

## Deputation Submitted by Mr Glanville

### Agenda Item 4a- Application Ref No – APP/20/00376 – Fowley Cottage, 46 Warblington Road, Emsworth

The application seeks detailed planning permission for 9 No. dwellings and provides for the retention of the existing house and tennis court.

The site was the subject of a dismissed appeal for 7 no. dwellings in October 2020. The Inspector felt that the density of the appeal scheme (at 14.4 dwellings per hectare (dph)) was too low even though the density of the surrounding area was about 10.35 dph.

The density of the current application is about 19 dph. This is compatible with the character of the surrounding area.

This density is consistent with paragraph 122 of the National Planning Policy Framework (NPPF) which supports development that makes efficient use of land and which also maintains an area's prevailing character and setting.

It is also consistent with Criterion 4 of Core Strategy Policy CS9 which seeks to achieve a suitable density of development for the location, that respects the surrounding landscape, character and built form.

These aspects are also reflected in paragraphs 43 and 44 of the Post Examination Referendum version of the Emsworth Neighbourhood Plan which state:

***“43/ The density of new developments should be in character with the local surrounding area, and outside of the town centre should be designed to give an impression of spaciousness with opportunity for green landscape between buildings.***

***44/ New buildings should be in scale with the context of the surrounding buildings and located where they will not overwhelm their surroundings.”***

Whilst it is acknowledged that Policy H13 of the Submission Version of the Havant Borough Local Plan (currently at Examination) seeks about 20 dwellings on the site it is important to note that this figure relates to the entire site of just over a hectare, whereas the existing house and its immediate curtilage and the associated tennis court are expressly excluded from the application land, and (ii) does not fully take account of the various constraints (i.e. TPO trees, a foul sewer that crosses the site; potential impact on the Chichester Harbour AONB landscape or the restrictive covenant) that affect the application site. This policy is also the subject of an outstanding objection and yet to be tested at Examination. This was recognised by the Appeal Inspector who confirmed very limited weight should be given to this policy at this stage.

The application site is subject to a covenant that restricts the number of dwellings that can be built to south of the existing house/tennis court to 7. Whilst this is not a material planning consideration it does exist and limits the amount of development

that can be delivered. This, combined with the TPO trees to the north of the existing house limits the amount of development across the application site to no more than 9 homes.

If permission is not granted the property would remain undeveloped and would not make any contribution to the housing land supply or re-use sustainable urban land contrary to the NPPF and the Development Plan.

In addition, many local residents including the Emsworth Residents' Association support the proposed development. Of those who commented on the Planning Portal some 90% said they would object to any greater number of dwellings on the site than are found in the application design.

Based on the above we respectfully request that permission is granted for the proposed development.