

2.4 Site accessibility

A Transport Assessment compiled by C&A Consulting Engineers Ltd. and submitted with the Outline planning application provides a detailed review of the accessibility of the site in relation to public transport and local facilities:

Public Transport

The site has good transport connections with a bus route within 0.5 mile on Exton Road with services every 15 minutes to Havant Bus Station, 1.3 miles to Havant railway station with connections to Portsmouth, Brighton and London Waterloo, 9.8 miles to the nearest port at Portsmouth and 24.7 miles to Southampton airport.

Play facilities

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).

Schools

The nearest schools are Sharps Copse Primary school which is some 14 minutes walk from the site, and St

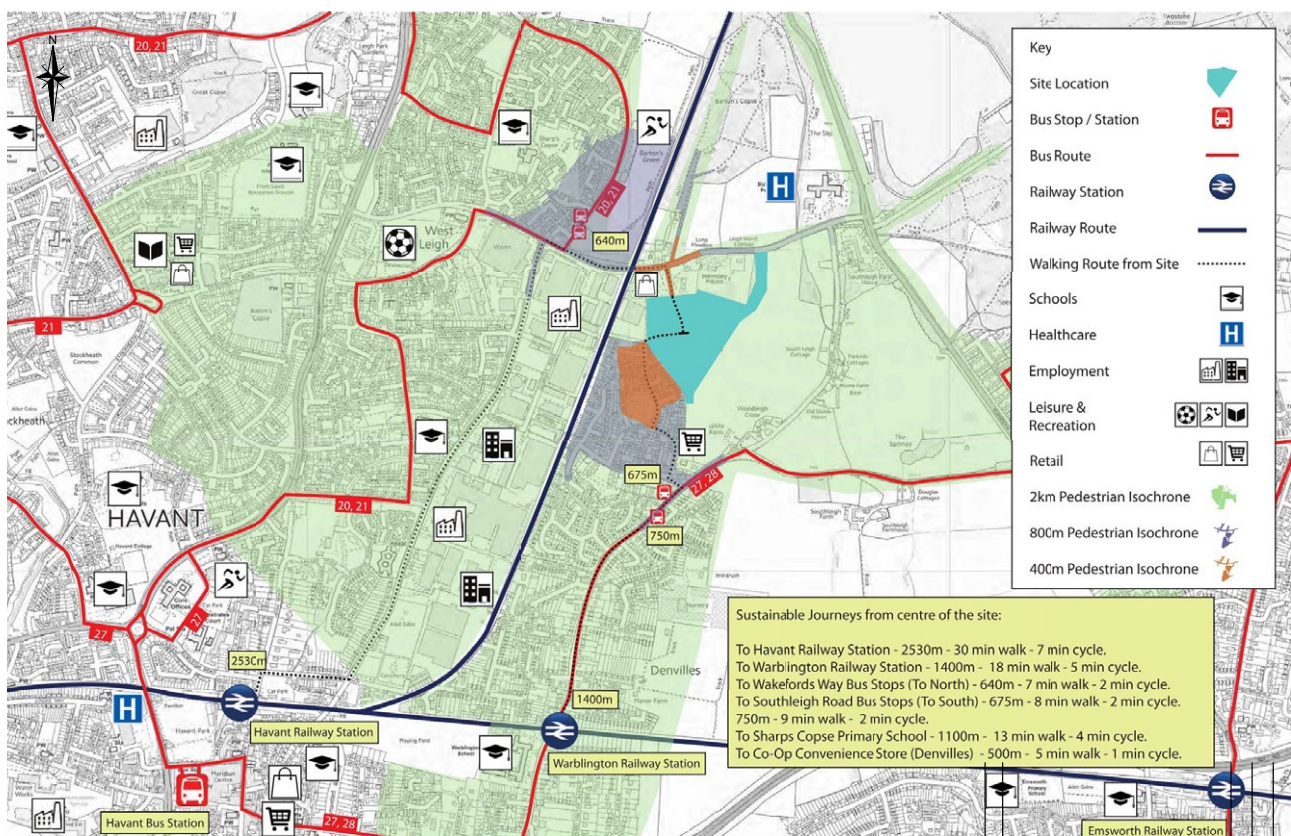
Albans Primary School 1.4km walk away. Warblington School is 20 minutes walk or 5 minute cycle ride along residential roads.

Retail

The site is well situated to take advantage of various local amenities, with walking as the primary mode of travel. To the southern end of the site a Co-operative convenience store is located on Snowberry Crescent 400m from the site using the existing PROW and footways. The Wyevale Garden Centre provides a range of retail facilities within a few minutes walk of the centre of the site, along Bartons Road. There is also a range of retail facilities within Havant town centre, which can be reached using the existing bus services.

Summary

The report concluded that the site is well located in terms of pedestrian / cycle facilities and access to existing bus services. The existing infrastructure allows safe, easy access to a range of services and facilities including local shops, schools, employment and local rail stations.



Site accessibility plan (C&A Consulting Engineers)

3.0 Design Framework

3.0

Design Framework

3.1	Introduction
3.2	National planning policy framework
3.3	Local planning policy
3.4	Other design guidance
3.5	Access agreed at Outline stage
3.6	Site constraints
3.7	Site opportunities

3.0 Design Framework

3.1 Introduction

This section sets out the key policies and guidance which form the framework within which the design of the scheme has been developed.

- Adopted Core Strategy (March 2011);
- Havant Borough Local Plan (Allocations) document (July 2014);
- Borough Design Guide SPD (December 2011);
- Housing SPD (July 2011);
- Parking SPD (July 2016).

3.2 National planning policy framework

The NPPF was published in 2012, and sets out national guidance relating to design. Paragraph 56 states that the Government attaches great importance to the design of the built environment, and that good design is a key aspect of sustainable development. Paragraph 58 explains that planning decisions should aim to ensure that developments: function well and add to the overall quality of the area throughout their lifetime; establish a strong sense of place; optimise the potential of the site to accommodate development; respond to local character and history and reflect the identity of local surroundings and materials; create safe and accessible environments; and are visually attractive as a result of good architecture and appropriate landscaping.

Further detailed guidance on design issues is provided by the Government's Planning Practice Guidance, as updated on 6 March 2014. The Guidance explains that planning should promote:

- Local character (including landscape setting);
- Safe, connected and efficient streets;
- A network of green spaces (including parks) and public places;
- Appropriate security measures and address crime prevention;
- Access and inclusion;
- Efficient use of natural resources; and
- Cohesive and vibrant neighbourhoods.

A well designed place is defined as one which is functional, supports mixed uses and tenures, is adaptable and resilient, has a distinctive character, is attractive and promotes ease of movement. Public spaces should be lively. Guidance is provided on layout, building form, scale, details and materials.



3.3 Local planning policy

The Reserved Matters application has been prepared in accordance with the approved outline planning application (Ref: APP/15/01435) and with a comprehensive review of policy and guidance framework on a National and Local level.

The currently adopted local plan documents are the Adopted Core Strategy (2011), Havant Borough Local Plan Allocations document (July 2014) and relevant Supplementary Planning Documents including the Borough Design Guide (2011), Housing SPD (2011) and Parking SPD (2016).

Policy HB1/UE3b of the Local Plan (Allocations) identified the application site as being suitable for allocation for housing development. The outline application approved development for 175 residential units with associated infrastructure.

Matters relating to the detail of scale, appearance, landscaping and layout of all buildings are to be considered by way of this application.

A full planning policy review is set out within the accompanying Planning Statement.

3.4 Other design guidance

In addition to national and local policy, the development proposals have been designed with reference to a number of design guidance documents as follows:

Manual for Streets (2007) (MfS 2, September 2010);

By Design: Urban Design in the Planning System – Towards Better Practice (May 2000);

Better Places to Live: By Design (CABE, September 2001);

Planning and Access for Disabled People: A Good Practice Guide (March 2003);

Building for Life (Building for Life Partnership, 2012)

Safer Places – The Planning System and Crime Prevention (Office of the Deputy Prime Minister and the Home Office, 2004);

Secured by Design;

Urban Design Compendium (English Partnerships, 2000); and

Laying the Foundations: A Housing Strategy for England (2015).



3.0 Design Framework

3.5 Access agreed at Outline stage

The agreed Outline planning permission (Ref:APP/14/00547) provides a permanent access point from Bartons Road. Details of this approved access are shown below.



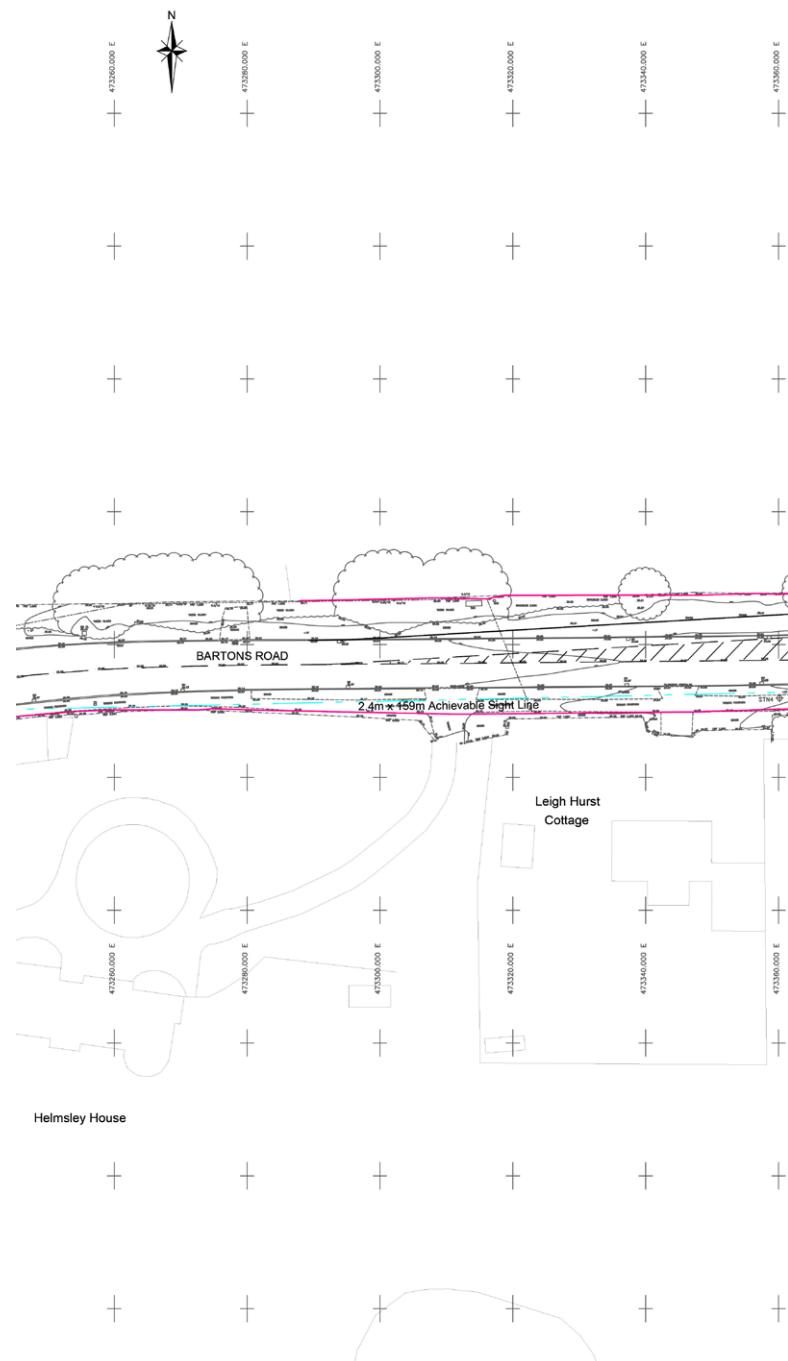
Approved access location looking east on Bartons Road



Approved access location looking west on Bartons Road



View south from Bartons Road of new access location



Approved site access plan (C&A Consulting Engineers)

3.0 Design Framework

3.6 Site constraints

A number of physical constraints within and around the boundaries of the site have informed the development of the site layout for the development. These include the following:

- Significant boundary tree and hedge planting on western boundary with Japonica Way and the garden centre;
- Existing natural pond and copse of trees in the east of the site with ecological value;
- Proximity of Grade II Listed East Leigh House to northern boundary with potential for overlooking;
- Proximity to garden centre on Western boundary;
- Agreed access point from Bartons Road;
- Existing informal pedestrian route from Japonica Way to Bartons Road;
- Gradual fall of land from northern boundary with Bartons Road;
- High quality individual trees on western and northern boundaries; and
- Views into and out of the site across the open eastern boundary.

KEY

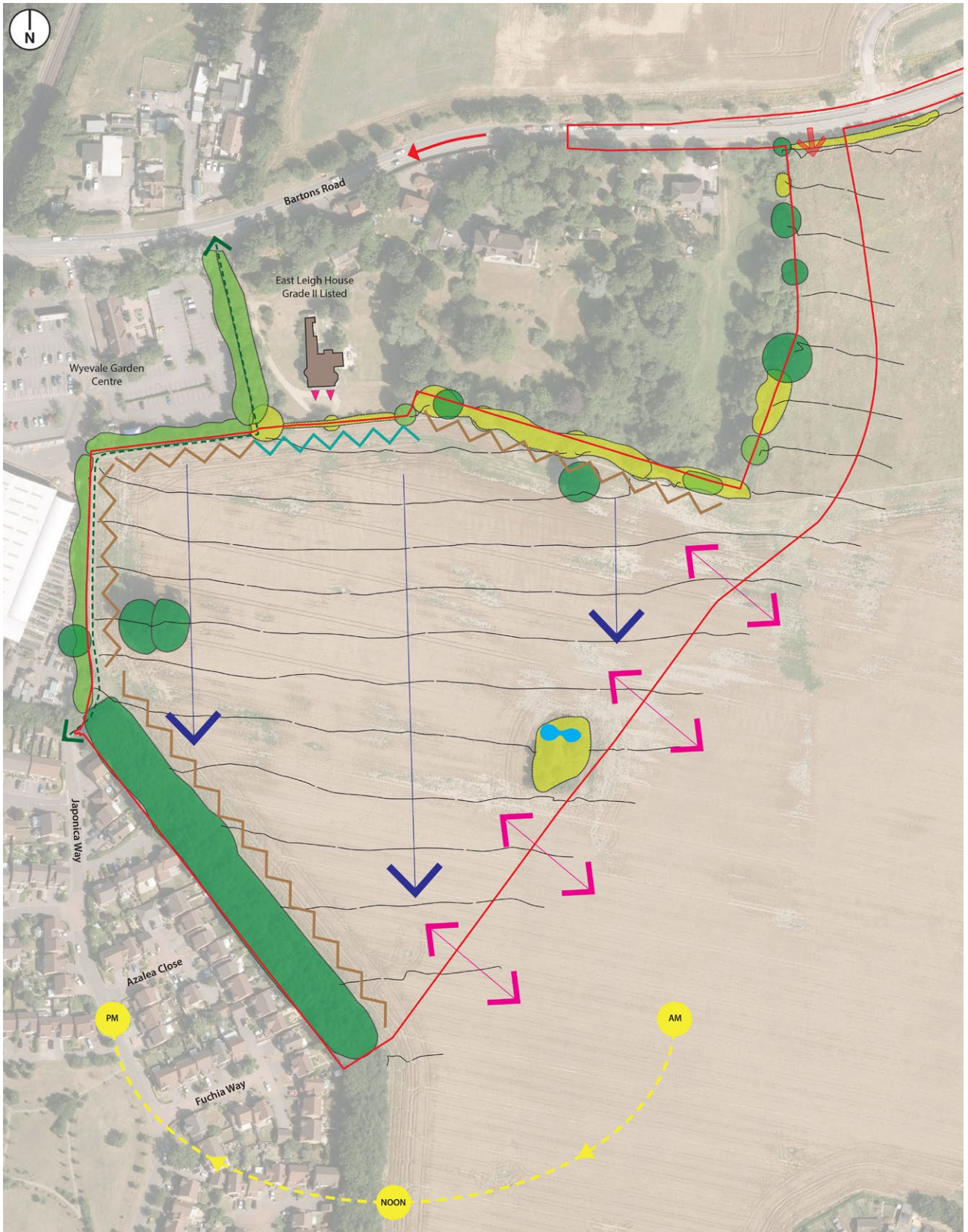
- Site boundary
- ↔ Vehicular/pedestrian access
- To local facilities
- Footpath
- ↔ Views into and out of site
- Fall of land
- 0.5 metre contour lines
- Site well enclosed by boundary tree belt
- Intermittent boundary enclosure
- East Leigh House (Grade II Listed)
- Category A trees
- Category B trees
- Category C trees
- ▶ Potential for overlooking from neighbouring properties
- Pond



Wyevale Garden Centre on western boundary



Grade II Listed East Leigh House on northern boundary



Site constraints plan

3.0 Design Framework

3.7 Site opportunities

The following opportunities have been identified for the development of the site:

- Provision of a number of public open space areas for residents and visitors;
- Retention of significant, mature trees and hedges to provide a green infrastructure and create a development of varying character;
- Formalisation and enhancement of informal footpath link between Japonica Way and Bartons Road;
- A new vehicular junction from Bartons Road to provide access into the site (approved as part of the Outline planning application);
- Boundary trees and hedges retained to provide a landscape buffer to existing dwellings on Japonica Way, Fushia Close and Azalea Close;
- Provision of a landscape setting to East Leigh House with potential for heritage references in the adjacent new houses;
- Provision of a green corridor across the site linking groups of existing trees and providing landscaped amenity space for residents;
- Provision of a SuDS system to reduce the flood risk in the south of the site;
- A development that provides varied character zones, and a balanced mix of house types and tenures;
- A safe and secure form of layout where publicly accessible spaces and routes are subject to good natural surveillance from neighbouring dwellings; and the
- Creation of a sustainable new neighbourhood which protects and enhances the existing communities around the site, providing real benefits and a place of the highest quality.

KEY

- Site boundary
- ↔ Vehicular/pedestrian access
- To local facilities
- ↗ Views out of site
- ... Existing footpath link retained
- ... New footpath links
- ... Potential future footpath links
- Primary route
- Secondary routes
- Lanes and private drives
- Parking access
- Potential future vehicular link
- East Leigh House (Grade II Listed)
- Development parcels
- Frontages
- ★ Key buildings
- Proposed feature tree
- Retained trees
- Retained landscape buffer
- ~ New Landscape buffer
- Public Open Space
- Green corridor
- Landscaped setting to East Leigh House
- Play areas
- Existing pond
- Swales



Retained, significant mature trees and hedges provide green infrastructure for proposals





4.0

Proposals



4.1	The Reserved Matters
4.2	Design principles
4.3	Layout
4.4	Scale
4.5	Access
4.6	Appearance
4.7	Boundary treatments
4.8	Surface materials
4.9	Landscape

4.0 Proposals

4.1 The Reserved Matters

This reserved matters application seeks approval for following Reserved Matters:

- Layout,
- Scale,
- Appearance and;
- Landscaping of the site.

4.2 Design principles

Following analysis of the existing site, its context and the guidance and parameters of the Outline planning application, the proposals have been developed with the following objectives in mind:

- Achieve a development of high quality.
- Achieve a development which is appropriate in scale and design and one which preserves the existing settlements' character and setting.
- Comply with national and local government guidelines.
- Create a design led bespoke solution respecting the character of the area.
- Create a development which sits well in its landscape setting and retains and enhances the features of landscape value.
- Create a permeable layout for ease of movement with good links between the site and the surrounding area.
- Provide a mix of accommodation in accordance with the requirements of the approved Outline planning application.
- Minimise the impact of car parking.
- Achieve a high quality environment with good public realm and amenity spaces.
- The creation of appropriate and varied spaces between buildings.
- The creation of a safe and secure environment for the new community.

4.3 Layout

The proposed development has been designed to incorporate the following features:

- 175 new dwellings.
- A range of dwelling sizes with a mix of one and two bedroom flats and two, three and four bedroom houses.
- Discrete clusters of affordable housing to meet local need.
- 2 storey houses and 2½ storey flats with a maximum ridge height of 10 metres.
- Houses to be a mix of traditional detached, semi-detached and terraced forms.
- Primary vehicular, pedestrian and cyclist access from Bartons Road.
- Retention and enhancement of the existing pedestrian link between Bartons Road and Japonica Way.
- Retention of important trees within site and creation of a new green framework within the development.
- Retention of key protected trees and hedgerows on the site boundaries to provide screening from existing properties.
- A green corridor running through the site from east to west linking retained trees and providing a series of well overlooked, green spaces.
- A childrens play area
- Integration of a sustainable drainage network within the scheme.
- Provision of a new eastern landscaped buffer zone and retention and enhancement of existing landscaped buffers along the western, and northern edges of site.
- Policy compliant parking for residents and visitors provided either on plot, in forecourts or courtyards.

Proposed site layout ➔



Barton's Road

East Leigh House
(Grade II Listed)

Helmsley House

Leigh Hurst Cottage

Wyevale Garden Centre

Japonica Way

Azalea Close

Fushia Close



0 50 100m

4.0 Proposals

4.3 Layout

The layout of the Site is very similar to that already approved under APP/15/01435. The geometry of the access and roads are consistent with the criteria necessary to provide for safe access while allowing for an interesting flowing layout respecting the character of the site and its context.

The site has been divided into a number of perimeter blocks by a hierarchical network of streets and public open spaces. The built form is structured by grouping houses along the streets and open spaces to form robust neighbourhood clusters. Houses face the streets with front entrances, windows and interior spaces orientated towards the public realm ensuring active street frontages.

The dwellings are designed and orientated in a way that prevents overlooking, creating private spaces for individual properties on generously sized plots.

The important setting of East Leigh House has been considered to mitigate the 'harm' of the development on its setting. An area of open space immediately to the south of East Leigh House has been maintained from the outline approval. This space will contribute to the visual quality of the new housing, as well as soften the environmental impact on East Leigh House. The new buildings shall be two storey in height and arranged to provide natural surveillance to the open informal space and soft landscaped area.

The proposal provides pedestrian links with the adjacent Southleigh development site immediately to the west, offering extensive open space to all residents. The layout also provides the opportunity to coordinate a single vehicular access onto Bartons Road if both sites come forward in the future. There is potential for an access link in the southern corner of the site for future transport links.

Amount

The proposals will provide 175 dwellings. The area of the site within the red line is 7.16 hectares, the net developable area is 4.76ha. This gives a suburban density of 37 dwellings per hectare.

The proposed housing mix reflects the perceived housing needs of the local area and is illustrated in the schedule of accommodation below:

	Unit Type	Quantity
Affordable	● 1 Bedroom flat	5
	● 2 Bedroom flat	10
	● 2 Bedroom maisonette	8
	● 2 Bedroom house	8
	● 3 Bedroom house	18
	● 4 Bedroom house	4
	Total	53 (30%)
Private	● 2 Bedroom house	20
	● 3 Bedroom house	66
	● 4 Bedroom house	36
	Total	122 (70%)
	Grand total	175



Proposed dwelling distribution plan

0 50 100m