposal manages these constraints through a sensitive layout and the provision of compensation and enhancement measures in line with relevant policies within the Development Plan.
- 6.4 As the proposed development can be delivered in the absence of any significant impacts as defined in the NPPF (paragraph 11), the principle of the residential development is considered acceptable.
- 6.5 The Applicants' have appointed a team of consultants to analyse the site and make recommendations to shape the proposals, including a Tree Survey and AIA, Transport Statement, Flood Risk Statement, Nitrates Assessment, and Drainage Strategy and Ecological Surveys (inc. Management Plan). This assessment work has been undertaken to understand the site constraints and to inform the production of a sensitively designed proposal for the site that does not generate any significantly detrimental impacts.
- 6.6 The site is bound by existing residential development on three sides. It relates well to the pattern of development on Long Copse Lane and Redlands Grange, both of which provide residential context. The proposed dwellings have been carefully designed to respond to the site and neighbouring properties to ensure they assimilate into the surrounding area and contribute positively to the character of the area.
- 6.7 With this assessment in mind, it is our consideration that the planning balance weighs in favour of granting planning permission for the proposed development.

Appendix 1- Planning Policy Assessment

National Planning Policy Framework

The February 2019 NPPF replaces both the first NPPF, published in March 2012 and the second, published in July 2018 and sets out the Government's current planning policies for England.

Paragraph 7 sets out the purpose of the planning system as being the contribution to achieving sustainable development. The objective of sustainable development is to meet the needs of the present, without compromising the ability of future generations to meet their needs. In achieving sustainable development, there are three, interdependent objectives: economic; social; and environmental. Whilst these objectives should be used to guide development towards sustainable solutions, local circumstances should be considered to reflect the character, need and opportunities of each area.

At the heart of the NPPF is the presumption in favour of sustainable development, where Paragraph 11 advises that in decisions, a presumption in favour of sustainable development should apply. For decision-taking, this means that development proposals should be approved without delay, if they are in accordance with an up-to-date development plan. Where there are no relevant development plan policies, or they are out of date, permission should be granted unless:

- 1) The application of policies in the NPPF that protect areas or assets of importance provide clear reason for refusing development.
- 2) The adverse impacts of granting permission would significantly or demonstrably outweigh the benefits when assessed against the NPPF as a whole.

Section 4 of the NPPF advises authorities to approach decisions on applications, in a positive and creative way and that applications for sustainable development should be approved where possible. This section also highlights the importance of early engagement, suggesting that it has the potential to improve the efficiency of the planning process for both applicant and Council and result in a better outcome for the community (Paragraph 39).

Havant Borough Core Strategy (2011)

The Havant Borough Core Strategy was adopted in 2011 and is the current plan for the borough. The Core Strategy (2011) establishes the framework of detailed policies and proposals for the control, development and use of land, with which planning decisions will be assessed in Havant Borough. The policies relevant to the determination of the application are summarised in Table 1.

Table 3: Policies Relevant to the Determination of the Application

Policy	Summary
CS9 Housing	Planning permission will be granted for proposals where, amongst other criteria, they: • Contribute to achieving 6,300 new dwellings over the Plan Period. • Achieve a suitable density, which respects the surrounding landscape, character and built form. • Provide a mix of dwellings types, sizes and tenures, which meet the local need.
CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough	Permission will be granted where proposals, amongst other criteria: • The landscape is protected and enhanced. • Protects and enhances wildlife habitats and wildlife corridors.
CS13 Green Infrastructure	Development will be permitted where it creates new green infrastructure through onsite provision or financial contribution.
CS15 Flood and Coastal Erosion Risk	All development is required to ensure that there is no net increase in surface water runoff and priority should be given to incorporating SuDS. Where SuDS are incorporated, a plan for their ongoing management and maintenance must be provided.
CS16 High Quality Design	Development designed to a high standard will be permitted. Proposals must respond to the local context, integrating with the local landscape and promoting wildlife and biodiversity. The characteristics of the locality should assist in informing the design, including building heights, massing, building lines, plot widths and depths and materials. Development should not cause unacceptable harm to the amenity of the neighbouring properties. The layout of the proposal must produce a positive relationship between buildings, as well as reduce opportunities for crime and the domination of vehicular traffic.
CS17 Concentration and Distribution of Development within the Urban Areas	Development will be permitted where it makes best use of land, particularly by concentrating new housing within the five urban areas of the borough, including Emsworth. Redundant and underused land should be a priority for development.
CS20 Transport and Access Strategy	Proposals should not increase congestion and should promote the use of existing transport networks and provide transport

	management measures to ensure the safe and efficient operation of the local road network.
CS21 Developer Requirements	Planning permission will be granted where all on and offsite infrastructure requirements are met. Where new or improved infrastructure is essential, the Council will require provision onsite or financial contribution through planning obligations, agreements or tariffs in accordance with the relevant legislation for offsite provision. The need for contributions is dependent on information from infrastructure providers setting out the anticipated impact from development.
DM8 Conservation, Protection and Enhancement of Existing Natural Features	Development will be permitted where it protects and enhances local habitats and landscape distinctiveness, as well as addresses, amongst other criteria: • Protects features of nature conservation such as, trees and hedgerows. • Incorporates existing features into the overall design and ensuring their continued survival. Provides new landscape works that integrate with the local environment, using local materials and plant species and making provision for the future maintenance of new landscape works associated with the development.
DM13 Car and Cycle Parking on Residential Development	Residential development will only be permitted where car parking and cycle storage is in accordance with the Residential Car Parking and Cycle Provision Supplementary Planning Document (SPD). The SPD (2016, partially updated 2019) sets out a requirement for: • 1 Bed unit – Minimum 1 space • 2 Bed unit – Minimum 2 spaces • 3 Bed unit – Minimum 2 spaces • 4+ Bed unit – Minimum 3 spaces

[Havant Local Plan 2036](#)

The Council is in the process of preparing a Local Plan Review, with the Pre-Submission Version (inc. changes) having been consulted on between November and December 2020. The draft plan is due to be submitted in the first quarter of 2021 whereby the policies have some weight at this stage and will have more significant weight in the short term.

Policy	Summary
E1 High Quality Design	This overarching design policy sets out a range of design criteria for new development centered on a context led approach to design and a focus on 'place-making'.
E3 Landscape and Settlement Boundaries	There is a presumption in favour of new development within the defined settlements, including Emsworth. Planning permission will be granted for proposals where, amongst other criteria, they: • Contributes positively to local identity and distinctiveness of landscapes and settlements; • Respects, complements and integrates successfully with the local landscape surrounding the site; • Incorporates any key landmarks and natural or historic features on the site into the design of the scheme and protects them from destruction or deterioration; • Protects key views of important landmarks and landscapes; and • Integrates successfully with the local landscape surrounding the site.
E12 Efficient use of resources and low carbon design	Development proposals will be expected to improve energy and water efficiency, incorporating the following measures: • Reuse existing buildings' construction materials wherever possible; • Appropriately integrate solar gain, natural ventilation or ventilation with heat recovery, fabric performance and Passivhaus principles into the layout and design; • Minimise greenhouse gas emissions and improve energy efficiency of buildings; and • Use district heat or combined heat and power (CHP or CCHP) (existing or proposed or on-site), where appropriate; For residential development the following measures are also sought:

	• Achieve 19% reduction on CO2 emissions compared to Part L of Building Regulations • Maximum Water Use of 110 litres per person per day
E14 Ecological Network	Seeks to protect and enhance the existing ecological network with a hierarchy as follows – International, National and Local. For Local Designations (including SINCs), the policy states that: planning permission will only be permitted on or adjacent to a local nature conservation designation where: • The value of the designation is retained and, where possible, enhanced in line with its original criteria for designation through avoidance and/or mitigation measures; or • The benefit of the development can be shown to clearly outweigh the substantive nature conservation value of the site, and where the impact cannot be avoided nor mitigated, compensation is provided. The explanatory text states Sites are identified at a management unit scale (such as a field). However, that does not mean that the ecological interest of the site is present throughout, indeed it is likely to be concentrated in only a few sections of the site. Early pre-application engagement with the Council and making sure that appropriate data searches take place through HBIC, will ensure that applicants and their ecological advisers have the information necessary to avoid and mitigate an impact on the local designation.
E15 Protected Species	The policy requires consideration of protected species as part of any development proposal and identifies the following list of relevant species • Bats (all species) • Hazel dormouse • Badger • Otter • Water vole • Reptiles • Birds • Great crested newt • Certain invertebrate species • Certain plant species

E16 Recreational Impact on the Solent European Protected Sites	The policy states that planning permission will be granted for new dwellings and/or overnight accommodation that mitigates the likely significant effect on the Solent European Sites SPAs in the form of: • A financial contribution consistent with the Solent Recreation Mitigation Strategy (SRMS); or • A developer provided package of measures associated with the proposed development supported by evidence that it will avoid or mitigate any likely significant effect on the SPAs; or • A combination of measures in (a) and (b) above.
EX1 Water Quality Impact on Solent European Sites	The policy states that new dwellings and/or development resulting in a net gain in overnight accommodation which would cause a likely significant effect on the designated sites will need to provide a nutrient budget. Planning permission will only then be granted if a mitigation package is provided which will remove the likely significant effect. This mitigation can be provided through either: • A financial contribution towards the Council's strategic mitigation package; or • A developer provided package of measures associated with the proposed development supported by evidence that it will avoid or mitigate any likely significant effect on the Solent European Sites; or • A combination of measures in (a) and (b) above.
E18 Trees, Hedgerow and Woodland	Planning permission will only be permitted where development affecting trees, hedgerows and woodlands will only be permitted where it: • Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding visual interest and amenity; • Adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process; and • Will not result in the loss or deterioration of ancient woodland and ancient or veteran trees.
E20 Drainage Infrastructure in New Development	Planning permission will only be permitted where • Run-off rates have been reduced to below the pre-development rate, or, if this is not possible, there is no net

	increase in surface water run-off compared with the pre-development rate; • Drainage systems meet the drainage needs of the development in full over the lifetime of the development and do not increase flood risk elsewhere; • The drainage strategy incorporates SuDS, unless there is clear evidence that this would be inappropriate; • Adequate foul water infrastructure is provided which makes connection to the sewerage system at the nearest point of adequate capacity Arrangements have been made between the applicant and the service provider for the timely delivery of sewerage network reinforcement; and • Any existing sewerage infrastructure is taken into account in site layout, to safeguard future access for maintenance and upsizing purposes.
H1 High Quality New Homes	A high standard of design is expected for new development, including appropriate internal space standards and levels of outdoor amenity proportionate to the size of the household. Proposals must respond to the local context, integrating with the local landscape and promoting wildlife and biodiversity. The characteristics of the locality should assist in informing the design, including building heights, massing, building lines, plot widths and depths and materials. Development should not cause unacceptable harm to the amenity of the neighbouring properties. The layout of the proposal must produce a positive relationship between buildings, as well as reduce opportunities for crime and the domination of vehicular traffic.
H3 Housing Density	Planning applications for development of 5 or more dwellings will seek to make efficient use of land, seeking to achieve a minimum density of 40dph within settlements (exc. towns centres and defined opportunity areas unless the local character supports a lower density).
IN3 Transport and Parking	Development proposals will only be permitted where it has been demonstrated that: • Safe access is provided for all road users (inc. visibility at junctions) • The layout accommodates safe pedestrian movement • Provision of high-quality public realm • Appropriate levels of car parking and secure cycle storage
IN4 Access onto Classified Roads	Proposals for additional accesses onto classified roads, or an intensification of use of existing accesses, will only be permitted

	where the arrangements on the site allow vehicles to turn, so they can enter and leave the site in forward gear.
IN5 Future Management and Management Plans	Planning permission will only be granted where provision is made for the maintenance and management of all common parts.

xii. [Emsworth Neighbourhood Plan \(Referendum Version\)](#)

6.8 The Emsworth Neighbourhood Plan has been approved for referendum subject to recommended changes by the Examiner. In line with Paragraph 107 of the PPG, the Plan carries significant weight at this stage.

Policy	Summary
Policy M1 Cycle Storage Provision	All new residential development should make provision for secure cycle storage as follows: • 1 and 2 bedroom dwellings – 1 space • 3 and 4 bedroom dwellings – 2 spaces
Policy D1 General Design Policy	All new residential developments should include high quality design and landscape treatments. Proposals should demonstrate proper context analysis and compliance with design policies through the submitted Design and Access Statement (inc. reference to the Design Checklist).
Policy D2 Height, Mass and Materials	The height and massing of buildings should reflect the local character and provide a palette of material that corresponds with the local area.
Policy D3 Layout, Density and Form	Development proposals should reflect the character and grain of historic parts of the Plan area Proposals that do not optimise the density of sites will not be supported.
Policy D4 Design of Public Spaces and External Areas	Landscape treatments and public realm should be designed to a high standard.
Policy D5 Integration & Strong Connections	All new development to relate to its context with convenient connections to facilities in adjacent areas. Create welcoming and inclusive communities.
Policy D6 Resource Efficiency	Promote sustainability and reduce carbon footprint through good design and technologies.

Policy D7 Mitigate Light Pollution	Minimise light pollution, particularly on the waterfront and edge of settlement locations.
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Supplementary Planning Documents and Guidance

In addition to the policy context set out in the section above, the Council has prepared a series of SPDs, those of relevance include:

- Borough Design Guide SPD (2011)
- Housing SPD (2011)
- Car Parking and Cycle Provision SPD (2016, updated 2019)
- Developer Contributions Guide (2020)

Appendix 2 - Statement of Community Involvement

Correspondence issued as follows together with outcomes

Consultee	Summary
Residents of Lapwing Close	Letter drop to all adjoining neighbours. Brief discussions with two residents and further information provided on request to one resident regarding separation distance.
Residents of Long Copse Lane	Letter drop to all adjoining neighbours. Meeting on site with adjoining neighbour (no.54) to discuss boundary treatments and requested feedback on design, which was not forthcoming.
Local Ward Members	Virtual meeting with closest Ward Member. Advised that proposals could not be supported but acknowledged the scale and associated impact was not reflective of the allocation to the north.
Emsworth Residents Association	No response received.
Save Long Copse Lane Interest Group	Discussions by phone where advised that group would reflect the views of those closest to the site.