

Deputation Submitted by Councillors Kennett and Thain-Smith

Deputation for Fowley Cottage, Warblington Road, Emsworth.
(APP/20/00376)

Planning Meeting on 27.5.21

We believe that a pragmatic deliberation of this application would have great value and it would be highly likely that a deliverable solution could be negotiated that would solve and hopefully remove the current impasse and stalemate between the land owner and the planning officers. The proposed scheme is in keeping with the vicinity and would not have a negative visual impact on the foreshore of Chichester Harbour.

Support for the application in its current form is a compromise between those residents in Warblington Road and the rest of South West Emsworth who object to development in any form on this site and those who object to any development greater than the number of 9 houses proposed in the application.

This is a very unusual situation where the Planning Department of Havant Borough Council is asking for more houses to be built on this land and the landowner is arguing for less.

We fully appreciate that Fowley Cottage is included in the Local Plan with an indicative number of 40 dwellings, and that HBC has to date under delivered in the 2020 Housing Delivery Test. and that we need to provide more housing across the Borough

However, in reality with Fowley Cottage we are considering the delivery of nine new homes or none at all as this is privately owned land. 40 houses or even 20 houses for this unique site is not realistic and would constitute overdevelopment

We could end up in a situation where this site/proposal is withdrawn and we lose the ability to contribute any houses to our pressing housing targets

The question to members of the Planning Committee is whether there are material planning reasons to refuse this or is it just due to planning policy?