

DESIGN & ACCESS STATEMENT

Manor Road Nurseries, Manor Road, Hayling Island PO110QL

Proposed construction of 9No. three bedroom dwellings including car parking, cycle and refuse storage, following demolition of existing glasshouses.



Fig1 Aerial view of site

1.0 INTRODUCTION

- 1.01 This Design & Access Statement has been produced on behalf of the applicant Douglas Construction Ltd, in support of a Planning Application in relation to the proposed construction of 9No. three-bedroom dwellings following the demolition of several greenhouse structures serving a former Plant Nursery.
- 1.02 The National Planning Policy Framework (July 2018), Havant Borough Local Plan (Core Strategy) March 2011, Havant Borough Design Guide SPD (December 2011), Havant Borough Local Plan (Allocations) July 2014, Housing SPD (adopted 27 July 2011) and Parking SPD (adopted July 2016) have all been key in informing the design of the site development and the production of this Design and Access Statement.
- 1.03 This Design statement should be read in conjunction with the following drawings: 17.2275.100P4, 101P4, 102P3, 103P4, 104P3, 105P4, 106P3, 107P3, 108P2, & 110P3.
- 1.04 This application, which follows a Pre App enquiry, seeks to make more efficient use of the brownfield plot, which includes a former plant nursery, glasshouses and open storage area for caravans. The application proposes the demolition of the remaining redundant nursery building and replacement with a residential development comprising 9No. detached and semi-detached dwellings with associated car parking, cycle and refuse storage.



Figs 2-9: views of the site interior.



Figs 10 & 11: Site access from Manor Road



Figs 12 & 13: Manor Oaks House and garden to the front of site.

2.0 THE SITE

2.01 The site is located within the Urban Area Boundary of Hayling Island, on the western side of Manor Road (A3023) to the south-west of St Patrick's Catholic Church. The locality generally comprises residential properties of single and two storeys. To the east of Manor Road however is the extensive Hayling Island Holiday Park and The Oven Campsite. In addition, agricultural fields directly to the north of the site are recognised as being important habitat for Brent Geese and /or Waders and present a semi-rural feel to the location.

2.02 The application site is accessed via a shared drive and track located to the south of Manor Oaks; a large detached house facing Manor Road. The plot is situated behind this property and comprises a large glasshouse structure which served the former use as a plant nursery. The site is no longer a functioning business and the derelict glasshouse structure is no longer useable. To the western end, the plot is open, having been used more recently for storage of caravans. The site is broadly rectangular in shape and is bounded by 2.0m high close boarded fencing and

mature vegetation and trees which frame views through to agricultural land to the north.



Fig 14-16: Site entrance, looking north and south.

- 2.03 The application site, in combination with land occupied by Manor Oaks, has the benefit of an allocation in the Draft Havant Borough Council Local Plan 2036 (Ref H33) which confirms that a development of around 15 units may be possible. Part of the site has a Brownfield classification.
- 2.04 The Environment Agency flood maps confirm that the site falls within Flood Zone 1; an area not considered at risk from flooding
- 2.05 The site is not located within a Conservation Area nor are there Listed buildings/ Heritage Assets within a 50m radius.



Fig 17: Distant view looking east towards the site from West Lane.



Fig 18: View looking west along the northern boundary.

3.0 PLANNING POLICY /PLANNING CONSIDERATIONS

- 3.01 Policies contained within The National Planning Policy Framework (July 2018), Planning Practice Guidance (6 March 2014), Havant Borough Local Plan (Core Strategy) March 2011, Havant Borough Design Guide SPD (December 2011), Housing SPD (adopted 27 July 2011) and Residential Parking and Cycle Provision SPD (adopted March 2010) will apply.
- 3.02 Policies CS6, CS11, CS16, CS17, CS20, CS21, DM8, DM9, DM13, and DM23 of the Havant Borough Local Plan (Joint Core Strategy) and AL1 & AL2 of the Havant Borough Local Plan (Allocations) July 2014 are particularly relevant. The main issues to consider in regard to the proposed development will be:
- Principle of development
 - Impact upon the character and appearance of the area
 - Impact upon residential amenity
 - Highway considerations
 - Developer Contributions

4.0 PLANNING HISTORY.

- 4.01 **96/57627/001:** Renewal of planning permission 92/57627 to continue use of parts of nursery land for storage of empty caravans. Approved 18/4/1996.
92/57627: Use of parts of nursery land for storage of empty caravans Approved 25/2/1993.

5.0 SCALE

- 5.01 The immediate locality characteristically includes residential properties of single, and two storeys. St Patricks Catholic Church nearby is of much greater scale. The application site includes a derelict industrial glasshouse. The application proposes the demolition and replacement of the glasshouse with 9No. three-bedroom dwellings, all being two storeys in height. The scale of the new dwellings will be appropriate to the immediate and local context.

6.0 AMOUNT AND USE

- 6.01 The application proposes 9 No. detached and semi-detached three bed houses. These will include associated bin and cycle storage along with provision for 2 No. car parking spaces per dwelling. All houses are to be three bedroom units, ranging in size from 84sqm to 102sqm in area in area (GIA).
- 6.02 The proposed accommodation has been designed in excess of current Havant and Nationally Described Residential Space Standards.

- 6.03 The amount of accommodation proposed is a direct result of the analysis of the site, recognising the local character, scale, amenity space and associated amount of required car parking. Relationships with neighbouring properties have informed the height and siting of the proposed dwellings.

7.0 DESIGN AND APPEARANCE

- 7.01 The immediate locality characteristically includes single and two storey housing of varying sizes. Housing density is varied however the immediate locality equates to a density IRO 13dpha.
- 7.02 The application plot comprises an extensive area of land located to the rear of Manor Oaks, a detached two storey dwelling fronting Manor Road. It is considered that the site has potential to accommodate 9No. residential units without compromising the amenity of neighbouring residential properties. Situated in a sustainable location, the site presents a good opportunity for making more efficient use of the land with an appropriately designed development in keeping with the character with the area. The linear configuration of the site lends itself to a development which orientates primarily east-west thus ensuring that the proposed dwellings aspect away from neighbouring properties to the south. All boundaries include 2.0m high close boarded fencing with some natural vegetation and trees. The proposed layout ensures that dwellings enjoy good separation distances and garden lengths whilst being in close proximity to car spaces. The northern boundary, which lies adjacent to the agricultural fields includes natural vegetation and hedgerows to the north of existing fencing which will be retained. Additional planting will reinforce the naturalistic setting when viewed from the north. The configuration of the proposed dwellings will limit impact on these views and setting.
- 7.03 The existing plot includes a vehicular access from Manor Road. This drive serves Manor Oaks and extends westwards in the form of a track, accessing the application site. The application proposes to utilise and upgrade the existing access which will continue to serve the frontage dwelling as well as the proposed residential development behind.
- 7.04 The development proposals have been designed to accord with the adopted LPA and National design guidance and will reflect the general character of the locality.
- 7.05 The proposed two storey development will include 3 x detached and 6 x semi-detached units. Each dwelling will include 10m minimum length gardens. Refuse and cycle storage facilities are to be included within rear gardens.
- 7.06 The proposed dwellings will be of simple plan with roofscape comprising a mix of hipped and gable forms reflecting the characteristics of the locality. The proposed palette of external materials includes the following: Walls: Brickwork: Hanson Oakthorpe Red Multi. K Rend Silicone FT render finish (Cream). Roofing: Redland Mini Stonewold (Slate Grey). Windows and doors; white upvc. Fascias and

bargeboards: white upvc. Hard landscaping: Bradstone Peak Riven paving (Buff). Bradstone Driveway block paving (Charcoal). Boundaries: 1.8m high close boarded timber fencing to the side and rear.

- 7.07 Proposed landscaping includes frontage concrete block surfacing whilst rear garden areas will be laid to lawn to ensure that future upkeep is minimised.

8.0 TRANSPORT & ACCESS

- 8.01 The application site is located within the settlement boundary in a sustainable location. Circulatory routes 30 and 31 of the Stagecoach Bus Service run regularly along Manor Road. There are bus stops located within close walking distance.
- 8.02 The proposals have been considered with reference to The Havant Borough Council Parking SPD (July 2016). In this respect, the proposed dwellings are to include 2 No. associated car spaces each along with secure cycle and refuse storage within garden areas. Provision for visitor car and cycle spaces is provided at 20% of the total number in accordance with Policy DM13. Each parking space will include access to an electric vehicle charging point.
- 8.03 The existing vehicular access is not suitable for accommodating more than 5 residential units and the application therefore proposes alterations to ensure improved safety and sight lines. The frontage vegetation is to be cleared and a radius kerb junction formed to Highway Authority standards in order to improve visibility splays. This access will serve both existing and proposed dwellings. The layout includes turning head at the south western corner of the site, enabling Fire tender, refuse and delivery vehicles to turn on site and exit in a forward gear. There is good visibility and sight lines along Manor Road and, as such there would be no unacceptable risk to existing users of the Highway network.

9.0 CIL & DEVELOPER CONTRIBUTIONS

- 9.01 A Community Infrastructure Levy payment will be required should Planning Permission be granted. In addition, a contribution will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA) under Policy DM24 of the Allocations Plan.

10.0 SUSTAINABILITY / LOW CARBON DESIGN

The scheme seeks to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies and provision for waste recycling. The dwellings will be designed to meet current Building Regulations standards and are to achieve reductions in CO2 emissions of 19% of the Dwelling Emission Rate compare to the Target Emission Rate of Part L of the Building Regulations.

The following measures are to be incorporated within the scheme:

1) Water efficiency:

- Low flush toilets, flow regulated spray taps and shower heads
- Water efficient appliances

2 i) Sustainable Construction measures proposed, include:

- Locally sourced materials where possible
- Use of recyclable and natural materials where possible
- Use of non-toxic materials and paints
- Use of low maintenance materials

2 ii) Energy efficiency measures include:

- High insulation values
- Draught proofed windows and doors/for maximum air tightness
- Double glazed windows with low –E glass
- Insulated hot water tanks and pipes
- Light sensors/movement sensors for outdoor or communal area
- Energy efficient white goods

2 iii) Sustainable heating systems/measures to include:

- Energy efficient condensing boilers
- Low energy light fittings

The dwelling has access to secure cycle storage, thus encouraging residents to choose this alternative means of transport.

3) Adaptation measures:

Surface water: measures to prevent increases in surface water runoff include:

- Minimising the amount of non-porous hard standing areas in favour of grass, planting beds or permeable paving

4) Layout and Design

- The design proposals are of low environmental impact
- All proposed construction materials are to be resilient
- All windows are to be openable to allow natural ventilation
- Low maintenance materials are proposed
- The simple detailing of the building will ensure ease of construction – buildability

It is proposed that three of the dwellings on site will meet M4(2) of the Building Regulations 2015, with one unit meeting standard M4(3)

11.0 CONTAMINATION

A desk study and preliminary ground investigation for the proposed residential development has been undertaken and reveals no major concerns related to potential soil contamination. Some additional ground investigation is recommended however to confirm that no significant contamination is present and to obtain information for foundations depth assessments. The results of the report would be discussed with the local authority environmental health & planning teams prior to any works commencing at site.

12.0 ECOLOGICAL

12.01 The application site, which comprises a combination of brownfield and greenfield, is located adjacent to a primary network site for Brent Geese and waders. Policy H33 stipulates that a project level Habitat Regulations Assessment (HRA) will need to be carried out and inform any package of avoidance and mitigation measures for the Solent Waders and Brent Geese in line with Policy E17.

In respect of the above, an Ecological Assessment has been commissioned which concludes that, given the very small size and enclosed nature of the site, there is negligible potential for the presence of overwintering birds. In addition, the main habitats on site are considered to be of value only at local level (i.e. improved grassland and mature hedgerow). The proposals will include assessment of potential ecological impacts with recommendations for appropriate mitigation and compensation measures.

13.0 CONCLUSION

The proposed development has been designed in accordance with the National Planning Policy Framework and relevant policies contained within the Havant Borough Core Strategy and Local Plan (Allocations) July 2014.

The application site combined with land occupied by Manor Oaks has the benefit of an allocation in the Draft Havant Borough Council Local Plan 2036 (Ref H33) which confirms that a development of around 15 units may be possible. Part of the site has a Brownfield classification.

The site was formerly used as a plant nursery with a residential dwelling, greenhouses and open storage for caravans. This application seeks to make more efficient use of the plot by the proposed demolition of the remaining glasshouse structure and replacement with a residential development comprising 9, three bedroom dwellings with associated parking provision.

The proposed scheme has been designed to ensure there will be no adverse impact upon either the amenity of the neighbouring properties or agricultural fields directly to the north of the site which are recognised as being important habitat for Brent Geese and /or Waders.

The application proposes a sustainable solution which seeks to respect and improve the character and appearance of the local area. The proposed dwellings with appropriate levels of car parking and cycle storage will contribute to the supply of homes and thus meet local needs as part of the Havant Housing Development Action Plan.