

EXISTING: Photographs



VIEW 3



VIEW 4

EXISTING: Photographs



VIEW 5



VIEW 6

EXISTING: Photographs



VIEW 8



VIEW 9

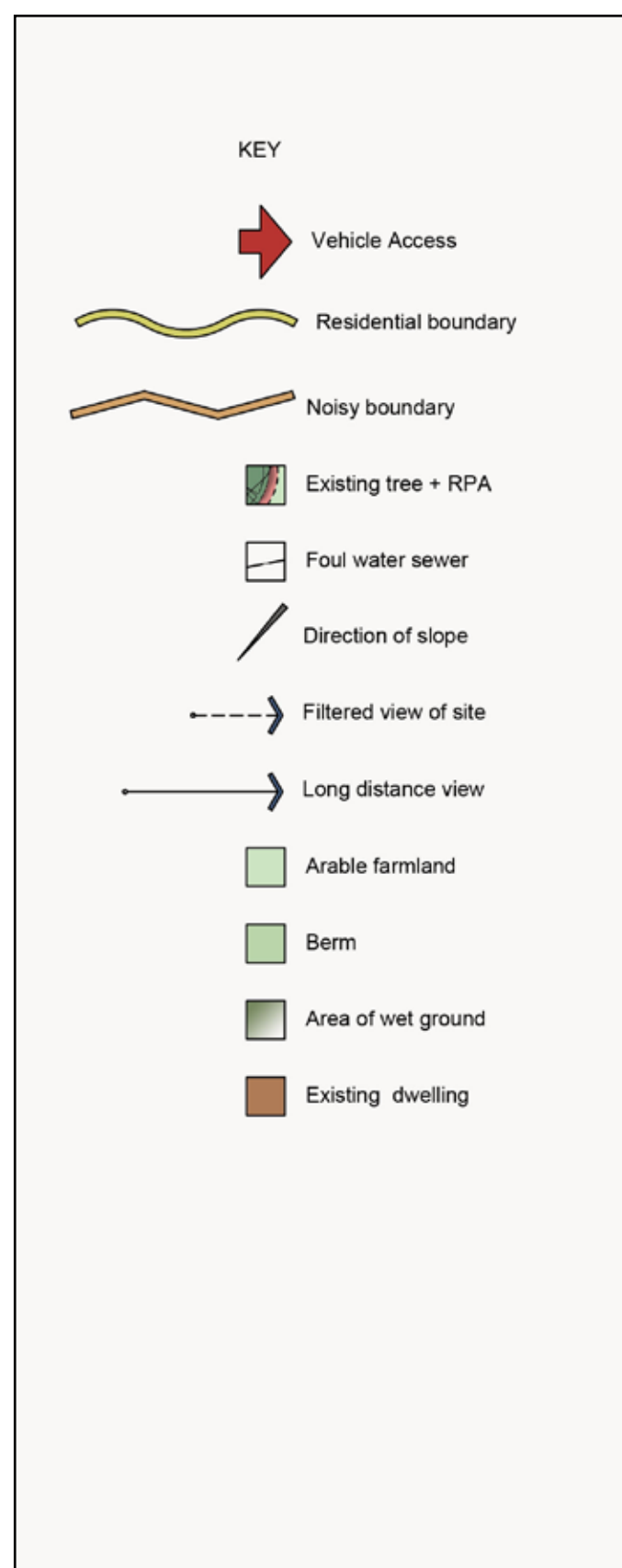


VIEW 7

ASSESSMENT: Constraints plan



ASSESSMENT: Constraints



1. Vehicular access from Bartons Road into the site
2. Crematorium access road
3. Agricultural access to existing farmland.
4. Intermittent hedge and berm along north side of Bartons Road provides filtered view of site.
5. Mature TPO oaks
6. Dead oak
7. Site Boundary.
8. Bartons Copse ancient woodland
9. Ditch
10. Quiet boundary to neighbouring back gardens.
11. Noisy boundary to Bartons Road.
12. Canopy and root protection area of tree highlighted in the arboriculture report.
13. Direction of slope
14. No build area within minimum distance from Crematorium chimney
15. Prevailing wind and solar access
16. Woodland buffer - area of high ecological potential
17. Havant and EHDC Borough boundary
18. Long view to Solent and Isle of Wight
19. Foul drain from Hospital and Crematorium
20. Poorly drained area

ASSESSMENT: Opportunities

The following opportunities are identified for the development of the site:

- 1. Provision of private and affordable housing
- 2. Retention of the central oaks and the creation of open space around them
- 3. Retention and enhancement of the southern and western boundary hedges
- 4. Creation of a buffer zone to the Bartons Copse
- 5. Creation of a Community Orchard
- 6. Provision of new street planting
- 7. A clearly legible, accessible and safe road network, with houses and apartments fronting onto them and with private gardens to the rear
- 8. A variety of parking solutions that meet Havant’s requirements without letting the car dominate the street scene
- 9. Potential opportunity to extend development into the EHDC land
- 10. A comprehensive surface water drainage strategy incorporating attractive landscape features
- 11. A new separate and clearly identifiable entrance for the Crematorium
- 12. Landscaped eastern boundary

KEY



Vehicle access



Emergency access



Site boundary



Landscape feature



Primary road



Secondary road



Public footpath/cycleway



View



Residential block



Key frontage



Landmark / gateway



Potential future development

ASSESSMENT: Opportunities plan



DESIGN: Development



INITIAL MASTERPLAN SK04



Camp Field - Option A STAINSBY ARCHITECT

Schedule of Accommodation.

Type	No Beds	No Storeys	No units	m2	Sq Ft	Total m2	Overall Percentage
1F 1 Bed Flat	1	1	3	51.0	549	153	4%
2F 2 Bed Flat	2	1	26	72.9	785	1,896	33%
2F 2 Bed FOG	2	1	4	70.9	763	284	5%
2A 2 Bed House	2	2	21	79.0	850	1,658	27%
3A 3 Bed House	3	2	22	93.7	1009	2,062	28%
4A 4 Bed House	3/4	2.5	3	108.0	1163	324	4%
4B 4 Bed House	4	2	1	121.0	1302	-	0%
4A 4 Bed House	4	2	1	133.7	1439	-	0%
Total			79			6,377	100%

Note:
Based on a hand drawn masterplan.

Site Area - 1.85 (4.6 Acres) Note: Not including open space + swales
Density 43 Units per hectare

Carparking - 1 Bed Flat - 1 space
2 Bed Flat - 2 spaces
2 Bed FOG - 2 spaces
2 Bed House - 2 spaces
3 Bed House - 2 spaces
4 Bed House - 3 spaces

180423-Opt A Schedule of Accommodation

SUPPORTING DOCUMENTS

Initial Pre-App Meeting at Havant Borough Council

The initial masterplan SK04 was tabled at the Pre-App meeting with Havant Borough Council on the 25 June 2018. It provided 79 mixed sized units, open space and SuDS in the Havant portion of Camp Field. It also allowed for the future development in the EHDC portion of Camp Field providing a layout for housing, roads, open space, a buffer zone to the Bartons Copse, attenuation ponds as

part of the SuDS drainage scheme and an allotment within the reserve adjacent to the Crematorium.

Havant noted that they were behind with their Local Plan and that consultation to it was not due until March next year.

Havant had no comments on the residential layout at this stage but urged the team to replace the allotments with a communal orchard (this meets the draft policy but is less

contentious).

Havant also requested, given the sites sensitive location, that the scheme provides a biodiversity mitigation and enhancement plan to ensure net gain in biodiversity.

Noted also was that the scheme should have no adverse effect on water resources, should not sterilise minerals, and ensure there was no contamination and requirement for gas monitoring.

INVOLVEMENT: Development Consultation Forum



EXHIBITION BOARD 5



EXHIBITION BOARD 6

Development Consultation Forum

Havant facilitated a Development Consultation Forum on 14 August 2018 to which about 30 Councillors, HBC staff and interested members of the public attended.

An exhibition was mounted at one end of the room and presentations were made by HBC staff and the Design Team, followed by a questions and answers session.

The scheme was generally well received. Many of the comments were not site specific and referred to what many considered to be wider problems in the Borough such as traffic, capacity on local roads, schools and doctors surgery places and lack of public transport.

Questions were raised regarding the management of the Open Space and Community Orchard.

Members of the public asked detailed questions regarding low carbon footprint/recharging points for vehicles/ construction management/ local flood protection and water conservation.

INVOLVEMENT: Architect Design Panel

Architects Design Panel

A panel of local Architects were asked to comment on the scheme tabled at Pre-App stage. The panel made a series of comments:

- Some of which could not be taken on board (relocating the site entrance is not possible due to forward visibility distances)
- Some of the comments had already been taken on board in the intervening period (separating and improving the landscape setting of the entrance),
- Some of the comments had already been explained in the subsequent drawings the team completed for the DCF

The design Team responded specifically to the comment *“Does the development really need a east west road to the north and south of the site – there will be 3 near parallel east west roads running alongside each other”*

Previous masterplans provided active street frontage to Bartons Road and the currently vacant EHDC area of the field to the north. Given that the recent adjacent dwellings off Harrison Way also have back gardens onto Bartons Road, the masterplan was redrawn with improved screening along Bartons Road, a single access road down the middle with short culs-de-sac off it and rear gardens backing onto both Bartons Road and the EHDC area of field.

Masterplan Rev C provides:

1. A single primary access road running east-west through the site
2. Short 25m connections off to the eventual EHDC road layout
3. Parking courts for the flats and across the open space where one wants to maximise road frontage
4. A cul-de-sac
5. The main and emergency accesses in the same locations
6. The access road to the east, parallel to the crematorium access, flipped so the dwellings front onto crematorium rather than show their back gardens. These are potentially larger houses with the long view of the Solent identified in our landscape analysis
7. Landscaping around the crematorium and site access retained
8. Linear berm along the crematorium boundary retained
9. View of landscape feature at end of berm from entrance
10. The trees along the southern boundary with Bartons Road re-enforced to provide a landscape screen with back gardens behind. Enhancing the screen was also identified in our landscape analysis
11. Occasional gaps in landscape screen with frontage onto Bartons Road
12. The same number, but larger units
13. More space around the oak trees and no road running between them so the whole



MASTERPLAN REV C

- area has a better ecological link back to Bartons Copse
- 14. The EHDC road network in much the same location – though there is potential to locate east-west road over much of the existing foul sewer
- 15. The Attenuation Pond At the western end retained

Later Masterplans are a derivative of Masterplan Rev C.

INVOLVEMENT: Further masterplan development



MASTERPLAN REV E



MASTERPLAN REV H

Further masterplan development

Further development to the masterplan has included:

Crematorium.

- The setting up of a view into the central open space from Bartons Road
- The design of the SuDS layout both in the Havant and EHDC portions of the Camp Field
- Refinement to the parking provision to reduce the number of spaces in parking courts and increasing the number of visitors spaces across the site
- The relocation of the entrance gates to the

DESIGN: Development plan

Development

The site is accessed off Bartons Road which is a busy east-west route linking the A3 at Purbeck with Chichester town centre. This section of the road from the railway line to Horndean Road is semi-rural in character and is characterised by large properties set well back from the roadside. Properties along this section of Bartons Road include East Leigh House, Helmsley House, Wyevale Garden Centre and Spire Hospital.

The site has a 300m frontage to Bartons Road and is set behind a verge of approximately 10-12m and an intermittent hedge.

Vehicular access is taken from the existing Crematorium access off Bartons Road. A new gated access will be provided off this access road.

Up to 72 dwellings will be provided in the southern, Havant portion of Camp Field adjacent to Bartons Road.

The hedge along Bartons Road will be enhanced to reduce the visual impact of the development. A gap is left midway to reveal the central open space and mature oaks beyond.

Urban Design Principles

The urban design principles described below are highlighted on the Development Plan which

will inform the detailed development proposals which will follow. The following is a brief summary:

- The site has been divided into a number of suburban blocks by a network of streets and public open spaces responding to the topographical and landscape features identified in the site analysis.
- The frontages of the suburban blocks have been given a hierarchy depending on the importance of the street, the public space or the building itself.
- Focal points, key vistas and prominent corners around the site have been identified.
- The central mature TPO oaks are set in generous open space with dwellings fronting onto them.
- The masterplan for the Havant portion of development marries the potential masterplan for the EHDC land
- The SuDS will enhance landscape features
- Open spaces are linked together from the Ancient Wood to Bartons Road and related to significant landscape features
- The access provides a separate entrance for the Crematorium and a landscaped corridor along the drive to the Crematorium.

Suburban Blocks

‘Perimeter’ or ‘suburban’ blocks have proven to be a robust form of development over time. They can:

- Accommodate most forms of development
- Help reduce the risk of crime by providing a clear distinction between public spaces and private gardens
- Reduce the need for exposed walls and fences
- Provide natural surveillance of public areas from well used spaces within the home
- Provide a more sustainable layout by promoting walking and cycling in a safer environment
- By creating individual character to streets and spaces create a strong ‘sense of place’ which helps orientation around the site

The quality of streets, public open space and informal landscape improves significantly when key frontages are made active with windows and entrances to buildings and internal spaces orientated towards the public realm. It epitomizes security, visual amenity and place making. Active frontages can be achieved through built form and the considered location of building entrances. Corner buildings should be used to minimise blank walls and dead frontages onto public areas.

Key Frontages

The building frontages of the suburban blocks have been graded to provide a hierarchy in order to help create a strong sense of place and help orientate around the site.

- Primary frontage: public open spaces and along the access roads. Rich in architectural detail and wider pallet of materials. Generally the larger houses.
- Secondary frontage: all other street frontages. Less rich in architectural detail and a narrower pallet of materials. All the other smaller houses.
- Tertiary frontage: The centre of the suburban blocks and private spaces. Minimal architectural detail and limited pallet of materials

DESIGN: Development plan



DESIGN: Use + amount

Use

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

The accompanying Land Use Plan establishes Camp Field as a residential development on the edge of Havant. The surrounding uses are residential, woodland, hospital, crematorium or farmland making the site suitable for residential use.

The proposed development will offer a range of new homes both affordable and sale, to suit a wide variety of residents with different lifestyles, needs and aspirations. It will contribute to the image as Havant as a desirable location to live, promoting sustainable living and delivering more energy efficient homes within the Havant community.

Summary of Land Use

- The site has been designed around a robust and sensible street pattern
- A clear street hierarchy is reinforced with a network of Public Open Space based on existing natural landscape features and space providing a sequence of recreational areas and clear green links through the site
- The site will provide for a single vehicle

- access point off Bartons Road, with additional pedestrian/cycle and emergency access points off Bartons Road
- The site proposals will therefore provide for sustainable residential design with clear and connective access to the surrounding communities.

Amount

The total site area within the red line boundary is **6.63ha**.

The total site area within the red line boundary in Havant is **3.01ha**.

The residential area, as described on the Land Use Parameter Plan, including residential roads but excluding the access road, open space **1.94ha**

The overall density of the residential area is **37 dwellings / hectare**

The Illustrative layout shows a mix of units as follows:

Unit Type	% share of total	Total units
1 Bed	4	
2 Bed	35	
3 Bed	57	
4 Bed	4	
		72

The area of the access road is **0.22ha**

The remainder of the land is taken up in public open space and swales totalling **0.4ha**

DESIGN: Landuse plan

