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COMMENTARY ON DEVELOPMENT FRAMEWORK PLAN & SITE CONSTRAINTS

① The north-western part of the application site has been purposefully kept open and free from development to respect the setting of St Mary's Church. During our initial site due diligence work and when identifying site constraints, specific input was sought from our historic environment consultant, who advised that the north-western corner of the site should be kept free from residential development.

This is to minimise the interruption of views to the church from the Public Rights of Way (PROW) to the west of the site and a recommendation that framed views to the church's spire should be provided from the point the PROWs to the west and south of the site emerge from the existing settlement area. We would further note that the retention of views to the church is consistent with comments made by Historic England in response to the Council's previous Regulation 19 Local Plan consultations and resulting modifications to Policy H27 (Rook Farm).

② The north-eastern part of the site, immediately adjacent to St Mary's Church, has also been kept open and free from residential development. This takes account of the presence of overhead cables that pass across the site in a north-west/south-east direction in this area of the site, and also assists in providing an additional standoff to the church in this location.

③ The proposed attenuation ponds have been sized based on the drainage calculations and advice provided by our drainage consultants. Further details can be found on Enzygo's Outline Surface Water Drainage Strategy [SHF.1132.142.HY.D.001].

④ The development proposals have been accompanied by the preparation of an illustrative masterplan, as contained within the Design and Access Statement, that also forms part of the application submission. During the masterplanning process, the feasibility of placing development in this quadrant was explored, however it became apparent that this was not practical or feasible from a development/plot layout perspective, such that this area has been incorporated into the site's open space framework.

⑤ The net developable area is 7.35 ha which equates to c. 300 dwellings at a density of 40 dwellings per hectare [DPH]. This is consistent with the Council's Housing Delivery Position Statement, in line with Decision Making Principle 5.

The Council's Interim Housing Position Statement (Decision Making Principle 5) suggests that 1.5ha of open space and 0.2ha of land for food production should be provided per 1,000 population. For a residential development of 300 dwellings (based on 2.4 persons per dwelling), this would result in an open space requirement of 1.22 ha.

Whilst the proposed quantum of open space on the proposed development site would exceed this suggested figure, it is important to highlight that the site's layout and green infrastructure framework has been driven by the careful analysis of site constraints and other factors, and not merely adherence to these open space figures.

As outlined in Point 1 above, a key element of the site's design has been the retention of view corridors to St Mary's Church, and combined with other proposed features, including the provision of attenuation basins, the retention of the on-site drainage ditch and pond, this has dictated the extent of the proposed developable area and quantum of development proposed.

⑥ The man-made ditch that runs from east to west through the site into the existing pond has been retained and buffered from development. This accords with the comments received from the Havant Borough Landscape Officer who suggests that the ditch adds to the landscape and amenity value.

⑦ Appropriate buffers have been incorporated into the development proposals to protect the framework of existing vegetation and also allow the creation of an extensive recreational route through and around the site.

