

# METIS HOMES

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Ref: AH/APP

Mr David Eaves  
Havant Borough Council  
Development Control  
Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire  
PO9 2AX

31st July 2019

Dear David

## **Re: Planning Application - Land Rear of 15 - 27 Horndean Road, Emsworth**

Further to our pre-application discussions, I am pleased to attach a copy of a planning application which has been submitted through the planning portal.

The land is situated to the west of Horndean Road and lies to the rear of the existing residential properties, access to which is taken via an existing natural gap in the developed frontage to the north of number 27.

The site extends to 0.93 hectares in size and is bounded to all sides by mature trees. Beyond the western boundary lies a watercourse and the south western portion of the site lies within an area identified as Flood Zone 2/3.

The site lies immediately adjoining, but beyond the existing settlement policy boundary, which is formed by the rear boundaries of the existing properties fronting Horndean Road. It is designated as a Site of Importance for Nature Conservation (SINC) based upon a number of notable/priority plant life found within the land. It also forms part of the emerging strategic site allocation identified as 'Southleigh' within the Pre-Submission Havant Borough Local Plan 2036.

### Planning Policy Context:

As you are aware, the land forms part of the emerging strategic site allocation identified as 'Southleigh' within the emerging local plan under Policy KS5. It lies on the eastern extremity of this wider allocation and whilst physically connected to the remainder of the strategic allocation, is separated from it by a mature tree line and watercourse, either side of which is an extensive area of land constrained by flood zone 3.



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The 'Southleigh' strategic site allocation extends to 152 hectares identified as capable of providing around 2100 new dwellings to include a local centre with shops and community buildings along with a new primary school. It is recognised within draft Policy KS5 and its

supporting text that the delivery of the new homes and associated infrastructure will take a significant amount of time to plan, consent and deliver.

The site also lies immediately to the south of a smaller allocated housing site described as 'Land West of Horndean Road' and identified under Policy H8 of the Draft Local Plan. Policy H8 allocated residential development of about 125 dwellings on the 5.24 hectare greenfield land parcel. The land benefits from outline and reserved matters planning permission for this number of dwellings and is under construction.

Metis Homes submitted representations to the Draft Havant Local Plan in February 2018 confirming that land to the rear of 15-27 Horndean Road is sustainably located, available and deliverable in the immediate term. The fact that the site forms part of the wider strategic allocation KS5 (Southleigh) and shares a boundary with the previous smaller allocation H8 demonstrates that it is an appropriate site for residential development in principle.

The attached submission demonstrates that there are physical obstacles to a realistic connection between the subject site and the wider strategic allocation in the form of a mature tree line, watercourse and flood zone 3. Further, the access proposed onto Horndean Road is capable of adequately serving the level of development proposed but could not safely serve a significantly higher level of development, meaning that it would not be capable of forming an access route connecting through to the wider strategic site.

As set out within the planning, design and access statement, the proposed development fully complies with the relevant policies of the emerging Local Plan 2036.

#### The Development Proposed:

The application site extends to 0.93 hectares in size, of which 0.52 hectares are identified as developable once the area of land subject to flood zone 2/3 is excluded.

The layout illustrates a development of 16 dwellings, of which 5 (or 30%) are proposed as affordable homes in line with Policy H2 of the Draft Local Plan. The proposed development also offers a mix of dwelling sizes to include in excess of 35% of the new homes as two-bedroom properties in accordance with Policy H3 of the Draft Local Plan.

The development of the site with 16 new homes results in a net density of 31 dwellings per hectare. It is considered that this density is appropriate in response to the requirements of emerging policy H3, but that it also responds positively to the opportunities and constraints presented by this site and has due regard to the context presented by the pattern of existing development.

The land is available and deliverable in the immediate term and there are demonstrable ecological benefits of doing so in the form of safeguarding the currently degrading notable indicators which resulted in the original SINC status designation. The land no longer meets the qualitative criteria to warrant a SINC designation and an application to de-allocate the SINC has been made separately. That said, a planning application offers a mechanism to deliver an appropriate management regime, secured through planning condition or S106



which may safeguard the long-term ecological value of the land and eventually enable the indicator species to regenerate.

The quantum of development proposed and the layout of the new dwellings in response to the identified opportunities and constraints offer the most appropriate approach to the development of this site enabling it to provide much needed open market and affordable homes and make a contribution to the housing needs of the district in the immediate term.

The development of the site will in no way prejudice the appropriate master planning and delivery of the wider 'Southleigh' strategic site and it is not necessary to artificially delay the delivery of new homes at this site in that context.

I trust that the attached information will enable you to register this planning application, however should you require any further information please do not hesitate to contact me.

  
**Alistair Harris**  
**Planning Director**  
**For and on Behalf of Metis Homes Limited**