

## Supporting Planning Statement

Land West of Horndean Road, Emsworth  
Proposed residential development and water retention area  
May 2014

## Land West of Horndean Road, Emsworth

Proposed residential development and water retention area  
May 2014



### Quality Assurance

Site name: Land west of Horndean Road, Emsworth

Client name: Chidden Farms

Type of report: Supporting Planning Statement

Prepared by: Jennifer Carroll BA (Hons) MSc MRTPI

Signed

A handwritten signature in black ink, appearing to read 'Jennifer Carroll'.

Date 14/05/2014

Reviewed by: Andrew Blackwell BA (Hons) MRTPI

Signed

A handwritten signature in blue ink, appearing to read 'A Blackwell'.

Date 14/05/2014





## Table of Contents

|          |                                              |           |
|----------|----------------------------------------------|-----------|
| <b>1</b> | <b>Introduction.....</b>                     | <b>3</b>  |
| <b>2</b> | <b>Site Surrounding and Context .....</b>    | <b>4</b>  |
| <b>3</b> | <b>Pre-application Context .....</b>         | <b>5</b>  |
| <b>4</b> | <b>The Proposal .....</b>                    | <b>6</b>  |
| <b>5</b> | <b>Planning Policy Considerations .....</b>  | <b>8</b>  |
| <b>6</b> | <b>The Case for Development .....</b>        | <b>13</b> |
| <b>7</b> | <b>Overall Summary and Conclusions .....</b> | <b>18</b> |

## Appendices

**Appendix 1 Havant Borough Draft Allocations Local Plan extract - UE13**

## 1 Introduction

- 1.1 This Supporting Planning Statement supports an outline planning application for residential development and a strategic flood alleviation scheme on land west of Horndean Road, Emsworth. This application seeks outline planning permission for 125 residential units and a water retention area all matters reserved except access and levels. It is submitted on behalf of Chidden Farms and follows extensive community engagement and pre-application discussions with the Council.
- 1.2 The Statement seeks to demonstrate how the proposal responds to relevant planning policies and set out reasons why planning permission should be granted. It includes a brief description of the site, the pre-application context and deals with the main planning considerations. The submitted Site Plan, as referenced in the submitted planning application forms, represents the formal planning application boundary and overrides any minor variations of red edging that may appear in all other supporting plans and illustrations. The Statement also summarises the findings of the specialist studies that have been commissioned by the applicant to consider, in detail, the constraints and opportunities that affect and influence the development of the site. The application is therefore supported by the following documents:
- Design and Access Statement (Stainsby Architect);
  - Statement of Community Engagement (Terra Firma);
  - Transport Assessment and Interim Travel Plan (Bidwells);
  - Archaeological Assessment (Wessex Archaeology);
  - Landscape and Visual Impact Assessment (Terra Firma);
  - Landscape Masterplan (Terra Firma);
  - Flood Risk Assessment (C+A Consulting);
  - Phase I Habitat Survey (Azur Ecology);
  - Arboricultural Assessment (Bernie Harverson);
- 1.3 A request for a Screening Opinion was submitted to Havant Borough Council (HBC) in October 2013. The LPA confirmed that an Environmental Impact Assessment was not required.

## 2 Site Surrounding and Context

- 2.1 The boundaries of the 7.36 ha application site are shown on drawing no 055PL03. The submitted Site Plan, as referenced in the submitted planning application forms, represents the formal planning application boundary and overrides any minor variations of red edging that may appear in all other supporting plans and illustrations. The site lies immediately to the west of Horndean Road and south of Southleigh Road, Emsworth and runs the south east behind the houses on the west side of Horndean Road. The application site is located approximately 1.7km north-west of Emsworth town centre.
- 2.2 The land in the surrounding area is relatively flat and low and in agricultural production. The landscape is featured with large arable fields, separated by trees, hedges and ditches with predominantly open character. The site is located within an area which is identified in the draft Havant Borough Allocations Plan, capable of achieving up to 140 homes (draft policy EM1 ref UE 13). The northern most property on the western side of Horndean Road is the Jingles Bed and Breakfast Hotel. Behind the hotel there is a natural pond surrounded by mature trees and vegetation. The pond divides the site into two distinct areas; the area north of the pond and the area south of the pond.
- 2.3 The northern area is defined by substantial hedges to the north and east along the sides of Southleigh Road and Horndean Road, the pond to the south and open farmland to the west. A Surface Water pipe runs from Horndean Road, under the site, to a culvert forming the head of the West Brook. The northern area is more 'open' than the southern area is open farmland with no trees.
- 2.4 The southern area is defined by the pond to the north, an attractive stone wall to the east, a mature hedge and trees to the south and open farmland to the west.
- 2.5 The application site is located within 100m of a bus route and is well served by existing transport infrastructure such as footpaths and cycle ways. The site is within walking distance to a local shop, primary school provision and bus and cycle routes to secondary school.

### Emsworth

- 2.6 Emsworth is a small town, with an approximate population of 9,500. The town is located on the south coast in Hampshire near the border of West Sussex, the town benefits from an attractive shoreline, Chichester Harbour.
- 2.7 Emsworth has a lively centre with a good range of shops, restaurants and pubs. The town also has a choice in primary schools and nurseries, including St. Johns C of E Primary School which is within 450m of the application site.
- 2.8 The town has a railway station which is on the West Coastway Line and runs services to Portsmouth, Southampton, Brighton and London Victoria. Operators Southern, First Great Western and South West Trains. The town also benefits from several bus routes which offer access to Brighton, Southsea, Havant and Chichester.

### 3 Pre-application Context

- 3.1 Prior to the submission of the application and the finalised proposal a comprehensive pre-application and engagement process took place. The submitted Statement of Community Engagement and the Design and Access Statement sets out the various stages of community engagement:
- A Public Consultation Exhibition, Emsworth Methodist Church, 29 October 2013 (1300 – 2000)
  - Design Consultation Forum (DCF), Havant Borough Council Offices, December 2013
- 3.2 A number of meetings have been held with Havant Borough Council, some of which have included the Environment Agency. Comments made by planning officers or statutory consultees have been incorporated in the design as the scheme progressed.
- 3.3 In addition to the above the Council were progressing with various levels of public consultation on their draft Allocations DPD. During the local plan consultation Bidwells have made several representations towards these drafts, in support of the proposed allocation of the site for housing.

## 4 The Proposal

- 4.1 The proposed development provides the following outline scheme:

*"A residential development of 125 homes of mixed density, including affordable homes and strategic flood alleviation scheme including internal access roads, and landscaped public open space at land west of Horndean Road, Emsworth."*

### Use

- 4.2 The proposed development will offer a range of new homes both affordable and market, to suit a wide variety of residents with different lifestyles, needs and aspirations. The site has been designed around a robust and sensible street pattern with a clear street hierarchy which is reinforced with a network of public open space based on existing natural landscape features, space providing a sequence of recreational areas and clear green links through the site. The proposals will therefore provide for sustainable residential design with clear and connective access to the surrounding communities.
- 4.3 The submitted 055PL02 plan indicates the application site boundary (red) and additional land owned by the applicant (blue). It is proposed to allow, in the future, additional attenuation storage on land to the west of the application site should the proposed storage breach in extreme storm conditions. This area is approximately 2.69ha. Further detailed information can be found within C+A Consulting Flood Risk Assessment (2014) submitted as part of this application.

### Access

- 4.4 The site will provide for 2 permanent access points, with an access to east to Horndean Lane and an access west to Southleigh Road.

### Amount

- 4.5 The total site area within the redline boundary equates to 7.36ha however the residential area, as described on the Land Use Parameter Plan, totals 3.15ha this includes the residential internal roads but excludes the access road.
- 4.6 The overall density of the residential area is approximately 40 dwellings per hectare. The housing will be no higher than 2.5 storeys, the layout has been carefully designed to minimise and avoid any impact on retained trees and hedgerows and proposes to retain and enhance the existing pond with surrounding landscape.

- 4.7 The illustrative layout shows a mix of units:

#### Housing Mix

| Unit Type | % share of total | Total Units |
|-----------|------------------|-------------|
| 2 Bed     | 37               |             |
| 3 Bed     | 42               |             |
| 4 Bed     | 21               |             |
|           |                  | <b>125</b>  |

- 4.8 The remainder of the land is taken up in public open space; ponds, Swales and strategic drainage, equating to 3.54ha. The water retention area would serve as a strategic flood relief facility and has been conceived and supported by the Environment Agency who are engaged with the design of the feature.
- 4.9 The proposed housing and intended position of the water retention area is illustrated in the submitted masterplan (drawing no. 055PL03).

## 5 Planning Policy Considerations

- 5.1 Planning decisions in England are to be taken in accordance with the Development Plan unless material considerations indicate otherwise. This is given statutory force by Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The Development Plan for Havant Borough Council (HBC) comprises:
- Havant Borough Local Plan: Core Strategy (March 2011)
  - Saved Policies from Havant District Wide Local Plan (2007)
  - Hampshire Minerals and Waste Plan (2013)
- 5.3 The following policy review examines the Development Plan and other material considerations.

### Local Policy

- 5.4 The Havant Borough Core Strategy was adopted in March 2011. The Core Strategy describes the council's long term vision and objectives for what the borough will be like as a place in 2026.

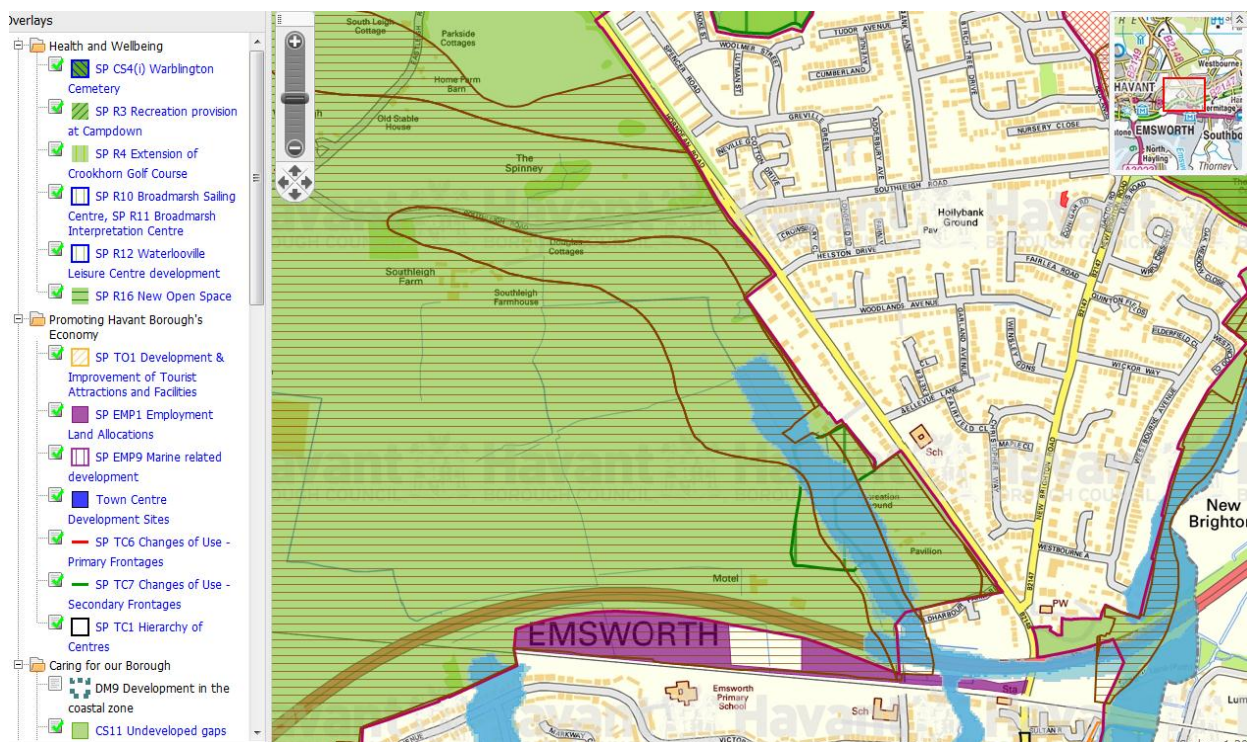


Figure 1 Havant Borough Core Strategy (2011) Proposals Map Extract

- 5.5 The Core Strategy Proposals Map (above) indicates that the site is located within a strategic green gap designation 'CS11 Undeveloped gaps between settlements and SP UF1 Strategic Gaps' and is adjacent

the urban area of New Brighton and the policy designation ' CS17 Concentration and distribution of development within the urban areas.' The Proposals Map also indicates the site is located within a minerals and waste allocation. The most relevant adopted policies are CS11 and CS17.

- 5.6 Policy CS11 states development proposals should ensure key landscape and built form principles as set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced. Protection and enhancement to be achieved by appropriate adaptation and mitigation measures. Nature conservation designations such as Sites of Special Scientific Interest (SSI) and Special Areas of Conservation (SAC) need to be paid particular regard, as well as protecting and enhancing as may be appropriate the borough's statutory and non-statutory heritage designations. Development proposals should protect wildlife habitats and wildlife corridors as well as the best and most versatile agricultural land, and maintain undeveloped gaps between the settlements of Emsworth/Havant.
- 5.7 The policy commentary confirms that a significant amount of new development is planned for the borough up to 2026, fundamental to new successful development will be the borough's natural and built environment assets is keeping them at the centre of the vision. The council will seek ways that new development not only protects the borough's environmental assets but also uses them to generate higher quality development, to bring environmental enhancement benefits and put the assets at the centre of the regeneration of the borough. The commentary notes that a balance is needed to ensure natural and built assets are not harmed as a result of the required growth.
- 5.8 Policy CS17 states development proposals must make the most effective use of land in the borough with a concentration of new development including housing within five urban areas including Emsworth. The policy commentary confirms that whilst the borough is characteristically urban the priority for locating new development is in the existing urban areas to ensure least impact on the range of highly protected biodiversity designations. The commentary confirms that the urban areas cannot fully accommodate the housing and employment growth targets. As a result of the Development Plan evidence base, including the Strategic Housing Land Availability Assessment (SHLAA), the urban areas must be extended in order to meet development requirements. These potential sites have been identified in the SHLAA, additional urban extensions will be identified in the Development Delivery (Allocations) Plan, and as a consequence the urban area will be revised as part of the Allocations Plan.
- 5.9 Policy CS9 expects housing development proposals to contribute towards achieving the borough's housing targets and deliver on average 30-40% affordable housing on sites of 15 or more dwellings, unless a lesser requirement has been transparently justified on viability grounds. Housing proposals are also expected to ensure a mix of dwelling types, sizes and tenures. The policy also expects proposals to respect and reflect the local character and take into account accessibility to public transport, employment, shops and services.
- 5.10 In addition to policies CS11, CS17 and CS9 the following policies are relevant to the submitted planning applications:
  - CS1 Health and Wellbeing
  - CS9 Community Safety
  - CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
  - CS15 Flood and Coastal Erosion Risk
  - CS16 High Quality Design
  - CS20 Transport and Access Strategy

- CS21 Developer Requirements
- DM8 Conservation, Protection and Enhancement of Existing Natural Features
- DM12 Mitigating the Impacts of Travel
- DM13 Car and Cycle Parking on Residential Development

### **National Planning Policy**

5.11 The National Planning Policy Framework, known therein as the Framework, was published in March 2012. The Framework sets out central Government's planning policies and how these are expected to be applied. The policies contained therein are material considerations which local planning authorities should take into account from the day of its publication. Subsequently, at paragraph 215 it makes clear that due weight should be given to relevant policies in existing plan according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

5.12 Paragraph 14 of the Framework states:

*"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking... For decision taking this means:*

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out of date granting permission unless:*
  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole; or*
  - *Specific policies in this Framework indicate development should be restricted.*

5.13 The Framework sets out further guidance on how local plans are to be progressed and how planning applications should be assessed. The following is established within the Framework and covers guidance relevant to this submission.

- The Framework requires a wide choice of high quality homes to be delivered. In order to boost significantly the supply of housing the Framework expects the LPA to use their evidence base to ensure the Local Plan meets the full objectively assessed housing needs; identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their requirement with an additional 5%; identify a supply of specific developable sites or broad locations for growth for 6-10 years, where possible, for years 11-15; illustrate expected rate of housing delivery for both market and affordable through a housing trajectory; and set their own approach to housing density to reflect local circumstances. The Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- Paragraph 99 expects new development to be planned to avoid increased vulnerability to the range of impacts arising from climate change. The Framework continues to state that when determining planning applications the LPA should ensure flood risk is not increased elsewhere.

## Other Material Considerations

### Havant Borough Council Emerging Local Plan (Allocations) (October 2013)

- 5.14 The Allocations Plan (2013) is currently being considered by an Inspector following an Examination in Public in late April. The main aim of the Allocations Plan is to allocate land to help deliver from 2013 – 2026 the development requirements for housing and employment set out in the Core Strategy. Due to the emerging Allocations Plan's advanced stage in the policy formulation process considerably weight can be attached to the policies contained within the draft plan.
- 5.15 Policy AL1 'Presumption in Favour of Sustainable Development' reinforces the Frameworks overarching aim and policy of the presumption in favour of sustainable development. The policy requires that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise (paragraph 14 of the Framework).
- 5.16 Table 3.0 illustrates the requirements of housing numbers to be distributed across the borough. Emsworth is listed as requiring 179-260 dwellings to be allocated 2013-2026, with a borough total of 2,380 – 3,060. Policy EM1 'Emsworth Housing Allocations' allocates two sites in Emsworth, UE13 and UE17. The application site falls within UE13 'West of Horndean Road' and is listed as capable of yielding broadly 140 dwellings in a site area of 5.24ha. The policy states planning permission will be granted provided that detailed proposals: are broadly consistent with the indicative figure; and take account of all site specific development requirements set out in the relevant site profile set out in Policy UE13. Policy UE13 can be found at **Appendix 1**.

### Supplementary Guidance Documents

- 5.17 In addition to the policies of the development plan, and the aforementioned material considerations additional guidance to supplement the development plan can be found in adopted supplementary planning documents (SPD) and endorsed supplementary guidance documents (SG) relevant guidance documents are listed below:
- Havant Borough Design Guide SPD (2011)
  - Housing SPD (2011)
  - Residential parking and cycle provision (2010)
  - Provision and improvement of playing space for new housing development SPG (2004)

### CIL and Developer Contributions

- 5.18 Havant Borough Council Developer Contributions Guide (2013) sets out information about developer contributions in the borough. The guide provides a background to CIL and additional s.106 obligations sought for new development. CIL came into effect on the 1<sup>st</sup> August 2013 and development permitted on or after this date could be liable to pay the rates set out in the Charging Schedule.
- 5.19 The CIL charging schedule is as follows:

| Development Type                    | CIL Rate<br>(£ per sq m) |
|-------------------------------------|--------------------------|
| Residential* (one dwelling or more) |                          |
| - Emsworth and Hayling Island       | £100                     |
| - Rest of Borough **                | £80                      |
| Hotel                               | £0                       |
| Industrial                          | £0                       |
| Offices                             | £0                       |
| Retail                              |                          |
| - Town centre                       | £0                       |
| - Out of centre > 280 sq m          | £80                      |
| - Out of centre < 280 sq m          | £40                      |
| Community uses***                   | £0                       |

## 6 The Case for Development

### The principle of development

- 6.1 The emerging local plan allocation confirms the Council's commitment to delivering additional new homes and development to the borough in logical and suitable locations. The council proposes to include the planning application site within the urban development of Emsworth. The draft allocation, policy designation UE13, is capable of achieving up to 140 net dwellings, however the proposed policy states the number of dwellings for the sites are indicative. The principle of residential development coming forward on this site is therefore considered acceptable.
- 6.2 The planning application proposes 125 residential units and the creation of a flood attenuation basin. The proposed development will contribute

### Arboriculture

- 6.3 An Arboricultural Impact Assessment (AIA) was carried out by Bernie Harverson in association with Terra Firma Consultancy. A suite of retention, removals and root protection area plans and schedules were generated as a result of the AIA and have been included in the submission. The tree survey recorded 21 individual trees, 6 groups, 3 hedges and 1 copse. The report confirms that the direct tree losses are negligible with T10 being the only individual tree lost. The report also detailed this tree is of poor quality for which a case could be made for the removal of it, regardless of any redevelopment proposals. A methodology is contained within the report, and provided that the methodology is strictly adhered to the retained trees will readily cope with the levels of disturbance anticipated and survive the development works without adverse impact.
- 6.4 The proposal therefore accords with policy DM8.1 and .2 as the development proposal will have a negligible affect and will result in the removal of a tree currently suitable for removal regardless of the development. The proposed scheme can therefore be considered in accordance with the development plan.

### Archaeology

- 6.5 An Archaeological Desk-Based Assessment (DBA) was carried out by Wessex Archaeology. The study identified no overriding heritage constraints which would be likely to prohibit development. The closest designated heritage assets are located at a distance of over 700m from the site boundary and are therefore not considered to be sensitive receptors to the proposed development. The DBA has established that overall there is a low potential for archaeological remains to be discovered within the site boundary. However the assessment established a high potential for post-medieval to modern periods, particularly relating to agricultural use, such as drainage features and field boundaries. The presence, location and significance of any buried assets within the site cannot be confirmed on the basis of the available information. additional archaeological investigations may be required by the County and can be agreed at a later stage.
- 6.6 The development proposal for an outline planning application therefore accords with policy CS11. 4 as the scheme will not have an adverse impact on the borough's statutory and non-statutory designations through appropriate management of development and further agreed studies with the County.

### Ecology

- 6.7 A Phase 1 Habitat Assessment was carried out by Azure Ecology. The Phase 1 Assessment identified several habitats suitable for supporting species. The following additional surveys were undertaken to investigate in more detail:
- Great Crested Newt Survey: A total of 4 GCN surveys were conducted forming a viable 'presence/absence' survey in accordance with Natural England guidelines. No GCN's were identified;
  - Reptiles: seven survey visits were conducted in suitable weather conditions, a peak count of 3 common lizards were identified. The survey confirmed this represents a low population presence, mitigation methods were recommended;
  - NVC: The survey concluded the existing grassland is of relatively low conservation value. It recommended the field margins were preserved where possible and appropriately managed in order to retain, and ideally enhance existing floral diversity in the local area;
  - Bat: No bats were observed emerging from trees on site, their roosting potential remains high and therefore the presence of roosting bats cannot be ruled out at other times of the year. Foraging bats were observed, the survey therefore recommended any lighting to be avoided along existing tree lines. Proposed enhancement works, such as the flood abatement wetland area will improve existing foraging habitats for bats in the local area;
  - Ecological Walkover Assessment of Flood Abatement Method: An ecological appraisal of the proposed wetland area was conducted. The appraisal stated the creation of wetland habitat will almost certainly improve foraging habitats for bats in the local area.
  - Brent Goose Survey: No brent geese were identified during the survey assessment carried out between November 2013 and March 2014.
- 6.8 The proposal can therefore be considered in accordance with national and local planning policy and in accordance with European Law. The ecological surveys confirm the proposal will not have an unacceptable impact on existing wildlife.

### Utilities and Foul Drainage

- 6.9 A services appraisal was undertaken to support the planning application. The appraisal is summarised below:
- Portsmouth Water has confirmed the site may be serviced from the existing mains without the need for any offsite mains reinforcement;
  - Southern Gas Networks has confirmed that both medium and low pressure mains exist within Horndean Road. The site will therefore be able to be provided with gas with little or no offsite reinforcement;
  - Low voltage cables serve the existing residential estate to the east and south of the site, high voltage cables run within Southleigh and Horndean roads. The presence of high voltage cables, substations and low voltage networks within close proximity of the development land suggests that Scottish and Southern Energy (SSE) will be able to service the new development. upon receipt of a detailed layout SSE will provide a budget cost to service the site; and

- Telecoms companies Virgin Media and British Telecom have confirmed they have apparatus within the adjoining residential estate and can provide budget quotations to supply the site.

- 6.10 In addition to the aforementioned services a foul drainage capacity study of the Southern Water Ltd network was commissioned in 2013 to ascertain if the site could adequately drain to the public network. The outcome of the study confirmed the public network required upgrading to accept the additional flows. The survey and appraisal confirm that the development proposal proposes to raise the ground levels across the site to approximately 9.2m, this should allow a new gravity sewer to be constructed to adoptable standards. The proposed development therefore addresses a known constraint to the site listed in draft policy UE13 'West of Horndean Road.'
- 6.11 In conclusion the site can be fully serviced there is no reason why the site should not gain planning permission from a utility services point of view.

#### Flood Risk

- 6.12 A Flood Risk Assessment (FRA) was undertaken by C+A Consulting, and has been submitted as part of this outline planning application. The Scheme has been designed to satisfy draft policy UE13 and DM25 related to managing flood risk in Emsworth and the EA's suggested Flood Alleviation Schemes. The FRA confirms that the site lies partly within Flood Zones 1,2, and 3 'low, medium and high probability flood risk area' from fluvial sources. The assessment states by virtue of the provision of ground level raising above historic flood levels, together with flood compensation being provided for this loss of flood plain, the site is deemed to have passed the Exception Test. As a result of the proposed works, the site will be designated as being totally within Flood Zone 1 for the life time of the development. As such the risk of fluvial flooding had been negated.
- 6.13 The FRA confirmed the site is remote from the coast, as such no flooding from the sea or tidal flooding can occur. The FRA states the proposal to raise levels will ensure all proposed dwellings are to be located within flood zone 1 and the proposed flood compensation will ensure the development will not be affected by the impact of climate change. The assessment also confirms the sustainable drainage system has been designed to cater for a 1 in 100 year plus 30% rainfall event, ensuring the new development will not be at risk from climate change, satisfying the Framework's requirement.
- 6.14 Section 9 of the FRA sets out that the proposed scheme will aid the Emsworth Flood Alleviation scheme through the creation of Wetlands and attenuation ponds. The shape and storage capacity of the wetland has been agreed with the EA to ensure it can hold between 8,000 and 20,000 cubic metres of storage to assist in flood protection of the existing built up area downstream of the development.
- 6.15 The assessment recommended that due to the positive outcome of the FRA there is no reason why the site should not continue through the planning process and be approved for residential development in terms of flood risk. The proposed development therefore accords with national and local policy and satisfies a 'known constraint' associated with the site and draft policy UE13. It can be concluded that the scheme has been designed with careful consideration to flooding and its impact and contribution to flooding, the proposed development makes a positive contribution to the delivery of the Emsworth Flood Alleviation Scheme by reducing the risk of flooding downstream. The scheme is therefore consider to be policy compliant.

### Landscape and Visual Impact

- 6.16 Terra Firma carried out a landscape visual impact assessment in order to understand the potential impacts of the proposed residential development and flood alleviation scheme. The landscape assessment has concluded that, through the implementation of appropriate mitigation, the significance or vegetation potential for proposals to have a significant permanent impact on landscape receptors is limited to the loss of the soil resource of open land forming the western part of the site. The assessment stated there are a number of potential beneficial impacts on the landscape. Proposed vegetation will include more trees which will add to the character of Horndean Road, more native species and new areas of planning for biodiversity. New planning to the western edge of the new development will create a strong and soft edge of settlement which will contribute to local green infrastructure.
- 6.17 The visual assessment has concluded that, through the implementation of appropriate mitigation inherent in the design, the potential for proposals to have a significant permanent impact on visual receptors is limited to the loss of open views across the agricultural plain from a short section of Horndean Road including a small number of private residences adjacent to the site.

### Transport

- 6.18 Bdiwells were commissioned to undertake a Transport Assessment (TA). The TA confirms that the proposed visibility splays, taken at both junctions and in each direction, are in accordance with manual for streets (MfS). The TA confirms the sites is suitably located to existing services and alternative transport routes. The assessment also stated that there is an opportunity to minimise peak hour vehicular trips generation associated with the site through the application of measures and initiatives contained in the Interim Travel Plan.
- 6.19 The TA confirms the existing network has capacity to accommodate the additional traffic associated with the application, without prejudicing the ability of the highway network. The assessment concludes that there is no overriding transport or highway reasons why the proposed development on land to the west of Horndean Road should not be approved.

### Planning Obligations

- 6.20 Following discussions with planning officers the following broad headings will form the planning application's planning obligations, all subject to viability and detailed discussions:
- A Residential Travel Plan: an interim travel plan has been submitted as part of this planning application;
  - A management strategy for new roads;
  - Contribution towards Solent Ecological Mitigation;
  - On site open space management and maintenance arrangement;
  - SUDS (details submitted as part of the FRA);
  - Management and maintenance plan for the development;

- Appropriate and proportionate education contribution;
- Securing public rights of way and gaining access through the site to the public open space and to cycle/pedestrian routes;
- A proportion of the housing will be affordable dwellings in accordance with the policy;
- Long term management of affordable housing;
- An employment and Skills plan for construction phase of the development.

## 7 Overall Summary and Conclusions

- 7.1 This supporting planning statement supports the outline planning application for residential development and a strategic flood alleviation scheme on land west of Horndean Road, Emsworth. The planning application seeks outline planning permission for 125 residential units and a water retention area all matters reserved except access and levels. It is submitted on behalf of Chidden Farms and follows extensive consultation and engagement.
- 7.2 The application seeks to provide additional homes to the borough, whilst addressing current flooding conditions through the creation of a strategic water retention basin within the site.
- 7.3 The statement and submitted specialist reports seek to demonstrate how the proposal responds to relevant planning policies and sets out reasons why planning permission should be granted.
- 7.4 It has explained that the proposed scheme has addressed the emerging policy UE13 designation's listed known constraints:
- The proposed development will not impact on archaeological deposits through additional surveys and a mitigation strategy;
  - The priority habitat will not be adversely impacted as a result of the development;
  - Sewerage capacity concerns are not a reason to refuse the planning application, capacity will be enhanced and expanded;
  - The proposed level raising will remove the application site from Flood Zones 2 and 3;
  - The proposed flood attenuation works will result in a reduction in the floodrisk for development downstream;
  - There are no evidence of Brent Geese and waders on the site, however the proposed development and wetland may enhance and encourage future populations. The planning application will not therefore have a negative impact on Brent Geese or waders;
  - The existing pond on site will be retained and enhanced;
  - A large portion of the undeveloped gap will remain undeveloped as a result of the proposed planning application; and
  - There are no highways and transport reasons to refuse the proposed scheme.
- 7.5 The planning statement has identified no adverse impacts that significantly and demonstrably outweigh the benefits of the proposed development. The proposed development is considered to be sustainable development in accordance with the Framework and should be granted outline planning permission.

# Appendices



# Appendix 1

Havant Borough Draft Allocations Local Plan extract - UE13

Policy DM25 in Chapter 9 of this plan, sets out the provision for managing flood risk in Emsworth.

### Policy EM1 Emsworth Housing Allocations

The following sites are allocated for residential development:

| Ref. | Location/Address         | Site area | Net dwellings |
|------|--------------------------|-----------|---------------|
| UE13 | West of Horndean Road    | 5.24 ha   | 140           |
| UE37 | West of Coldharbour Farm | 1.94 ha   | 47            |

The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals:

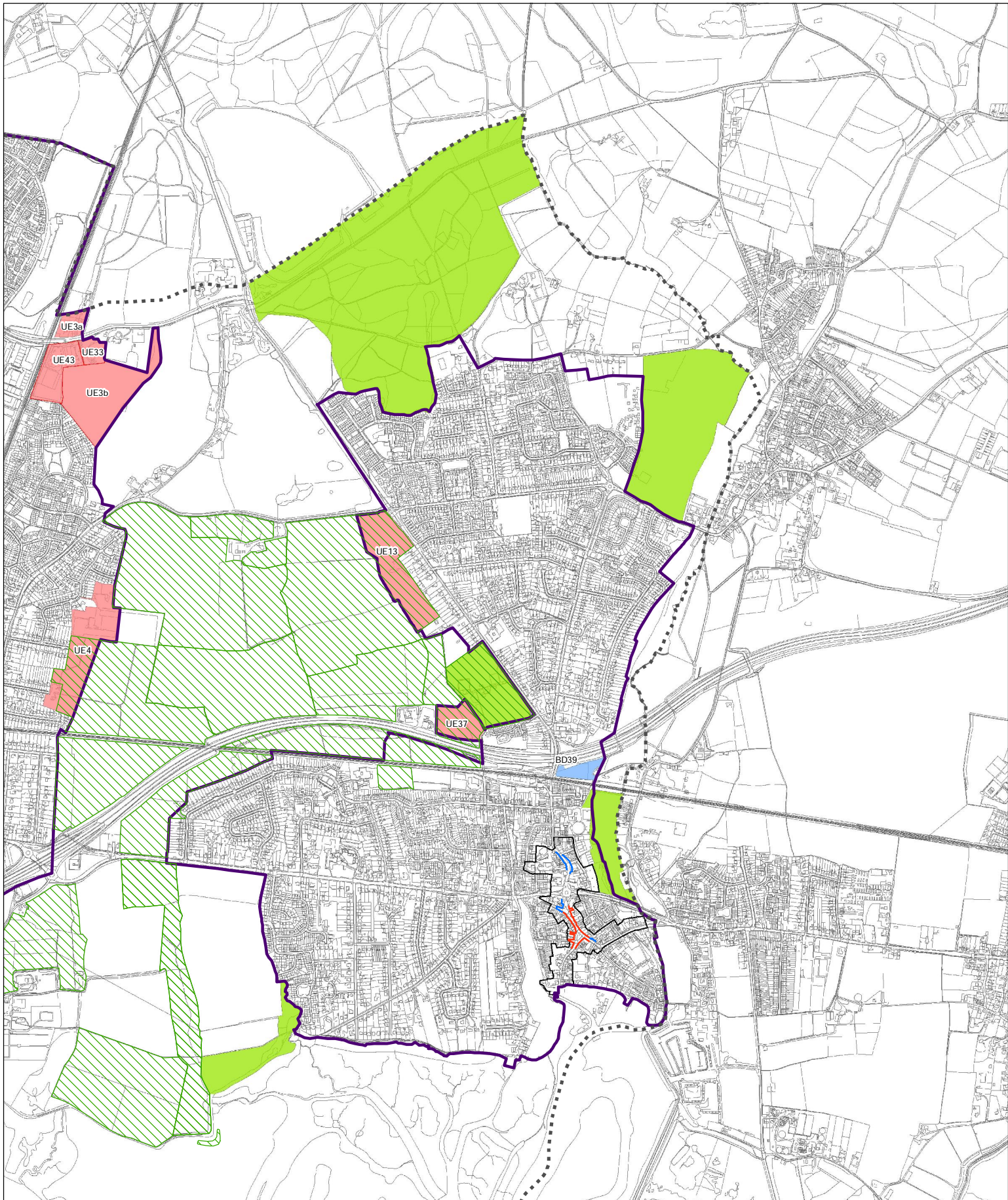
1. Are **broadly** consistent with the indicative figure for the number of dwellings; and
2. Take account of all site specific development requirements set out in the relevant site profile.

| Site Name:<br>West of Horndean Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Site Ref/Policy Number:<br>UE13 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Description of Site:</b><br>Comprises agricultural land fronting, and land to the rear of existing properties on, the west side of Horndean Road. There is existing built up development to the east of the site and to the south, agricultural land with the Emsworth Recreation Ground to the south east.                                                                                                                                                                                                                                                                                                                                                                   |                                 |
| <b>Known Constraints:</b> <ul style="list-style-type: none"> <li>• Mineral Safeguarding Area</li> <li>• Moderate potential for previously unidentified archaeological deposits</li> <li>• Adjacent to Priority Habitat (West Brook) as identified in the Havant Biodiversity Action Plan</li> <li>• Site includes or is close to existing sewerage infrastructure</li> <li>• Southern Water has advised that sewerage capacity in network closest to site is limited</li> <li>• Part of southern end of site within Flood Zones 2 and 3</li> <li>• 'Uncertain' for Brent Geese and waders</li> <li>• Existing pond on site</li> <li>• Adjacent to the undeveloped gap</li> </ul> |                                 |
| <b>Existing Transport Provision:</b> <ul style="list-style-type: none"> <li>• The adopted highways of Horndean Road and Southleigh Road run adjacent to the northern parts of the site</li> <li>• Existing footways except northwards on Horndean Road. Existing footpaths allow for safe access to Emsworth District Centre and nearby schools</li> <li>• Bus route within 100m</li> <li>• Cycle path westbound towards secondary school and Havant Town Centre</li> <li>• Well served by existing alternative transport</li> </ul>                                                                                                                                             |                                 |
| <b>Existing Accessibility to Local Services/Facilities:</b> <ul style="list-style-type: none"> <li>• Local shop within walking distance</li> <li>• School provision (primary) within walking distance</li> <li>• Bus route and cycle path available to secondary school</li> <li>• Bus route and reasonable walking distance to Emsworth District Centre (doctors surgery and other services/facilities available)</li> </ul>                                                                                                                                                                                                                                                    |                                 |
| <b>Site Opportunities:</b> <ul style="list-style-type: none"> <li>• New homes including affordable housing</li> <li>• A critical contribution to the Emsworth Flood Alleviation Scheme because of its location and relationship with the West Brook</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |

**Policy UE13 - Site Specific Development Requirements:**

- The site is subject to a S106 legal agreement which the landowners and the Council (as parties to the original agreement) will need to modify to allow development to take place
- Strong landscape buffer to the west of development to define site
- Employment and Skills Plan to support planning application
- Transport Statement to support planning application
- Vehicular access is potentially available north onto Southleigh Road and/or east onto Horndean Road. Both potential points will involve the removal of some hedging and highway assessments will need to be undertaken
- Provision of an additional pedestrian access link through the existing ribbon of properties fronting Horndean Road (improving accessibility southwards for pedestrians/cyclists)
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required
- Heritage Statement, of an appropriate level of detail, to support planning application
- Mitigate any impacts on Brent Geese and/or waders (Policy DM23)
- Flood Risk Assessment, including detailed fluvial modelling
- Reduce green field runoff rates and on-site SUDS (Policy DM25)
- The design, layout and construction of the development should consider how it can make a positive contribution to the delivery of the Emsworth Flood Alleviation Scheme
- Help delivery of the Emsworth Flood Alleviation Scheme through a physical and or financial contribution, to the agreement of the Environment Agency

# Emsworth Policies Map: Submission Version



- |                                                                    |                                                |                                                |
|--------------------------------------------------------------------|------------------------------------------------|------------------------------------------------|
| Borough Boundary                                                   | AL3.3 Primary Frontages                        | DM23 Important Sites Brent Geese and/or Waders |
| AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements | AL3.4 Secondary Frontages                      | Housing Allocations                            |
| AL3.1 Town, District and Local Centres                             | AL8 Local Green Spaces                         | Employment Allocations                         |
|                                                                    | DM23 Uncertain Sites Brent Geese and/or Waders |                                                |

Crown Copyright Reserved 2012  
Licence No LA100019217

Solent Waders and Brent Goose Strategy 2010 Mapping Layers used by permission created using OS OpenData  
Ref: King, D. (2010) Solent Waders and Brent Goose Strategy 2010 Hampshire and Isle of Wight Wildlife Trust



**Havant**  
BOROUGH COUNCIL

