Land east of College Road, Campdown, Purbrook.

DESIGN & ACCESS STATEMENT

Persimmon Homes Ltd

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01 Introduction

Introduction

This Design and Access Statement (DAS) has been prepared by Persimmon Homes Ltd as a supporting document for the proposed residential development on land to the land east of College Road, Purbrook, known as Campdown.

Paragraph 29 of the National Planning Policy Guidance (NPPG) identifies a DAS as a '*concise report accompanying certain applicants for planning permission. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision making by enabling authorities and third parties to better understand the analysis that has underpinned the design of the development proposal.*'

The purpose of this document

The DAS forms one part of suite of documents submitted in support of the proposals and should be read in conjunction with the accompanying documents.

The NPPG provides further guidance on what a DAS should constitute.

In Paragraph 31 of the NPPG, it is identified that a Design and Access Statement should:

- Explain the design principles and concepts that have been applied to the proposed development;
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development has taken the context into account;
- Explain the approach to access; and
- Explain how relevant policies have been taken into account.

This document has been formulated to enable readers to understand each section in isolation and in some circumstances repetition may be required.

The planning application demonstrates that that the site is deliverable and will greatly assist in contributing to the housing requirements of the Borough and providing a significant area of public open space.

DOCUMENT STRUCTURE

Part 01 - Introduction
A summary of the purpose of the DAS, the development proposal and the document structure.

Part 02 - The Site
Provides information on the geographical location of the site within the regional and local context.

Part 03 - Assessment & Evaluation
An analysis of the site and surrounding context including an understanding of the constraints and opportunities.

Part 04 - Design
Provides a demonstration of design evolution from initial concept to final submission including analysis of amount, layout, scale, open space, access and movement.

Part 05 - Conclusion
Provides an overview of the merits of the development.

01 Introduction - Location and Context

The Site

The site is located to the east of Purbrook, north of Portsdown Hill, adjacent to the South Downs Campus of Havant and South Downs College. Immediately to the east of the site is the A3(M). To the south of the site is Portsmouth Golf Course. The site comprises a total of 26.6ha of pasture land currently used for horse grazing.

The site generally slopes from north to south with the low point of the site being towards the south east corner. Along the boundaries are mature trees and hedgerows.

At the north of the site is a Schedules Ancient Monument (SAM) comprising a Roman Villa.





01 Introduction- Application Summary

Planning application summary

This proposal is for:

A hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, Landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure.

Technical assessments

Technical assessments have been undertaken to enable Persimmon to consider the physical environmental and technical suitability when drawing the detailed layout design and this has been prepared in collaboration with the following:

- Planning Statement- Persimmon Homes
- Design and Access Statement - Persimmon Homes
- Environmental Statement - WYG
- Infrastructure Delivery Statement - WYG
- Landscape Visual Impact Assessment - Allen Pyke
- Arboricultural Impact Assessment & Method Statement- Barrell Tree Care
- Soft Landscape & Maintenance Plan - ACD
- Soft Landscape Specification - ACD
- Transport Assessment- Paul Basham Associates
- Travel Plan - Paul Basham Associates
- Environmental Noise Impact Assessment - REC
- Archaeology - WYG and AOC Archaeology
- Flood Risk Assessment & Drainage Strategy - Odyssey Markides
- Ecology Assessment - WYG
- UXO Survey MACC
- Geotechnical assessment - RSK

The outcomes demonstrate that the site contains no technical or environmental constraints and which has helped inform the proposed scheme and conclusions put forward in this document.



02 | THE SITE

02 The Site

Local context

Comprising a total of 26.6ha of pasture land, the application site is located to the east of Purbrook, north of Portsdown Hill, adjacent to the South Downs Campus of Havant and South Downs College. Immediately to the east of the site is the A3(M) and to the west, College Road To the south of the site is Portsmouth Golf Course.

The site generally slopes from north to south with the low point of the site being towards the south east corner. Save for the area adjoining College Road, boundaries are lined with mature trees and hedgerows.

At the north of the site is a Schedules Ancient Monument (SAM) comprising a Roman Villa. The path of a Roman road has also been identified within the site.

The site is highly sustainable, with easy access to the local highway network and public transport which is fully assessed as part of the Transport Assessment.

Within a 15 minute walk of the site, located on Crookhorn Lane, facilities include a post office, convenience store, public house, pharmacy and doctor's surgery. A summary is provided in the table below and as such, the site is considered highly sustainable.

Amenity	Distance	Walking Time (minutes)	Cycle Time (minutes)
Bus Stop	150m	2	1
Primary School	950m	11	3
Pharmacy	1.1km	14	4
Secondary School	1.2km	15	5
Doctors	1.2km	14	4
Convenience Store	1.2km	15	5
Post Office	1.2km	15	5
Dentist	1.7km	20	6



02 The Site: Local Vernacular and Character

The site is removed from the nearby housing and character with only the college to the north and golf course to the south as the immediately adjacent neighbours. As such, it is not considered the development as a whole would need to respond to the local vernacular given its context the proposal can incorporate its own architectural style.

West side of College Road

The nearest dwellings are sited on the west side of College Road which forms a post WWII development of . The design is of its time, with dwellings formed of terraces of brick properties under tile roofs. Dwelling appearance, form and garden provision is uniform throughout laid out in in cul-de-sacs with dwellings on the pentameter face outwards.











02 The Site: Local Vernacular and Character

East side of A3(M)

There are two distinct character areas on the east side of the A3(M); a modern development forming South Downs Rise and Portsmouth View (discussed on the next page) and the remainder of the dwellings sited along the north and south of Scratchface Lane. These dwellings are single and two storey set in a generally perimeter block arrangement. Dwellings are simple in form which is repeated throughout finished with a simple material palette set in plots with relatively short front gardens but with good amenity space provided to the rear. Most of the plots have a large amount of hardstanding at the front to allow for off road parking.







02 The Site: Local Vernacular and Character

East side of A3(M) continued…

The dwellings on the east side of the A3(M) should also be assessed as part of the context for the development given the proximity and the right of way from this side of the motorway and proposed pedestrian access through the Campdown site.

The closest dwellings to the application site form a modern development forming South Downs Rise and Portsmouth View which follows a linear pattern of development generally following one road with two cul-de-sacs. This development uses a simple palette of materials with three types of brick used, pitched roofs with parking generally to the front and side of properties. Detail and visual interest is given to the dwellings through canopies, brick detailing and the use of alternative materials at focal points of the scheme such as timber cladding. Small strips of landscaping with trees are well used to break up hardstanding Rear gardens are sufficient and commensurate with the family housing, providing an acceptable amount of amenity space.













03 Assessment and Evaluation

Constraints and opportunities

An appraisal of the surrounding land uses and site characteristics, as discussed on the preceding pages, have identified a number of constraints and opportunities which will shape the proposed development. These are outlined below and illustrated on the high level plan across.

Site constraints

- Defined access point
- Significant and protected trees on the boundaries and in some places in the site - this also includes hedgerows
- Scheduled Ancient Monument (SAM)
- Topography
- Drainage, requirements of balancing pond
- Requirement of pedestrian connections
- Adjacent development (College allocation)
- Motorway noise
- Public rights of way
- Service easement
- Emerging Local Plan Policy H40

Site opportunities

- Enhancement and provision of Public Open Space
- Provide connections through the site
- Contribution to the housing needs of the district though the provision of both open market and affordable housing.
- Enhanced landscaping at site boundaries
- Emerging plan compliance

Constraints plan - Campdown

