

DESIGN: Scale

Building Heights

Given the sites location on the edge of the existing settlement and of distant views across the Emsworth Gap and the desire to maximise the sites potential the building heights are limited to 2 storeys. A limited number of Key frontages and corners, noted on the heights parameter plan, are identified as a maximum of 2.5 storeys. This will be achieved by use of the roof space on the larger houses or by an increase in ceiling height in individual flats.

Density

The overall density is 37 dwellings / hectare. This balances the desire to maximise the sites potential whilst being sensitive to the surrounding suburban neighbourhood.

Sustainability

These dwellings will be built to current Building Regulations standards. The masterplan allows the opportunity for all roofs to be orientated within +/- 30 degrees of south to make best use of solar renewables if required.



DESIGN: Height plan



DESIGN: Access

Access Strategy

The access strategy sets out to provide an accessible, well connected and legible development. The following design criteria have been applied to ensure the Access Strategy meets the requirements of current best practice:

- A clear and legible hierarchy of roads and footpaths
- An accessible movement network that is fully integrated into the surrounding road structure
- The road network designed to reduce traffic speeds progressively from 30 to 10mph
- Provision of safe and secure streets where pedestrians often have priority over vehicles
- Roads with individual character
- A road network that is fully accessible to refuse, delivery and emergency vehicles
- A new pedestrian / cycle link west along Bartons Road from the emergency access.

Parking

Car parking and cycle storage will be to Borough standards. An additional 15 visitors spaces have also been provided.

Car parking has been designed to have a minimal impact on the character of the public realm by and is provided by a variety of



methods:

- Maximising on plot parking and setting parking between houses
- On plot parking for the small corner blocks of flats hidden behind the flats
- A maximum of 5 car parking spaces

together on streets reflecting the hierarchy of the road

- Parking standards reflect Havant Borough Councils' Residential Parking and Cycle Provision 2015.

DESIGN: Access plan



DESIGN: Landscape context + background

Petersfield based landscape architects the terra firma Consultancy have been involved with the site since 2009 when they were asked to assess the site and potential access for purposes of submission to Havant Borough Council for allocation as housing in the forthcoming Local Plan.

In Havant Borough Council's study of strategic and local gaps (by Kirkham Landscape Planning Ltd, drafted 2008), the housing site was recommended as an urban extension 'provided that a substantial belt is included along the eastern boundary linking existing landscape features (woodland copse and hedgerows)'. This was then formalised in a submission in 2011 which was received well and succeeded in gaining allocation in the Council's Local Plan published in December 2012 (as site UE 36).

The Site and Emerging Planning Policy

The land for the proposed development is 2.56 hectares (6.3 acres) in size and lies to the west of The Oaks Crematorium, north of Barton Road, Havant.

Another 3.72 ha of land is in the same ownership to the immediate north in East Hampshire District.

The community orchard, open space and drainage details include land within East Hampshire District, although the new homes will be solely within the Havant Borough Council

administrative area.

Open space strategy – The green areas proposed for public open space is designed for the Havant Borough Council development but has anticipated 50-70 houses to potentially be approved by East Hants District Council. This leaves sufficient open space including SuDS for that eventuality.

For the purposes of S106 agreement, the land shown as 'managed pasture' will be laid down to grass for use as open space until such time a development is proposed in EHDC. This will also meet the spirit and purpose of draft policy H21b.

Planning Policy

The site is shown as a draft allocation in Reg.18 Draft Havant Borough Local Plan 2036 (Policy H21) for about 90 homes. Draft Policy H21 seeks that the development within HBC does not prejudice potential development to the immediate north.

The site is such that it can include provision of a water retention facility to meet the wider drainage needs of both areas of land. The recent draft allocations are confirmed by Havant Borough Council as material to the consideration of future planning applications.

