

## UPDATE SHEET

### Item 5(a) - APP/21/01376 - Land adjacent to 54, Long Copse Lane, Emsworth

**Member question:** Why is the density so low?

**Officer Comment:** *The density is lower than that promoted in Policy CS9 of the Local Plan due to:*

*Safeguarding the root protection areas (rpa) of the TPO trees along the boundaries from the proposed dwellings by appropriate separation distances; additional dwellings on the site would increase pressures on the rpa and may damage the protected trees;*

*Minimising the areas of car parking and hard surfacing in the root protection areas; again, to avoid pressure on the protected trees and their rpa;*

*A public foul sewer is along part of the western and northern boundary. A 5m easement is required from the western boundary to protect the sewer;*

*The proposed surface water regime would mimic the existing run-off regime from the site. This would be more challenging, if further dwellings were proposed;*

*Ensuring a suitable relationship which protects privacy and amenity of neighbouring dwellings:*

*To reflect the predominant scale of existing development on Long Copse Lane and Redlands Grange, which is 2 storey in height;*

*30 dwellings per hectare it's considered to be appropriate when considering the character of the low density development on Long Copse Lane to the west and medium density development to the south at Redlands Grange and Land North of Long Copse Lane (planned); and*

*The site being on the proposed edge of the settlement of Emsworth in the Submission Local Plan, where a transition from a higher density to lower is considered appropriate for the locality.*

*All of the above factors reduce the developable area/density with 9 dwellings being the correct balance in terms of making the efficient use of the site and respecting the character and appearance of the area.*

### **Additional Representations 16 – 42 in Total**

12 in favour

30 against

Support

Most of the comments are already set out in the report, with the exception of the following:

Scheme provides quality not quantity

Rural setting for family homes

**Officer Comment:** *Noted*

Neutral

No objection – provided traffic calming measures implemented on Long Copse Lane.

Objections

Impact of more traffic on Westbourne

**Officer Comment:** *The Highway Authority has not sought traffic calming measures for Long Copse Lane, raising no objection to the proposal.*

Ecological Assessment inadequate and out of date.

**Officer Comment:** *The Ecological Assessment has been reviewed by the County Ecologist and is content with its findings.*

### **Changes to Report**

Paragraph 7.81

Delete Figure 2., as these mitigation packages and payments have been received.

Renumber figure “3 – 5” to read figure “2 – 4”.