

DESIGN AND ACCESS STATEMENT
CAMP FIELD, BARTONS ROAD, HAVANT
DECEMBER 2018 Rev. A



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SUMMARY:

This document is submitted on behalf of White Farming Limited, the applicant, as part of the Outline Planning Application for a residential development on the open farmland known as 'Camp Field, Bartons Road, Havant', hence forth known as the site.

INTRODUCTION:

Introduction

The proposed development will comprise up to 72 dwellings and public open space.

The purpose of this Design and Access Statement is to ensure that the development of the site is carried out in accordance with best practice approaches to urban design and place-making and follows the principles set out in Havant Borough Council's Supplementary Planning Document.

The design intention is to create an attractive neighbourhood with homes and open spaces that provide a valuable and sustainable contribution to the proposed and existing community at Havant.

This Design and Access Statement has been prepared to explain the design proposals in support of the outline planning application, and should be referred to together with the following documents:

- Planning Statement
- Design and Access Statement
- Parameter Drawings
- Landscape Appraisal and Strategy
- Arboriculture Report
- Transport Assessment
- Drainage (SW and Foul)
- Ecology Report
- Archaeology and Heritage Assessment

- Planning Application Forms and Schedules

All the plans contained in this Design and Access Statement are illustrative. The submitted Site Plan, as referenced in the planning application forms and Planning Statement, represents the formal planning application boundary and overrides any minor variations of the red edging that may appear in all other supporting plans and illustrations.

This outline application has been submitted to establish the principle of new development for residential purposes and strategic drainage infrastructure, identifying the general location of development and associated access arrangements. Other than access, all other matters are reserved.

Scheme Description – planning history

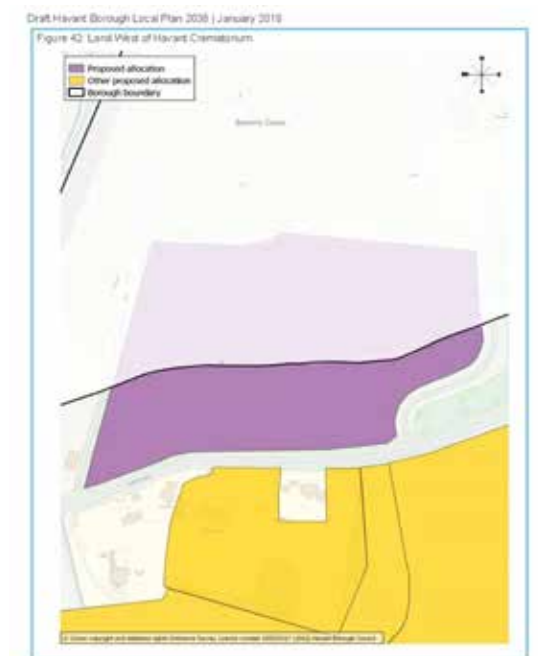
This outline planning application for up to 72 homes responds to the draft housing allocation H21 as found in the January 2018 consultation draft of the review Havant Borough Local Plan. That draft policy invited scope for 90 new homes and scope for further homes within East Hampshire District.

The Planning Statement provides more detail to that draft planning policy context and confirms how a constraints led approach has informed the proposed layout.

The layout not only provides for new homes

within Havant Borough but safeguards a potential area for another 70 homes plus space for allied green infrastructure and drainage provision.

This planning submission has also been informed by the Development Consultation Forum (DCF) held on the 14th August. At that forum issues included the timing of a planning application in advance of the next stage of the review Local Plan were considered. The next stage of the Local Plan is anticipated in early 2019 and this application is made in the context of the prevailing shortfall in housing land supply and details anticipated from the DCF to support emerging policy and the urgent delivery of new homes.

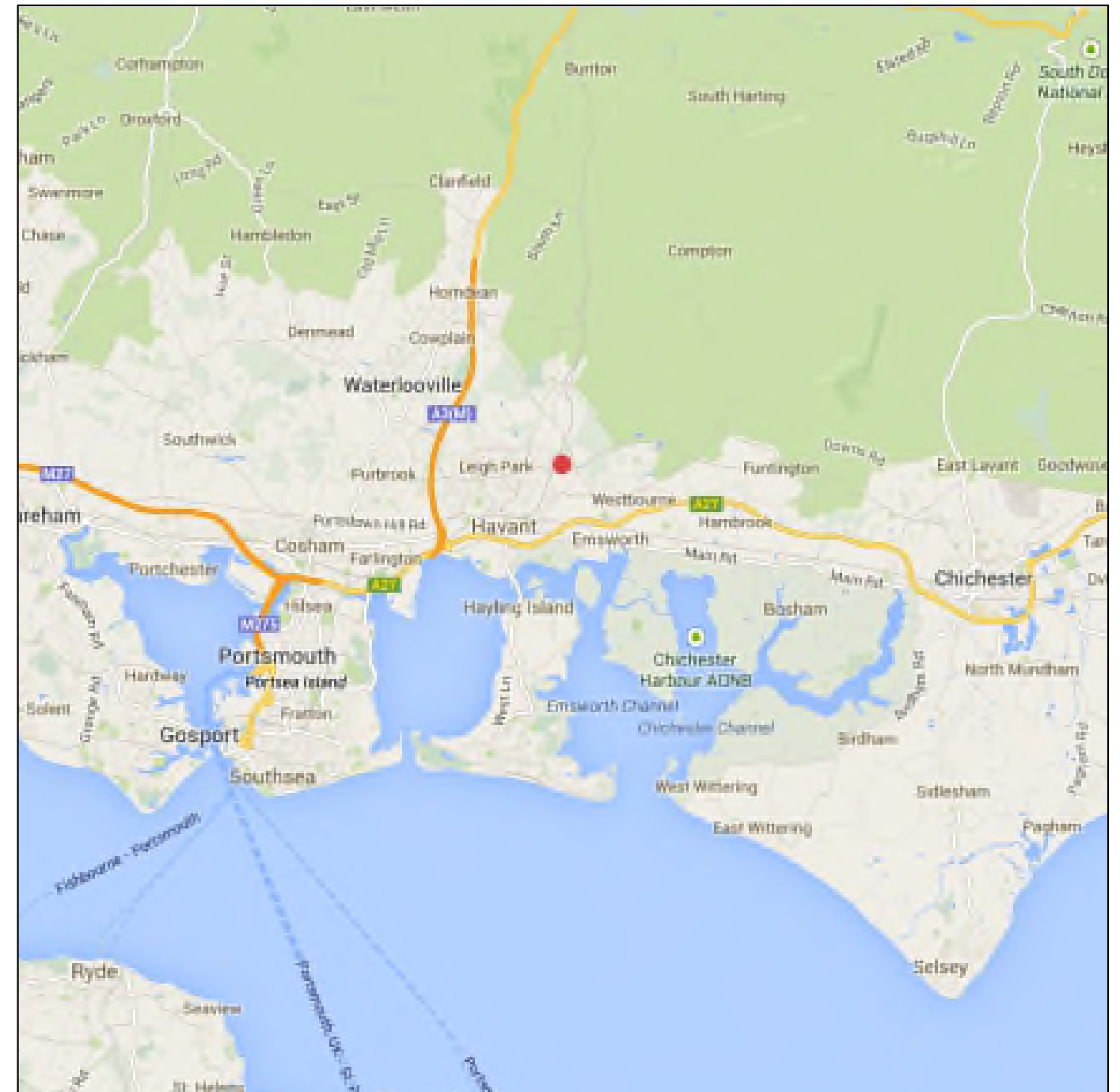


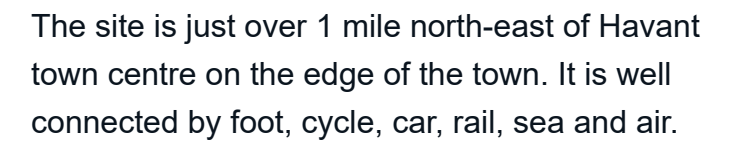
ASSESSMENT: Wider context

Havant is a small town on the South Coast of England with a shoreline to the northern end of Chichester Harbour. The centre has a good range of shops, leisure facilities, schools and churches and is just over 1 mile away. Havant also provides the single bridge crossing to Hayling Island situated within Chichester Harbour immediately to the south.

Other towns and attractions in the area include:

1. Chichester, with its attractive town centre, cathedral, shops, restaurants and Pallant House Gallery is 10.3 miles away.
2. Portsmouth and Southsea with its historic and naval dockyards, quaysides, city centre, shopping, Portsmouth FC and beaches are 9.0 miles away.
3. Goodwood, situated on the top of the nearby South Downs, is famous for its racecourse and motorsports festivals and is 12.1 miles away.
4. Chichester Harbour is an Area of Outstanding Natural Beauty, known not only for its substantial natural wildlife habitats and biodiversity but also for the more man made leisure pursuits of sailing, boating and fishing and is 3 miles due south of the site at its nearest point. The mainly sandy beaches of Hayling Island and the Witterings at the mouth of Chichester Harbour are popular holiday destinations and renowned locations for windsurfing and kite surfing are 7 and 14 miles away.





The site is 1.3 miles or 25 minutes' walk to Havant Railway Station which is on the line which follows the coastline connecting Portsmouth to Brighton and from Portsmouth to London, Waterloo.

The site is 1.8 miles to the nearest junction on the A27, the main east /west road along the south coast linking Brighton and Eastbourne with Southampton. The A3 running north to London is also 5.2 miles away at Horndean.

Regular ferry services to the Isle of White, the Channel Islands and France are 9.8 miles away at Portsmouth.

Southampton International Airport is a 24.7 mile drive away.

The nearest playing fields are at Bartons Field (0.4 miles away). There are further playing fields and a skateboard park adjacent to the Havant and Waterlooville Football Club at West Leigh (0.8 miles away) and further playing fields at Emsworth Park (1.3 miles away).

ASSESSMENT: Site

- The site within the red line boundary is 6.63ha in area and is currently arable farmland and the entrance to the adjacent Crematorium.
- The boundary between the East Hants District Council (EHDC) and Havant runs across the site dividing it in two, with EHDC to the north and Havant to the south.
- There is a gated entrance to the Crematorium in the south east corner of the site and a long tarmac drive which runs along the eastern boundary to the Crematorium at the north. The Crematorium forms half of the northern boundary. There is an open fence along the whole of the boundary with the Crematorium.
- Bartons Copse is an Ancient Woodland on the remaining northern and north-western boundaries. The whole of the Bartons Copse is of high ecological interest and is protected. A post and wire fence forms the boundary to the edge of the field and a ditch runs along the edge of planning boundary just inside the tree line.
- Three (TPO) mature oaks stand in the centre of the field, running north-south, along what was once an old field boundary.
- There is a new residential development off Harrison Way by Linden Homes along the remainder of the western boundary. A well treed hedge forms this boundary and most of the gardens of the new development back onto it.
- There is no public access to Camp Field. There is currently only an agricultural access off the Crematorium entrance.
- Bartons Road runs along the whole of the southern boundary. It's boundary is defined by a shallow berm to the north and a fence/hedge line immediately to the south. South of Bartons Road, to the west is a series of larger residential properties, the entrance to the new residential development at Bartons Road South and an open farmland area that defines the boundary between Havant and Emsworth known as the 'Emsworth Gap'.
- There is a foul sewer pipe running east west across the site and a further connection to the Crematorium.
- The land slopes down gently down from the north-east corner, generally from east to west and then from south-east to north-west in the north-west quadrant. This makes the further reaches of this corner of the field much damper than the rest.
- Long views of the Solent and Isle of Wight are possible from the highest parts of the north eastern portion of the site.

ASSESSMENT: Site plan



EXISTING: Photographs



VIEW 1



VIEW 2