

LAND EAST OF COLLEGE ROAD, CAMPDOWN

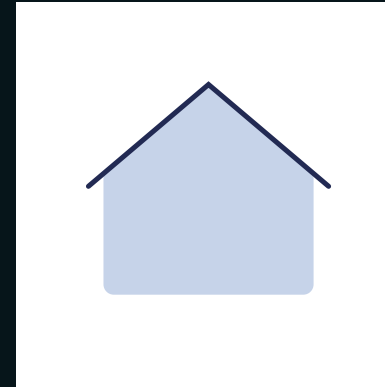


VISION

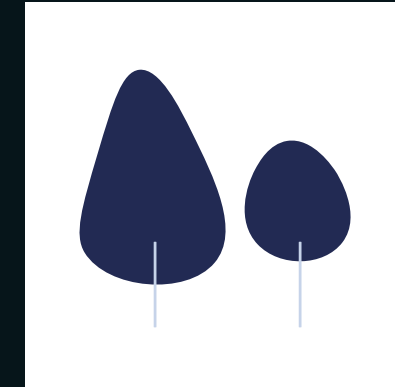


Campdown, Purbrook, Waterlooville.

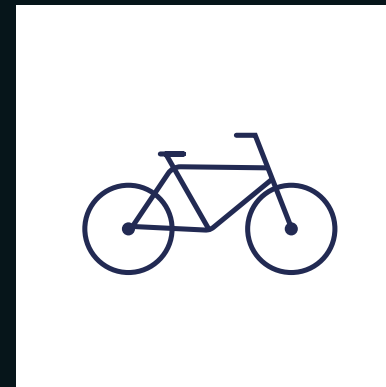




TO CREATE A HIGH QUALITY
RESIDENTIAL DEVELOPMENT



DEVELOPMENT INTEGRATED
WITHIN THE LOCAL
LANDSCAPE



OUTSTANDING PUBLIC
OPEN SPACE WITH GREEN
CONNECTIONS AND
WALKING AND CYCLING
INFRASTRUCTURE



RECOGNISE AND APPRECIATE
THE EXISTING HERITAGE AND
SURROUNDING ASSETS



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Job No	CB_97_231
Revision	-
Date	JUNE 2023
Signed Off	-

> dandara

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I. INTRODUCTION

ABOUT THIS DOCUMENT

I.1 This Design and Access Statement has been written on behalf of Dandara to support a detailed planning application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access roads, footways and cycleways, pumping station and drainage basins.

I.2 This document sets out the context of the development, constraints and opportunities, as well as the proposals design evolution, development character, landscape, access and movement.

I.3 The Design and Access Statement structure follows the headings of the National Design Guide, published in October 2019 and complies with the regulations of the guidance in the DCLG document 'Guidance and Information Requirements and Validation' March (2010) Design and Access Statement (2006).

SITE LOCATION

I.4 The site is located to the east of Purbrook, west of the A3(M). The site is due south of the South Downs College campus, with College Road defining the western extent. Portsmouth Golf Club defines the southern and inner western boundary of the site, with a range of existing vegetation.

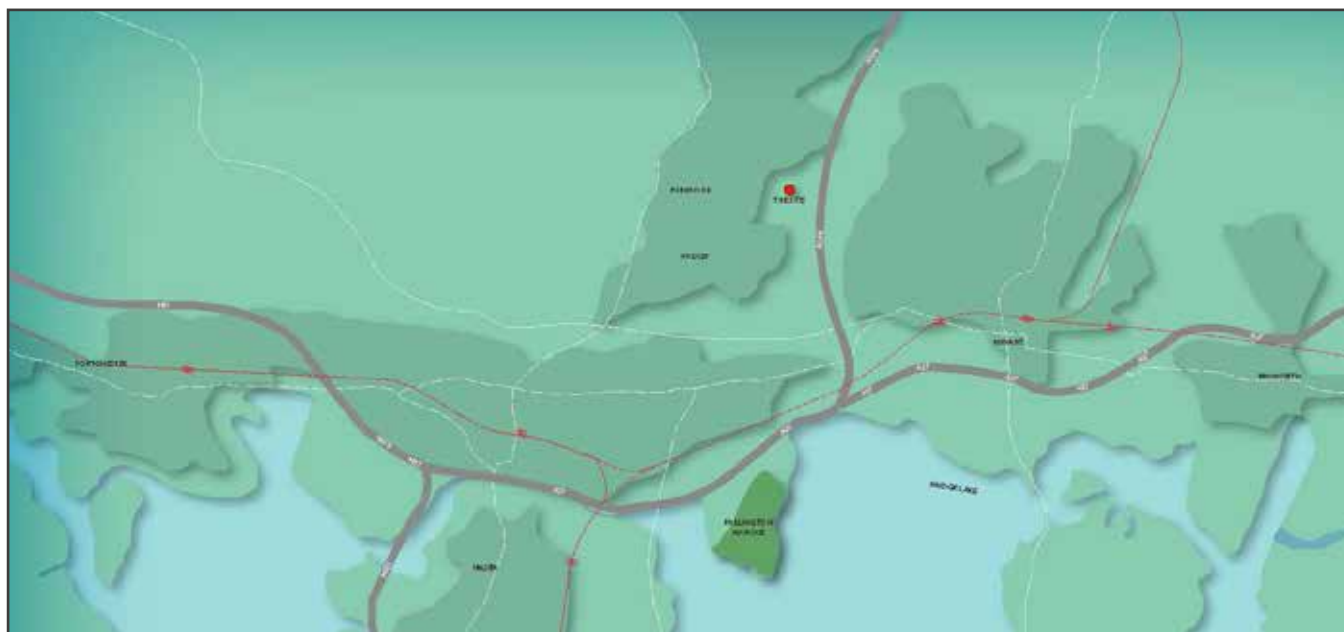


FIGURE I.1: STRATEGIC LOCATION PLAN

FIGURE I.2: LOCATION PLAN

1:1250 Location Plan

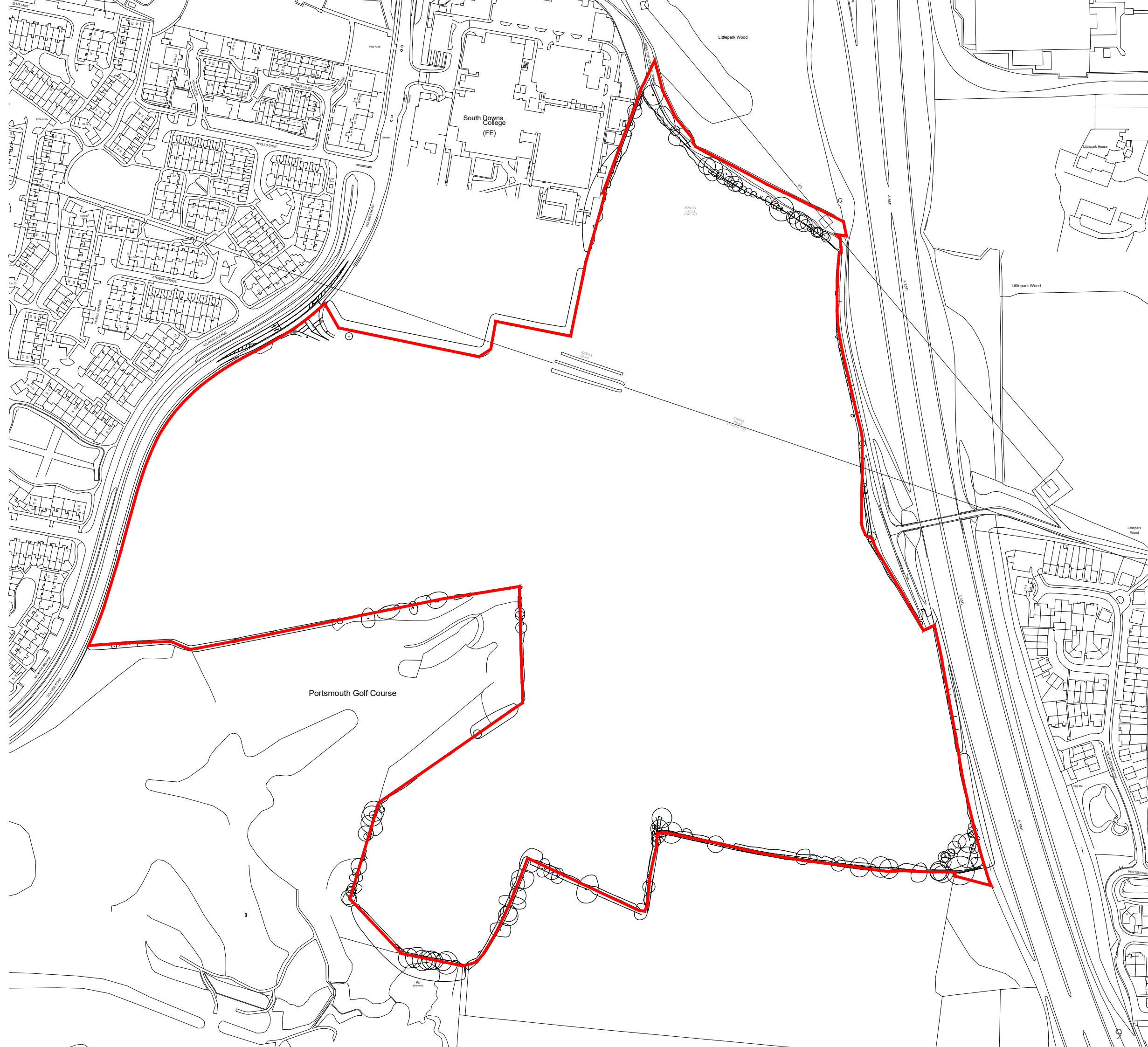
 Site Boundary
66.102ac / 26.751ha

what3words:
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Scale @ A0:

Scale 1:1250

FIGURE 1.3: SITE LOCATION PLAN



2. CONTEXT

PLANNING HISTORY

THE DEVELOPMENT PLAN

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

“Regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

2.2 The site is under the jurisdiction of Havant Borough Council and the relevant Development Plan at the time of submission of the planning application consists of the Havant Borough Local Plan (Core Strategy) (2011) and the Havant Borough Local Plan (Allocations) (2014).

WITHDRAWN HAVANT BOROUGH COUNCIL LOCAL PLAN

2.3 The Council submitted their new Local Plan for examination in February 2021. However, at a Full Council meeting on the 22nd March 2022, the Local Plan was formally withdrawn.

2.4 The withdrawn Local Plan allocated the application site for “mixed-use development of about 650 dwellings, open space and community centre with sporting facilities”. The policy allocation included a number of criteria that this application has to take into account.

2.5 The most significant of these criteria include respecting the existing heritage assets and their setting; safeguarding landscape sensitivities; incorporating the existing trees and hedgerows on the site; creating a network of semi-natural habitats linking to the surrounding natural environment; and safeguarding against noise impact of the A3(M).

HOUSING DELIVERY POSITION STATEMENT (MARCH 2022)

2.6 Following withdrawal of the Council’s Local Plan on the 16th March 2022, the Council adopted a housing delivery position statement which sets out how planning applications for housing not in accordance with the Development Plan will be considered in the context of the Council’s 5-year housing land supply which is currently 1.81 years as of March 2023.

2.7 The Statement has been prepared to respond to a lack of five-year supply and consequent presumption in favour of sustainable development in Havant Borough, and provide a material consideration in the determination of planning applications.

2.8 The application site is listed within the position statement, under Decision Making Principle 2 as ‘sites not in accordance with the Development Plan where the Council accepts the principle of development’ and more specifically allocation WV6 ‘indicatively for 650 units’.

EMERGING HAVANT BOROUGH COUNCIL LOCAL PLAN

2.9 The Council are now preparing their new ‘Building a Better Future’ Local Plan and have recently undergone a Regulation 18 consultation. The Local Development Scheme (published September 2022), anticipates the following dates for preparation of the new plan:

- Regulation 19 Consultation – Q1 2024
- Submission - Q2 2024
- Examination – Q2 2024 – Q1 2025.

2.10 The emerging Local Plan is at an early stage of preparation and therefore can be afforded limited weight, however, in light of the lack

of a five-year housing land supply, the council accepts the principle of development on this site. Delivery of housing on the site would constitute sustainable development and make a contribution towards addressing the housing shortfall in the Borough.

PLANNING HISTORY

2.11 A hybrid application was submitted by Persimmon Homes (Council reference APP/19/01101), seeking full planning for the erection of 130 dwellings with the creation of new access onto College Road; and outline planning application for up to 650 dwellings. To date the application remains undetermined.

2.12 Figure 2.1 shows the submitted Persimmon Homes application, for 780 homes, which has received a series of design comments both in terms of its extent of development and how it integrates with the on-site and wider area heritage assets.



FIGURE 2.1: THE APP/19/01/101 MASTERPLAN



LANDSCAPE CHARACTER

2.13 The site is undulating in character with a valley running from the centre of the site to the south east. The higher parts of the site are located along the northern boundary and towards the current site access point along College Road.

2.14 Portsdown Hill to the south of the site forms a prominent ridgeline within the study area, with a steep slope to the south and generally undulating landscape to the north. The main valley within the study area is associated with the Hermitage stream and its tributaries running towards the Portsmouth Harbour estuary.

2.15 The site is a large area of arable land with the majority of significant vegetation is located along the site's boundary, consisting of a mixed native species hedgerow with native trees. The northern boundary forms part of Gundymoor Wood an area of ancient semi-natural woodland associated with the historically larger Littlepark Wood.

2.16 The overall character of the surrounding area is built up with the site forming a central point between the conurbations of Purbrook/Waterlooville, Farlington/Portsmouth and Bedhampton/Havant.

2.17 The site is relatively large in scale, particularly in comparison to the adjacent landscape structure associated with the residential areas and golf course. The lack of strong internal field boundaries has expanded the scale of the landscape.

2.18 Due to the site's topography and surrounding vegetation and built form the site is relatively well screened and only visible from a handful of close distance views.



FIGURE 2.2: LANDSCAPE DESIGNATIONS PLAN

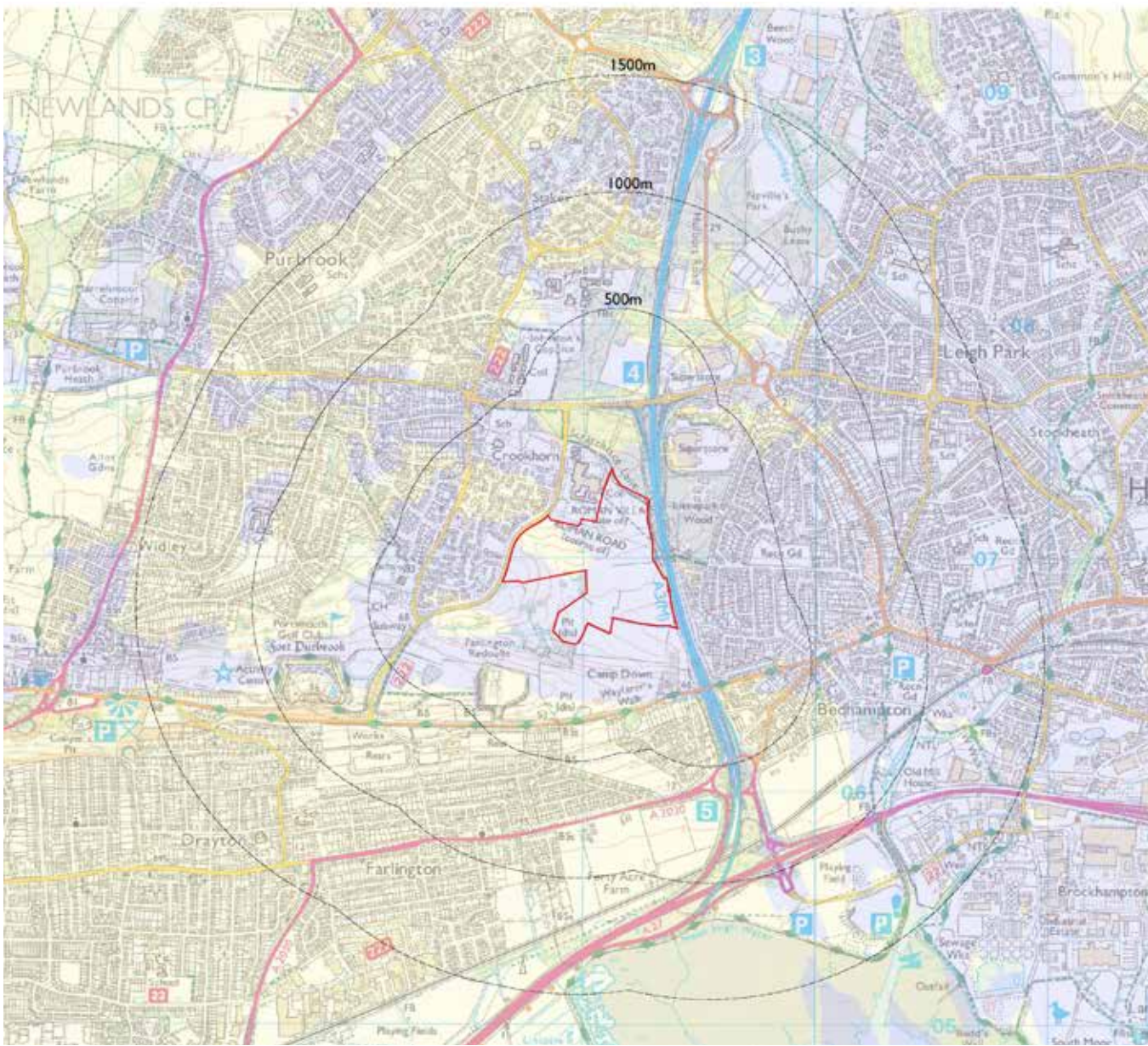


FIGURE 2.3: ZONES OF THEORETICAL VISIBILITY

SETTLEMENT DEVELOPMENT

PREHISTORIC

2.19 Early Prehistoric activity within the Havant area is predominately represented by lithic artefacts. Various flakes of worked flint have been discovered along with stone axes, although dense concentrations have been discovered at Camp Hill, Crookhorn and at St.Thomas Church, Warblington (Havant Borough Council 2007).

2.20 Within the study area, Prehistoric finds include a flint blade (PRN33705), possibly Mesolithic in date, which was found within the southern area of the site during an evaluation in 1993 by the Chichester District Archaeology Unit. The unit interpreted the find as possibly representing activity relating to a Mesolithic community utilising the water source. A Mesolithic tranchet axe (PRN23259) was found in the western area of the site in 1977 during the laying of a pipeline across the site.

2.21 Neolithic activity is represented by a long barrow known as ‘Bevis’s Grave Long Barrow’ (PRN23182).The barrow is located on the brow of Portsdown Hill, c. 290m from the south boundary of the proposed development site. A linear earthwork or ranch boundary lies directly to the north of Bevis’s Grave and to the east side of Hayling Island a barrow has been recorded. These monuments represent early attempts to control land and establish ownership (Havant Borough Council 2007).

2.22 In the wider area, possible early Prehistoric submerged landscapes may survive within the harbour. Along the coastal fringe, clusters of cinerary urns and Bronze Age artefacts have been recorded and demonstrate a higher distribution density at the narrowest point between the mainland and Hayling Island (Havant Borough Council 2007).

2.23 The distribution of Iron Age sites is also principally limited to the coastal plain. Within the study area an Iron Age pit and ditch (PRN23271) containing pottery sherds is recorded, and is located to the southwest of the site, near Farlington Redoubt. Another Iron Age Pit (PRN23267) has also been recorded in the vicinity of the redoubt, on the north side of Portsdown Hill Road. Excavations at the college campus recovered a single piece of Iron Age pottery (PRN26735). Activity from the Iron Age within the Borough appears to be dominated by the production of salt from Langstone Harbour, and in particular the northwest corner of Hayling Island (Havant Borough Council 2007).



FIGURE 2.4: BEVIS'S GRAVE LONG BARROW AND EARLY MEDIEVAL CEMETERY LOCATION

ROMAN

2.24 The continuation of salt production and the network of Roman roads across the study area appear to characterise the distribution of finds and sites for this period (Havant Borough Council 2007). Archaeological remains of this period indicate an extensive occupation of the landscape during the Roman period.

2.25 The exact boundary of the Forest of Bere during the Prehistoric and Roman periods has yet to be clearly defined and established. Presumably, it extended out further and covered a wider area prior to the commencement of its exploitation. The 17th century historic boundary of the Forest of Bere has been traced with a reasonable degree of accuracy and has been found to correspond closely to a well-defined geological region lying from east to west between the Lavant and the Meon, and north to south between the chalk outcrops of the South

Downs and Portsdown (Pile 1989).The proposed development site lies in the historic southern fringes of the forest towards the southeast corner.

2.26 The Roman road between Chichester (Noviomagus), Bitterne (Clausentum) and Winchester (Venta Belgarum) would have been the main communications links to the major markets (Dicks 2011). The road is believed to have been constructed soon after the invasion. Pile mentions that it is interesting to consider the state of the southern edge of the Forest of Bere when the route was laid down. Had the forest already been substantially cleared, or did the road builders drive the road through unbroken woodland? (Pile 1989).

2.27 Since the late Iron Age times, clearance and settlement have eroded the forest at varying rates according to existing population and economic pressures (Pile 1989). Iron Age penetration of the forest appears to have

been negligible and contrasts with the systematic exploitation of forest resources in Roman times (Pile 1989). Place-name and documentary evidence suggests that the practice of inter-commoning livestock in the forest has a Saxon or earlier origin, but it is unlikely that transhumance, typical of the Weald of Kent and Sussex, was practiced (Pile 1989).

2.28 Roman activity within the site is represented by Littlepark Wood Roman Villa, a trackway (PRN38682) and associated features identified during a geophysical survey in 2016. The villa site is located in the northern area of the site and has an occupational date range between the 2nd and 4th centuries. The villa site has associated Roman activity in the immediate environs, such as the Crookhorn Villa tilery site (PRN23298) to the west-northwest, and the Chichester to Bitterene Roman Road (Margery's RR721), which traverses east-southeast to west-northwest across the site, located near the southern boundary of the South Downs College Campus.

2.29 Excavations at the site of South Downs College Campus revealed remains of a short Roman wall (PRN38678), and a section of Roman road (PRN39768) was recorded 60m north of the route of the Chichester to Bitterene (RR721) Roman road. The remains potentially relate to a trackway between the Littlepark Wood Roman Villa and the Crookhorn Villa tilery site. Possible remains of the road (PRN56908) were recorded on the believed/accepted alignment of RR721. During excavations at recreation ground west of the college campus a Roman cremation cemetery and a possible cenotaph (PRN65614) were recorded.

MEDIEVAL

2.30 The Borough appears to have been sparsely settled during this period, with the majority of settlement situated on the coastal lowlands, on Hayling Island, and within the Forest of Bere with its related hunting lodges, numerous fishponds and Warren Deer Park. A Medieval settlement at Purbrook, which comprised settlement features including a house platform (PRN23310), has been recorded and interpreted as representing the southern fringes of the forest in the Medieval period. Within the study area, a Medieval holloway (PRN23263) is located to the east of the villa site, on the east side of the A3(M), within Littlepark Wood. Possible Medieval or Post Medieval boundary ditches (PRN50022 and PRN57402) have also been recorded at the college campus.

2.31 The pasture land around Havant and on the Downs was ideal for sheep, and associated industries developed using the non-food elements of the flocks, utilising the ample supply of pure clean spring water (Havant Borough Council 2007). Industry at the time comprised the continuation of salt production, the production of parchment, leather tanning and woollen cloth making.

POST MEDIEVAL

2.32 Despite the decline of the woollen cloth industry in the 17th century, from the mid-17th century and through the 18th century the

Borough had a period of expansion and prosperity. Salterns continued production, with brick production becoming an important local industry in the 18th century. Chalk pits and lime kilns also became common features of Portsdown Hill, evidence for which can be clearly seen on 19th century historic mapping. Corn production also flourished in the early 18th century.

2.33 In the 18th and 19th centuries the transport networks improved. The new turnpike roads resulted in a rise in coaching inns along their routes at principal intersections, which in turn led to further settlement development. In the mid-19th century, the rail network was developed. The improved infrastructure also led to the adoption of architecture styles from outside the Borough.

2.34 During this time of expansion, the Forest of Bere dramatically reduced in size, and the loss of woodland areas and wood pasture and the enclosure of new agricultural fields altered the character of the area. The area of the Forest of Bere was landscaped into parkland and the creation of lodges is recorded across the area between Cowplain and Purbrook (Havant Borough Council 2007). Southleigh and Staunton Park were laid out during this period, and the earlier, Medieval deer park to the west of Wade Court was redesigned in the 19th century (Havant Borough Council 2007).

2.35 Military activity is also represented in the archaeological record in the locality of the site for this period and is evident as a group of military



FIGURE 2.5: VIEW FROM SCRATCHFACE LANE LOOKING SOUTH INTO THE SITE

features located at the eastern end of the raised ground of Portsdown. The activity included the construction of Fort Purbrook, Crookhorn Redoubt, Farlington Redoubt and a semaphore station.

MODERN

2.36 The traditional industries in the area declined in the 20th century, and the area became an industrial, commercial and military centre. The built environment of the Borough increased dramatically with residential development along the London to Portsmouth Road, along the south coast of Hayling Island, and smaller areas of development across the Havant area. The archaeological record for this period predominately includes Second World War defences within the area.

2.37 The post-war period saw an increase in house building in the Borough after bomb damage. Incremental development of much of the area to the north of Havant and Bedhampton occurred in the post-war period, which was further extended during the 1960s and 70s. These two decades also saw the massive expansion of the residential areas of Cowplain, Waterlooville and Purbrook in the west of the Borough, which has been further extended eastwards towards the end of the century (Havant Borough Council 2007).

MAP REGRESSION

2.38 The earliest available mapping to show the site in detail is the 1838 Farlington Tithe Map and the 1842 Bedhampton Tithe Map. The site lies over the boundary between the two parishes. The west side of the site is shown on the Farlington map, and is depicted as being within 'Crookhorn Copse' (Plot 257). The remainder of the site is shown on the Bedhampton map and demonstrates that much of the site was still wooded at this time. Agricultural land (Plots 179, 191 and 192) is shown along the east half of the site and comprises three stacked, roughly east to west aligned, sub-rectangular fields, which curve towards the west at the north end. Between Plot 179 and 192, and to the south of Plot 179 are wooded areas (Plot 180 and 177). Towards the northern boundary of the site Littlepark Wood is shown, and a sinuous plot (Plot 190) along the southwest fringe of the wood marks the location of Scratchface Lane. Notably, the lane is shown within the site, this may be due to map inaccuracies rather than then relocation of the lane. A footpath is shown to follow along the north side boundary between Plots 191 and 192, towards the centre point of the field boundary the footpath traverses diagonally across the field towards the northwest corner of Plot 192.

2.39 Beyond the site boundary, to the southwest of the site on Portsdown Hill, a 'Semephore' (Plot 318) house is shown. To the southeast of the site within Plot 176 is Belmont Castle, designated as 'The Towers' (NHLE: 1303449). The structure is an early 19th century house in the form of a Tudor castle.

2.40 The accompanying tithe apportionments (Farlington 1839; Bedhampton 1845) indicate that the land in the southeast corner of the proposed development site was owned by Sir George Provost of Belmont House, a large estate house located to the east. The remainder of the land within the site boundary was owned by John Deverill. The agricultural land was farmed by Joseph West of Crookhorn Farm, located to the northwest, and of New Dairy, a farm located further to the northwest of the site, which he co-farmed with George Tickner. The apportionment indicates that the fields within the site at this time were cultivated, but presumably New Dairy was primarily a dairy farm.

2.41 The first edition six-inch Ordnance Survey (OS) map of 1866, shows no changes to the site, however, the wooded area between the tithe map Plots 179 and 192 is named as 'Sheepcrook Row'. The names 'Sheepcrook' and 'Crookhorn' correlate with the historic sheep rearing in the area, and presumably the land was grazed by sheep previously. Within the wider landscape chalk, extraction is evident with the pits annotated as 'Old Chalk Pit' and 'Chalk Pit'.

2.42 By the time of the 1898 OS map, the site has dramatically changed with the wooded areas within the site and the adjoining Crookhorn Wood all now felled. Three field boundaries have been removed in the east half of the site, and the area now comprises two large fields. The former wooded area to the west half of the site now comprises three fields, roughly north-northeast to west-southwest aligned. Two ponds are depicted in the west half of the site and appear to correlate with a spring.

2.43 No changes to the site appear to have occurred by the time of the 1930-1931 OS map, however, the site of the 'Roman Villa' is marked on the map, as is the route of a 'Roman Road'. In the wider landscape 'Farlington Redoubt' and 'Fort Purbrook' are shown, with the long barrow known as 'Bevis's Grave' marked on the map. The residential expansion of Bedhampton and Purbrook is also evident on the map.

2.44 The 1963-1966 OS map shows that new field boundaries have been introduced to the southern half of the site, and the site now comprises eight irregular shaped fields. Towards the southeast corner of the site two buildings within an enclosed garden or yard are shown, these are accessed by a drive from the northeast, extending from Scratchface Lane, which is labelled as 'CT' (cart track). To the west side of the site 'Morelands Camp' is shown, the boundary of which, and a building, encroach into the west side of the proposed development site. The camp had been bombed in November 1940, and damaged occurred to several of the buildings. Residential development has expanded further towards the site from Bedhampton and Purbrook.

2.45 The 1975-1980 OS map depicts extensive development in infrastructure to the immediate environs of the site. The A3(M) has been constructed to the east along with a footbridge over the

carriageway located directly to the centre east side of the site. The sinuous 'College Road' is shown to the west, and 'The South Downs College' campus has been constructed directly to the northwest of the site. The Morelands Camp has been demolished and Purbrook housing now extends to the west side of the new College Road. The 'City of Portsmouth Golf Course' has been built and the grounds landscaped to the southeast of the proposed development site. Within the site itself the two small buildings and associated cart track have been demolished and a field boundary in the southeast corner has been removed. The site now comprises six irregular shaped fields.

2.46 Modern satellite imagery (GoogleEarth 2023) of the proposed development site now indicates that the field boundaries within the site have degraded and deteriorated, with vestiges of the banked and hedge boundaries visible in places.

FACILITIES PLAN

2.47 The site is located within the picturesque village of Purbrook, which benefits from a range of social and commercial facilities in the area which will be supported and utilised by the proposed development.



FIGURE 2.6: THE CENTURION PUB - 11 MINUTE WALK FROM THE SITE



FIGURE 2.7: ASDA SUPERMARKET - 25 MINUTE WALK FROM THE SITE



FIGURE 2.8: PORTSMOUTH GOLF COURSE - 9 MINUTE WALK FROM THE SITE



FIGURE 2.9: HAVANT AND SOUTH DOWNS COLLEGE - 5 MINUTE WALK FROM THE SITE

KEY :

SITE BOUNDARY

EDUCATION

1. Purbrook Junior School

2. St Peter's Catholic Primary School

3. Oaklands Catholic School

4. Crookhorn College

5. Riverside School

6. Purbrook Park School

7. Morelands Primary School

8. HSDC South Downs College

9. Solent Junior School

10. Solent Infant School

11. Key Education Centre

12. Park Community School

13. Riders Junior School

14. Front Lawn Primary Academy

15. St Thomas Morels Primary School

16. Bidbury Junior & Infant School

17. Trosnant Infant School

18. HSDC Havant College

19. Bosmere Junior School

HEALTH SERVICES

SPORTS / RECREATION

EMPLOYMENT

SUPERSTORES

PLACE OF WORSHIP

PLACE OF INTEREST

1. Fort Purbrook

2. Farlington Nature Reserve

3. Langstone Windmill

RAILWAY STATION

RAILWAY

BUS STOPS

TOWN CENTRE

FIGURE 2.10: FACILITIES PLAN



LOCAL CHARACTER ASSESSMENT

2.48 An initial assessment of the surrounding development character has been carried out to inform the future design and elevational treatment of the proposed housing.

2.49 The areas within the study are:

- ATLANTIS AVENUE
- SOUTH DOWNS RISE
- HILLMEAD GARDENS
- PORTSDOWN HILL
- PORTSEA VIEW
- GLEBE PARK AVENUE



FIGURE 2.11: CHARACTER ASSESSMENT LOCATION MAP

A - ATLANTIS AVENUE

2.50 Atlantis Avenue is situated west of the site. Terraced dwellings are found throughout the area. Front-to-back roofs are dominant. Multi-tonal buff and red brick is the base material, with tile hanging and white cladding as feature elements.



B - SOUTH DOWNS RISE

2.51 South Downs Rise is situated East of the site, on a relatively new development. Predominantly detached and semi-detached dwellings are found. Hipped and front-to-back roofs are common. Red and multi-tonal buff brick is the base material with render and brick courses features.



C - HILLMEAD GARDENS

2.52 Hillmead Gardens is situated east of the site. Detached dwellings are most common with semi-detached also being found. Front-to-back roofs are dominant with hipped roofs also present throughout. Brick colour is varied. Cladding is a common feature, as well as render.



D - PORTSDOWN HILL

2.53 Portsdown Hill is situated south of the site. Dwellings are set back from the road and defined by walls and hedging to provide privacy. Detached dwellings are the most common typologies. Render is a prevalent. Hipped roofs are the dominant roof form in this area.



E - PORTSEA VIEW

2.54 Portsea View is situated south of the site on a new development. Primarily dwellings are detached. Gable roofs are a prevalent feature. Red brick is the base material with timber cladding as a common feature as to are south facing balconies. Estate railings reinforce boundary definitions.



F - GLEBE PARK AVENUE

2.55 Glebe Park Avenue is situated south of the site. The majority of the dwellings are detached with hipped and gable roof forms. Red brick is the base material with mock-tudor boarding as a common feature. Brick quoining and tile hanging is also present.



SUMMARY OF EXISTING CHARACTER

BUILDING TYPES

- A variety of building forms are found, with an emphasis on detached and semi-detached dwellings.

ROOF LINE & BUILDING HEIGHTS

- There is a mixture of roof forms across the area, predominantly gable fronted and front-to-back roof forms with the occasional hipped style.
- Building heights range from 1.5 to 2 storey.

MATERIALS

- An eclectic mix of bricks and render are commonly found across the area, with timber cladding, tile hanging and tudor boarding acting as a feature.

FENESTRATION

- Window forms are predominantly simple white uPVC casements with the occasional brown uPVC materials.

DETAILING

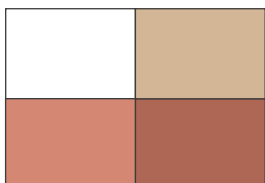
- Brick detailing is generally simplistic with features of cladding or render. More complex detailing is apparent in specific areas. These features include brick quoins and projecting features. Tudor boarding is also present. Chimneys are common.

BOUNDARY TREATMENTS

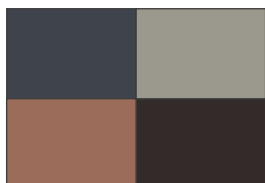
- Front gardens are grassed areas with hard standing to cater for on-plot parking. The occasional dwarf brick wall, timber fences or hedge provide clear boundary definition.

TONES & COLOURS

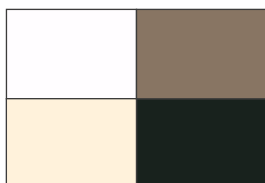
- A wide range of tonal variations exist across the locality and stem from a range of colours across a few consistent materials.



WALLS



ROOFS



DETAILS

PRINCIPLES TO TAKE FORWARD

- The site will need to respond to the local setting, as well as a range of market and policy needs.
- All buildings are to be mostly 2 storey. A mix of roof forms should be part of any proposal relating to its context and legibility.
- Using the local materials palette will help integrate the scheme into the town setting and its immediate context.
- Fenestration can assist with the reinforcement of the proposed character and will need to be considered in a wider context.
- The use of detailing and feature detail is a common theme in the area and will be carried through in the overall design of the buildings.
- Grass verges and hedges could create a softer boundary to the dwellings facing onto open space. Timber post & rail fences could be used on focal areas to reflect the area's landscape.
- A simple palette of colours is appropriate for the site that will be largely determined in relation to the use of local materials within the construction of buildings.

CONSTRAINTS AND OPPORTUNITIES

2.56 A series of opportunities and constraints are present on the site, which have been subject to a series of surveys and other technical and non-technical assessments, some of which are still on-going. These include:

- Topographical Survey;
- Transport Assessment;
- Drainage Assessment;
- Utilities Assessment;
- Ground Investigation;
- Ecological Survey;
- Arboricultural Survey;
- Archaeological Assessment;
- Heritage Survey;
- Planning Policy Appraisal; and
- Assessment of Character.

TOPOGRAPHY

2.57 Both from the on-site walk over and adjacent constraints and opportunities plan, the terrain in the north and western area is significant. Much of the technical focus has been here in terms of genuine design and integration of development with the wider landscape context.

VEGETATION

2.58 Much of the vegetation is located to the periphery of the site with those located within the site justifiably able to be removed. A significant amount of planting will be provided to integrate the development within its setting.

SITE ACCESS

2.59 The access into the site will come from Campdown Road, the name of which is relevant to the Roman history of the area. Whilst this entrance will be the principal vehicular access into the development, an emergency link will be provided as an alternative route out of the site should there be an issue with the spine road.

2.60 A series of pedestrian routes will also be provided to give a connection to the north, east and west of the development to tie in with existing Public Rights of Way.

2.61 Cycle connectivity has been designed to follow a desire line and also to work with the notable levels of the site.

GEOLOGY

2.62 The soil investigation has evaluated that the site has strong levels of infiltration, which has helped inform the location and size of the SuDS features.

HERITAGE

2.63 There is an existing underground Roman Villa to the north. This historical feature will remain in situ and undisturbed by the proposals set out in this document. References for the historical asset will be woven into the architectural and landscape design.

2.64 Visual viewpoints to Bevis's Grave Long Barrow and Early Medieval Cemetery, south of the site have been provided in line with the pre-application consultation comments.

2.65 The Roman Road has been respected with no construction on or near to this feature as requested during the consultation process

NOISE

2.66 The Proposed Development is subject to road traffic noise from the A3(M) and College Road. An acoustic fence has been incorporated into the design along the eastern site boundary to minimise noise levels from the motorway. The site layout has been developed with noise in mind with apartment blocks along the eastern side of the site which will screen more westerly dwellings from road traffic noise and orientation of dwellings along College Road to allow rear gardens to be screened from road traffic noise by the dwellings themselves.

2.67 Where required, noise mitigation measures have been incorporated for dwellings to ensure acceptable levels of noise are achieved both internally and externally.

2.68 It is likely that the Proposed Development will provide some screening for existing dwellings to the west of College Road from road traffic noise associated with the A3(M).

KEY

- SITE BOUNDARY
- EXISTING VEGETATION/SCRUB CATEGORY A
- EXISTING VEGETATION/SCRUB CATEGORY B
- EXISTING VEGETATION/SCRUB CATEGORY C
- EXISTING VEGETATION/SCRUB CATEGORY U
- EXISTING VEGETATION/SCRUB TO BE REMOVED
- EXISTING ANCIENT ROMAN VILLA
- ROMAN VILLA AND SECTION OF ROMAN ROAD, INCLUDING 5M MARGIN FOR SUPPORT AND PROTECTION
- EXISTING HIGH VOLTAGE MAINS
- EXISTING ROMAN ROAD ALIGNMENT
- - - SURFACE WATER DRAINAGE EASEMENT
- EXISTING GAS MAIN WITH A 9M EASEMENT EITHER SIDE
- OPTIMAL SuDS LOCATION
- PUBLIC RIGHT OF WAY
- ~ NOISE FROM A3(M)
- DIRECTION OF LAND TOPOGRAPHY
- △ POTENTIAL SITE ACCESS
- △ POTENTIAL PEDESTRIAN ACCESS
- OPTIMAL PUMPING STATION LOCATION
- VIEWPOINTS TO THE BEVIS'S GRAVE LONG BARROW AND EARLY MEDIEVAL CEMETERY
- ANCIENT WOODLAND INCLUDING 15M BUFFER

DAYTIME NOISE ANALYSIS

- ... <45.0
- 45.0 < ... <47.5
- 47.5 < ... <50.0
- 50.0 < ... <52.5
- 52.5 < ... <55.0
- 55.0 < ... <57.5
- 57.5 < ... <60.0
- 60.0 < ... <62.5
- 62.5 < ... <65.0
- 65.0 < ... <70.0
- 70.0 < ... <75.0
- 75.0 < ...

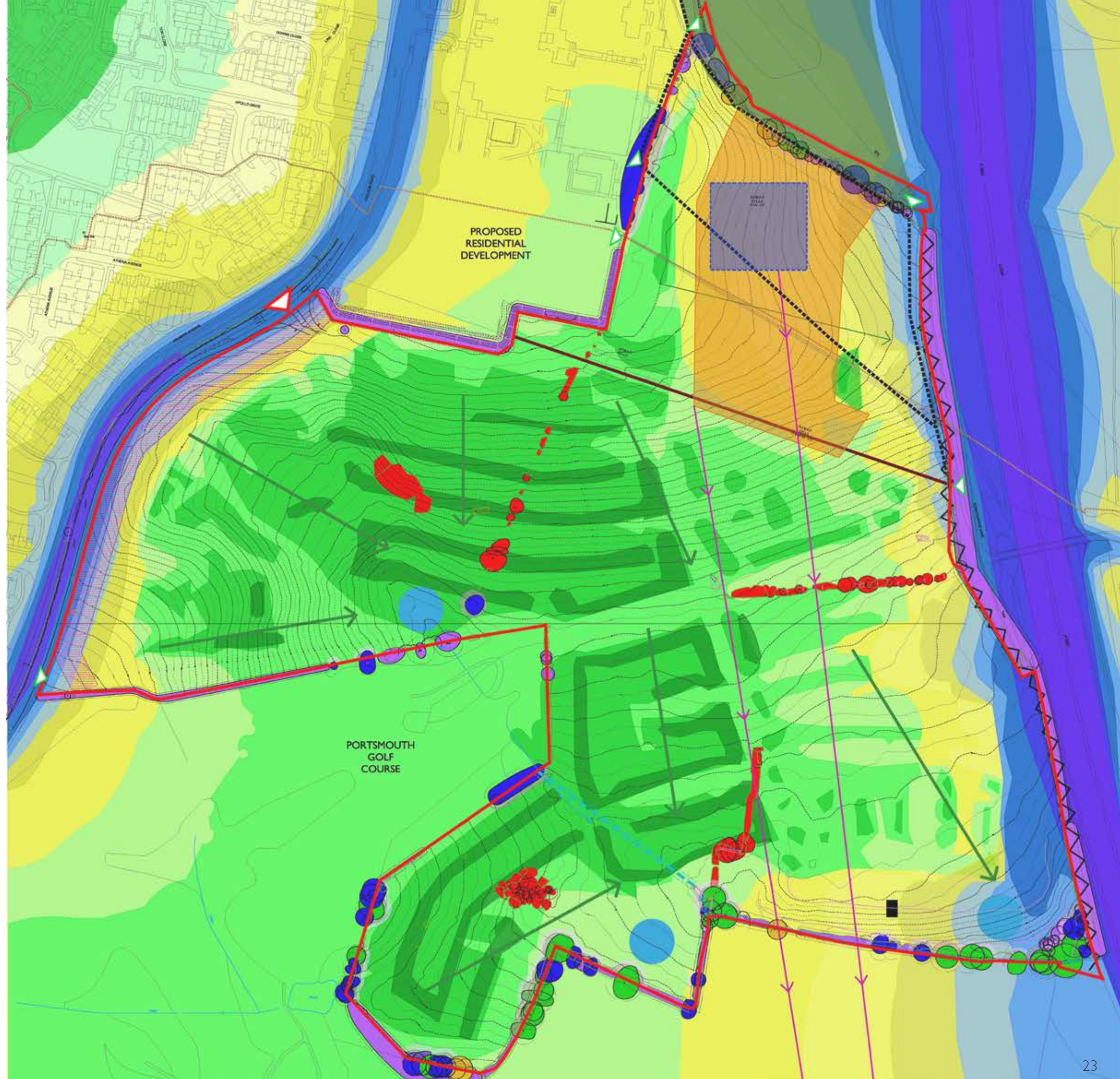


FIGURE 2.12: SITE CONSTRAINTS AND OPPORTUNITIES PLAN



ECOLOGY

2.69 The site has been subject to a number of ecology surveys including baseline habitat assessments and surveys for wintering birds, bats, hazel dormice and reptiles dating back to late 2015, and most recently in 2023. The site comprises a series of large, connected fields of semi-improved neutral grassland, with areas of scrub. The site was formerly grazed but, following the removal of livestock from the site, is now largely overgrown. The boundary habitats included areas of deciduous woodland and native species rich hedgerows.

2.70 The habitats on site support hazel dormice, common reptiles including slow worm and common lizard, and foraging and commuting bats. No bat roosts have been recorded and no significant use by rare species such as Bechstein's bat. The site includes a primary and secondary support area within the Solent Wader and Brent Goose Network which is used by dark-bellied brent geese and curlew associated with the Chichester and Langstone Harbours Special Protection Area.

2.71 The scheme layout and landscape strategy have evolved taking into account the ecological features on site. The landscape proposals have ensured a continuation of habitat connectivity across the wider landscape do deliver a positive impact for the local hazel dormouse population. Reptiles within the development area will be translocated to the large area of open space in the north of the site, with habitat enhancement and management to improve the suitability for reptiles. The operational phase of the development will avoid adverse impacts upon the on-site fauna through retention and enhancement of the boundary habitats, with areas of new habitat planting proposed. SuDS features have been designed to incorporate permanent areas of water to provide valuable habitat features.

2.72 An off-site strategy is proposed to mitigate the loss of foraging habitat for dark-bellied brent geese and curlew which will safeguard high-tide foraging habitat closer to the SPA. In accordance with local policy, the development will also make contributions to the Solent Recreation Mitigation Strategy and also achieve nutrient neutrality to avoid any potential adverse effects upon coastal Habitats sites.

UTILITIES

2.73 Gas, electricity, water and telecommunications will all be accessed from the primary access point on College Road. Sub-stations will be required with a pump station needed at the lowest point of the site.

2.74 A gas easement on the west of the site is a notbale constraint to development and planting with restricted 9m easement.

2.75 Existing high voltage cable lie with the site and have been designed around, whilst the existing foul sewer that runs east -west will be diverted.

FLOODING

2.76 In terms of the Environment Agency's Flood Zone map, the site is classified as 'very low risk'.

2.77 The development of the site will need to ensure surface water run-off from heavy rainfall is appropriately managed.



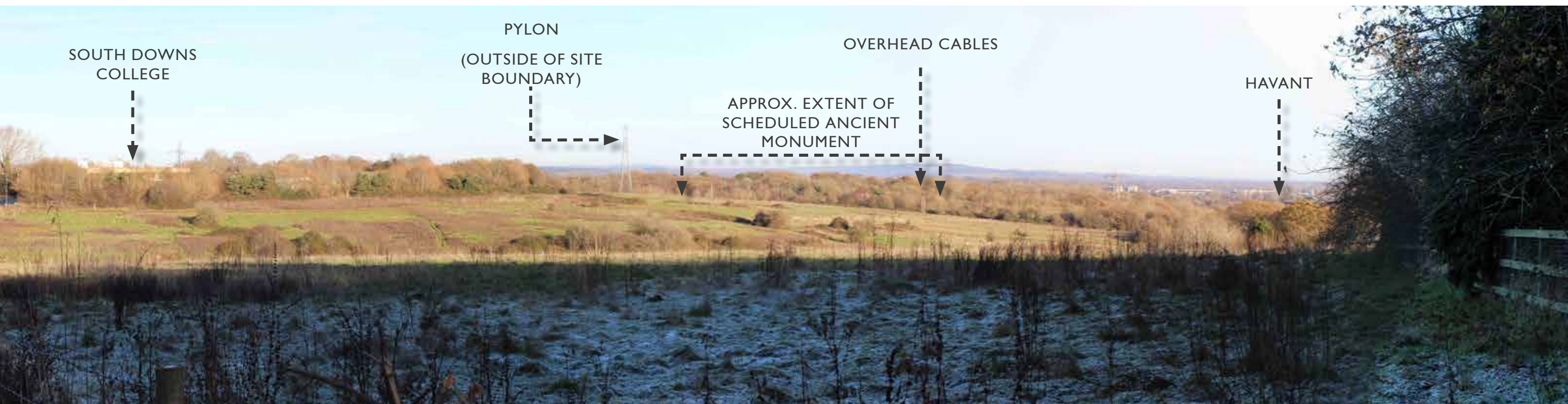


FIGURE 2.13: VIEW LOOKING NORTH FROM COLLEGE ROAD



FIGURE 2.14: VIEW LOOKING WEST FROM PROW 28

3. CONSULTATION AND EVOLUTION

DESIGN EVOLUTION

3.1 The following section sets out the design evolution of the masterplan. The initial concept was tested and reassessed in light of current National and Local Planning Policy, as well as the Persimmon Homes application comments and stakeholder feedback. Significant changes such as no development by the



FIGURE 3.1: THE PREVIOUS APPLICATION WHICH WAS NOT APPROVED

Roman Villa and view to the Bevis's Grave Long Barrow and Early Medieval Cemetery.

3.2 Before the designs were finalised and submitted for approval, we undertook a series of pre-application consultation activities with site neighbours and other relevant stakeholders in line with Havant Borough Council's Statement of Community Involvement (2022). A two week period for local stakeholders to input their feedback was open from 11th July 2022 – 25th July 2022, during which we:

- Distributed leaflets to 466 neighbouring addresses around the site to promote the consultation.
- Hosted a bespoke project consultation website which is still active called www.campdownconsultation.co.uk, detailing the proposals using text, images and video, and displaying various contact methods, including a freephone telephone number, direct email address and a digital feedback form.
- Hosted a virtual webinar where the project team presented the proposals to the public and answered any questions. A recording of the webinar was uploaded and posted on the consultation website for viewing after the event.
- Opened direct feedback channels, including a dedicated email inbox contact@campdownconsultation.co.uk and a free call-back telephone number on 0808 1688 296.
- Issued a press release to Portsmouth News.
- Noted the option for residents to request hard copy consultation materials.

- Wrote to local political representatives to invite them to a briefing and to promote the consultation through their own channels.
- During the consultation we received 25 forms of feedback, including online forms and direct feedback via email and phone calls. The webinar was attended by 7 people and watched 86 times after the live event. In addition, the website received 622 visits during the consultation.

3.3 After analysis of the feedback, the following themes emerged:

- There was support for new homes in the Havant area.
- There was support for a new community centre.
- There were questions about how the existing wildlife and landscape would be affected if the site was developed, but support for the mitigation and, where possible, retention, that is to be provided.
- There were questions about how local infrastructure and services would be affected if the site was developed, but support for the upgrades that development would bring, particularly the safety improvements on the local highways network and contributions to schools, the NHS and affordable housing.
- There were questions about the size of the development but understanding that the current proposals are a reduction from the previous plans and are more according with the local plan.



FIGURE 3.2: THE CURRENT WEBSITE AS OF MAY 2023



TWO VIEW CORRIDORS
WERE PROVIDED TO
BEVIS'S GRAVE LONG
BARROW

PRE-APPLICATION LAYOUT SUMMARY:

- 1 The overall road pattern and block form worked with the terrain to make best use of the land and generate better values through minimal stepped gardens and integrated planting, which also reduced the cost of developing on a challenging slope.
- 2 The permeable block pattern was designed to create a sustainable and legible development that maximises development opportunity to get to 653 dwellings.
- 3 The Roman Villa area, north of the Roman Road, was considered an area that cannot be developed and we have elected to not develop too close to the road either to maintain its integrity.
- 4 Bevis's Grave Long Barrow, to the far south of the site, was also requested to be visually integrated into the development, which was achieved. Firstly, via a direct north-south connection and a second vantage point to the east.
- 5 The existing gas main was avoided with no development located within the easement.
- 6 The east foul sewer is still to be diverted.
- 7 SuDS features were located to the southern and lowest points of development. In order to meet the

650 dwelling allocation, these ponds were required to take up a considerable amount of area to reach the adoptable standards. They were sought to be softened, as much as possible, and designed in detail to ensure residents and the public could interact with them through the use of boardwalks, and pontoons to ensure they had some amenity value, as well as engineering.

- 8 A series of focal spaces were provided across the site to create variation in character and interest. This was further complimented with a range of play space and/ or activity areas.
- 9 The community building was located within the centre of the site to be the community heart of the development connected by road, cycle and footpath links. Its position at the axis of the north-south and east-west movement, as well as addressing the linear park elements provided a rich, usable resource.
- 10 Strong frontage to the A3(M) was created to overlook the green space and provide a defence against the noise generated from the passing cars.



FIGURE 3.3: PROPOSED LAYOUT

APPLICATION LAYOUT

3.4 A series of workshops were held between Dandara, the design team, Havant Borough Council, Heritage England, Natural England and Hampshire County Council, as highway authority, to discuss elements of the Pre-Application Layout in a collaborative manner.

3.5 Key amendments include:

- 1

The most notable change to the layout from the pre-application process has been the reduction of units from 650 dwellings to 628 dwellings, which is due to a number of reasons. Firstly, the desire for Heritage England to push development further south away from the Roman Villa and Scheduled Ancient Monument (SAM) feature has resulted in a loss of development to mitigate the visual impact of development between the Roman Villa and Bevis's Grave Long Barrow and Early Medieval Cemetery. In addition, development no longer crosses or interacts directly with the alignment of the Roman Road. Instead, there is a new cycle link running parallel, supported by trees to create a legible design line from east to West.
- 2

The emergency access has had to be relocated due to level constraints on the western boundary. This has meant an emergency link has been created to the eastern side of the gas pipeline and still delivers the ability for vehicles to enter and access the site as required should an accident occur on the spine road.
- 3

A new cycle link has been delivered east to west and north to south to provide strong connectivity despite the challenging terrain.
- 4

Acoustic fencing has been provided along the eastern boundary of the site to mitigate the noise impact on the proposed dwellings. This was in preference to a bund which would have lost a more significant amount of useable open space, and not been as effective. The fence enables planting and landscaping to achieve screening and has been located in consultation with Highways England.
- 5

New drainage features have been added to the layout to ensure the overland flow of water can easily access the proposed SuDS features.
- 6

A reduction of apartment buildings and alignment with the policy in two-bedroom provision.
- 7

Relocation of play and allotments to the north to ensure the integrity and setting of the Roman Villa is maintained in line with the Heritage England consultation which has impacted on the overall development area.
- 8

Enhanced connectivity is proposed across the site, and connections with future applications to the north of the site, as well as other connections to Scratchface Lane and the surrounding area.



FIGURE 3.4: PROPOSED LAYOUT



4. DEVELOPMENT QUANTUM

RESIDENTIAL

4.1 The site will comprise of 628 residential homes, of mixed type and tenure. A range of dwellings are proposed across the development ranging from large 5 bed detached dwellings to 1 bedroom apartments.

4.2 Affordable housing is proposed, with 188 (30%) to be delivered within the development.

4.3 The overall density of the development is 40.89dph in line with local planning policy.

COMMUNITY CENTRE

4.4 A small community centre will be provided within the 'heart' of the development to provide a community function and the inclusion for a nursery.

UTILITIES

4.5 A range of utilities such as sub stations and a pump station are to be provided on the site to service the needs of the development.

LANDSCAPE

4.6 A significant amount of open space is well provided across the site, above the current policy requirements. The open space will provide a number of functions in terms of public open space, play areas, allotments, community orchard and biodiversity net gain elements. Sustainable urban Drainage Systems (SuDS) are integrated within the landscape but are excluded from the public open space calculations, as set out in Figure 4.2

CAMPDOWN, PURBROOK, PORTSMOUTH									
SCHEDULE OF DWELLINGS									
REF	NAME	DESCRIPTION	HEIGHT	SQ.FT (Net)	SQ.M (Net)	SQ.FT (Gross)	SQ.M (Gross)	NO	CALC
PRIVATE									
BLM	BLENNHEIM	5 BEDROOM HOUSE	2.0	2250	209.02	2275	211.35	6	13500
RDC	ROCKBOURNE	4 BEDROOM HOUSE	2.0	1293	129.46	1409	130.90	10	13935
CHL	CHARTWELL	4 BEDROOM HOUSE	2.0	1566	145.49	1583	147.11	4	6264
GOO	GOODWOOD	4 BEDROOM HOUSE	2.0	1481	137.85	1500	139.38	19	28192
WOB	WOBBURN	4 BEDROOM HOUSE	2.0	1236	114.82	1250	116.10	22	27191
PEN	PENHURST	4 BEDROOM HOUSE	2.0	1214	112.82	1238	114.08	14	17002
OAT	OATHAM	4 BEDROOM HOUSE	2.0	1184	110.01	1197	111.22	4	4736
SPA	SPARSHOLT	3 BEDROOM HOUSE	3.0	1393	129.46	1409	130.90	13	18115
WYK	WYCK	3 BEDROOM HOUSE	3.0	1247	115.84	1261	117.15	15	18707
ASH	ASHLEY	3 BEDROOM TOWNHOUSE	2.5	1302	120.91	1314	122.24	23	29935
BLV	BLETCHLEY	3 BEDROOM TOWNHOUSE	3.0	1261	117.16	1275	118.46	30	37932
PAR	PARHAM	3 BEDROOM TOWNHOUSE	2.5	1046	97.21	1058	98.29	39	40807
GOS	GOSFORD	3 BEDROOM HOUSE	2.0	1044	96.96	1055	98.04	51	53228
GOO	GOSFORD	3 BEDROOM HOUSE	2.0	1044	96.96	1055	98.04	18	18786
FRO	FROGMORE	3 BEDROOM HOUSE	2.0	1005	93.38	1016	94.42	8	8041
CHA	CHARLESTON	3 BEDROOM HOUSE	2.0	911	84.63	921	85.57	23	20952
LIP	LIPPEN	2 BEDROOM DUPLEX	3.0	1053	97.87	1065	98.96	8	8428
CHN	CHARLESTON	2 BEDROOM HOUSE +STUDY	2.0	911	84.63	921	85.57	26	23484
BIN	BINSTEAD	2 BEDROOM COACH HOUSE	2.0	794	73.80	803	74.62	13	10327
VYN	VYNE	2 BEDROOM HOUSE	2.0	763	70.86	771	71.65	11	8390
BLOCK A	2BFA	2 BEDROOM FLAT	3.0	763	70.93	772	71.72	42	32067
BLOCK B	2BFB	2 BEDROOM FLAT	3.0	758	70.47	767	71.25	12	9102
BLOCK B	2BFB	2 BEDROOM FLAT	3.0	756	70.28	765	71.06	12	9078
BLOCK C	2BFC	2 BEDROOM FLAT	3.0	761	70.74	770	71.53	3	2284
BLOCK C	2BFC	2 BEDROOM FLAT	3.0	761	70.74	770	71.53	3	2284
1BFA	1BFA	1 BEDROOM FLAT	3.0	568	52.74	574	53.33	8	4542
BLOCK C	1BFC	1 BEDROOM FLAT	3.0	561	52.14	567	52.72	3	1684
SUB TOTAL									440 469093
AFFORDABLE @ 30%*									
OAK	OAKHAM	4 BEDROOM HOUSE	2.0	1184	110.01	1197	111.22	2	2368
MON	MONK	3 BEDROOM HOUSE	2.0	1044	96.96	1055	98.04	13	13568
LAN	LANGSTONE	3 BEDROOM TOWNHOUSE	2.5	1046	97.21	1058	98.29	7	7324
MAI	MAIDSTONE	3 BEDROOM HOUSE	2.0	1007	93.54	1018	94.58	10	10069
TAU	TAUNTON	3 BEDROOM HOUSE	2.0	911	84.64	921	85.58	19	17310
GRA	GRATLEY	2 BEDROOM COACH HOUSE	2.0	794	73.80	803	74.62	13	10327
BED	BEDFORD	2 BEDROOM HOUSE	2.0	763	70.86	771	71.65	19	14492
BLOCK E	2BFE	2 BEDROOM FLAT	3.0	763	70.93	772	71.72	18	13743
BLOCK F	2BFF	2 BEDROOM FLAT	3.0	763	70.93	772	71.72	18	13743
BLOCK G	2BFG	2 BEDROOM FLAT	3.0	758	70.47	767	71.25	15	11377
BLOCK G	2BFG	2 BEDROOM FLAT	3.0	756	70.28	765	71.06	15	11347
BLOCK H	1BFH	1 BEDROOM FLAT	2.0	540	50.18	546	50.74	39	21066
SUB TOTAL									188 146734
GRAND TOTAL									628 615827

LAND USE PLAN CAMPDOWN, PURBROOK, PORTSMOUTH

KEY			
REF	COLOUR	ACRES (AC)	HECTARES (HA)
SITE BOUNDARY		66.102	26.751
RESIDENTIAL		37.945	15.356
OPEN SPACE (INC. EXISTING VEGETATION)		21.682	8.774
PLAY AREAS		0.969	0.392
ORCHARD PLANTING		0.704	0.285
INFRASTRUCTURE		0.183	0.074
ROMAN VILLA		1.032	0.418
COMMUNITY CENTRE		0.050	0.020
PROPOSED SuDS		3.137	1.269
PROPOSED PUMP/SUB STATION		0.040	0.016
ALLOTMENTS		0.359	0.145
GRAND TOTAL		66.102	26.751

FIGURE 4.1: OVERALL HOUSING MIX

FIGURE 4.2: LAND USE TABLE



HOUSING MIX

4.7 The overall housing mix complies with local policy with particular regard to the quantum of two-bedroom dwellings within the development comprising a mixture of houses and apartments which are located throughout the site equating to 35% of the proposed residential development.



FIGURE 4.4: PROPOSED HOUSING MIX

AFFORDABLE

4.8 Affordable housing provision is set to be 30% of the overall development with clusters of no more than 15 dwellings located throughout the development.

Key

 Affordable Housing

FIGURE 4.5: AFFORDABLE HOUSING LOCATIONS 

Key

- Site Boundary
- △ Site Entrance
- Principal Route
- Secondary Street
- Tertiary Street
- Linking Street
- Private Drive
- - - Public Right of Way
- Community Centre
- Public Open Space
- ✱ Key Focal Building
- Focal Area
- ✱ LEAP/NEAP
- ✱ LAP
- SuDS
- Proposed Allotments
- Proposed Pump
- Sub Stations
- Existing Trees
- Proposed Trees
- Existing High Voltage Cable
- Existing Roman Road
- Existing Gas Main



FIGURE 5.1: URBAN FRAMEWORK

