

Update report re APP/20/00376 – Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Proposal: Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area.

6 Community Involvement

Since the publication of the Committee report, one further representation has been received from a third party supporting the proposal and raising concerns that were a higher number of dwellings proposed for the site, this would have an impact on the character of the area, traffic, flooding, utilities and infrastructure.

7 Planning Considerations

Appropriate Assessment

Since the publication of the Committee report, completed S106 legal undertakings have been received securing the contributions necessary to address the impact of the development in terms of recreational pressure and water quality. With these in place, the likely significant effect of the development on the Solent's European sites has been appropriately mitigated and the second recommended reason for refusal of the application has been overcome.

9 REVISED RECOMMENDATION

In light of the second recommended reason for refusal of the application having been overcome, the recommendation is now as follows:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00376 for the following reason:

- 1 At a density of only 18.9 dph the application fails to make efficient use of land and is therefore contrary to the requirements of the National Planning Policy Framework, Policies CS9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, Policies H3 and H13 of the Submission Havant Borough Local Plan and D3 of the Emsworth Neighbourhood Plan.