

Appendix 4: Neighbourhood Consultation Leaflet

Planning Application

for Land at Padnell Grange, Padnell Road, Cowplain

Have your say on the proposal in Cowplain by Bellway Homes

As you may be aware, Havant Borough Council has allocated the land at Padnell Grange for circa 84 new residential dwellings in its adopted Local Plan. This means the Council believes the redevelopment of the site for new homes is acceptable in principle. A planning application would be needed to establish a number of details including what the new homes would look like, how they would be laid out, the specific number of dwellings, and what height the new houses and apartments would be.

Bellway Homes (Wessex) has acquired an interest in the site and is working with officers at Havant Borough Council to progress the design plans for the scheme. The plans, which will be submitted to the Council as a full planning application, will set out:

- The number, position and design of the new homes;
- The specifics of the scheme's landscaping;
- The details of how the access from Padnell Road will be designed
- The arrangements for resident and visitor parking; and
- The supporting technical information relating to things like trees, ecology and drainage.

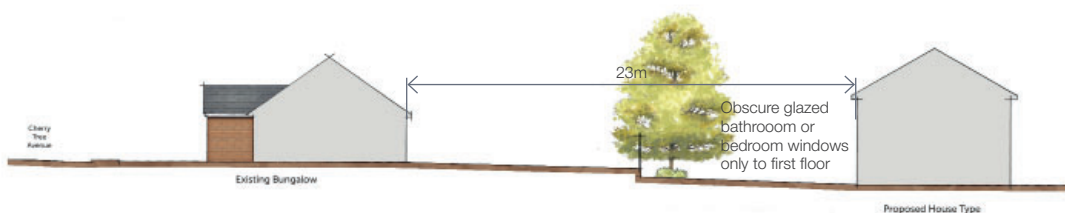
This leaflet provides information on the current layout, some example street scenes and cross sections, and more information about the proposals.

Scheme Overview

The scheme for the redevelopment of the site includes the following elements:

- 61 open market homes, ranging from 2 through to 4 bedroom properties
- 25 affordable homes, including 1, 2 and 3 bedroom properties
- Location of houses and position of first floor windows to safeguard the privacy of adjoining residents and avoid loss of light
- Ample parking spaces to meet the needs of residents and visitors; in accordance with the Council's standards
- Retention of the vast majority of existing protected trees, and only removing where the tree is a weaker specimen
- Measures to safeguard existing wildlife, e.g. provision of bat boxes, translocation of great crested newts
- Selective new planting within the site to complement retained trees and to safeguard the privacy of adjacent properties
- Improved access to the site from Padnell Road
- Pedestrian and cycle access including the rerouting and upgrading of the existing informal route which is across private property and used at the discretion of the existing landowner to provide a 3m wide dedicated cycle and pedestrian route through the site to the woodland to the north
- Financial contributions will also be made towards Community Infrastructure, and the Solent Disturbance and Mitigation Project.

You will also have a further opportunity to comment once the plans are formally submitted and the Council undertakes its statutory consultation period.





Removal of existing conifer trees along north-west boundary and replacement with more suitable planting

Key (mainly Oak) trees retained at site entrance with spacious detached houses in the glades.

Padnell Cutts. Wood retained outside the development as a privately owned green space.

Denser central block away from site edges. Provides a mix of house types

Softer spacious edge retained to golf course.

Regularised and enhanced 3m shared cycle / pedestrian route linking existing footpath and bridleway.

As part of the preparation of these plans, as a resident immediately adjacent to the site the project team would like to update you on progress and gauge your opinion. Discussions are also taking place with elected representatives and Council officers feedback from which will help to shape the proposals further.

Your feedback and comments are most welcome and will be considered prior to submission of the proposals and during the course of the application. Comments are requested to be received on or before Monday 3rd December.

Getting in Touch

If you wish to provide any comments on the proposals you can do so by:

5pm, Monday 3rd
December 2018

Email

padnellgrange@
turley.co.uk

Phone

02380 724888



Bellway

Appendix 5: Development Consultation Forum Presentation

Site Location

Bellway



PADNELL ROAD

PADNELL CUTTS
WOODS

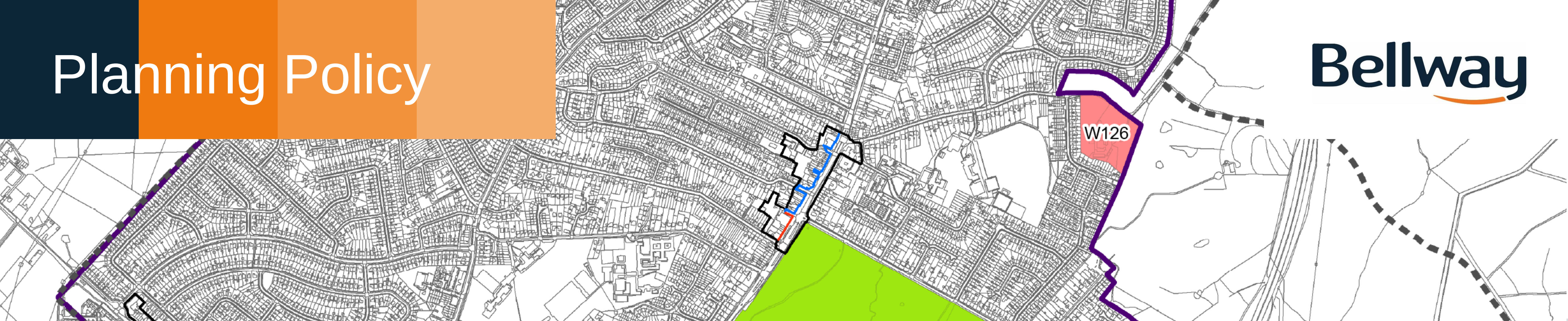
PLAY
SPACE

CHERRY TREE AVENUE

COWPLAIN
ACTIVITY
CENTRE

WATERLOOVILLE
GOLF COURSE





Adopted Havant Borough Local Plan (Allocation) 2014

Policy WA1 allocates the site for residential development : indicative 84 dwellings based on 2.55 ha.

Policy W126 identifies key elements:

- access from Padnell Grange;
- aim to retain and protect TPO trees;
- Heritage Statement;
- mitigate any impact on Hazelton Common SIN.

Draft Havant Borough Local Plan 2018 very early stage only limited weight in accordance with NPPF

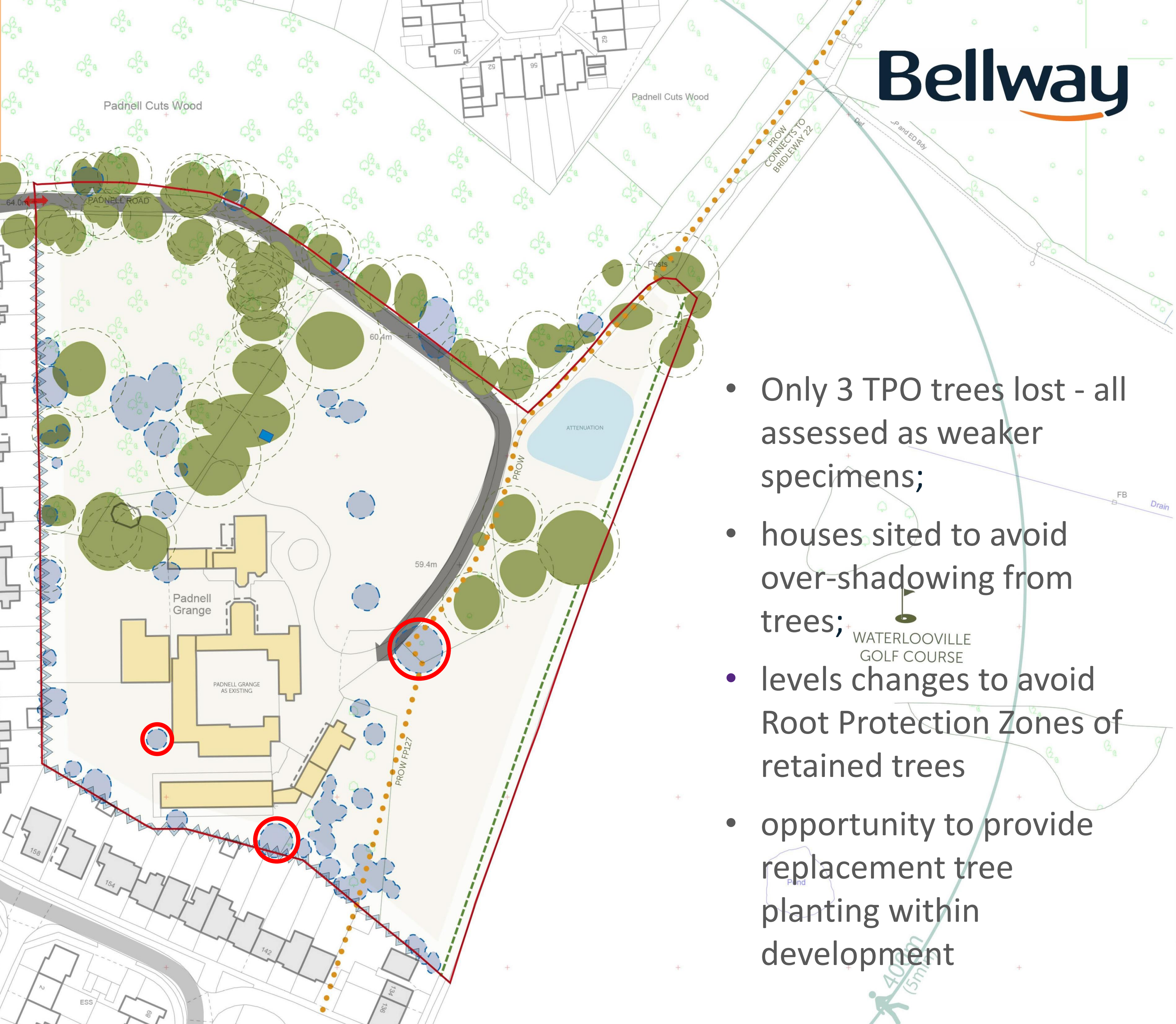
Policy H46 allocates the site : 85 dwellings, 2.64 hectares.
Key elements :

- ‘efforts are made to retain and adapt historic buildings’;
- retain and protect TPO trees;
- street lighting minimised adjacent to woodland;
- safeguard existing residential properties;
- retention of footpath link;
- landscape buffer to west.

Site Constraints and Opportunities



Tree Constraints



- Only 3 TPO trees lost - all assessed as weaker specimens;
- houses sited to avoid over-shadowing from trees;
- levels changes to avoid Root Protection Zones of retained trees
- opportunity to provide replacement tree planting within development