

# Deputation Submitted by Nova Planning

## Introduction

The Officer's Report provides a detailed and balanced assessment of the development and where the proposal sits in terms of planning policy. It is not my intention to go over this in detail, other than to say that this is a suitable form of development in a sustainable location, at a time where there is an urgent need for housing in the borough. Instead, I would like to provide Committee Members with some background on how the proposal has emerged and the benefits we feel it offers.

## The Background

An initial pre-application enquiry was submitted in 2017 and since then we have been working collaboratively with HBC Officers and consultees to ensure that the proposal is acceptable in all respects. Initially these discussions focussed on ensuring that the proposal addressed all relevant environmental and technical considerations that relate to this site - this has included parallel pre-application discussions with HCC Highways and Ecology. More recently these discussions have focussed on increasing the density of development in response to Officer feedback

## The Proposal

The design approach has been properly context led in terms of establishing physical and environmental constraints and undertaken a thorough analysis of the local character.

The layout adopts linear patterns of development in response to the linear nature of development on Long Copse Lane and Lapwing Close (Redlands Grange). This arrangement allows the proposed development to adopt traditional relationships with neighbouring properties, with generous separation distances between buildings to ensure that privacy and amenity are protected.

In terms of appearance, the scheme has been designed to ensure that the development is in keeping with this part of Emsworth, with buildings set back from the highway to incorporate landscaped frontages and complementing the existing linear pattern of development on Long Copse Lane and Redlands Grange. The proposed dwellings are traditional in character, achieved through the use of appropriate materials and architectural detailing.

As previously stated, the scheme is considered to be acceptable in all technical and environmental respects. This includes access, drainage and ecology, which have been raised as potential issues in Third Party consultee comments.

## Summary

In summary, the proposed development represents a sustainable form of development, and it will help to address the existing short term housing need in the borough. There are no objections from technical consultees and I hope that you will support your Officer's recommendation that permission be granted.