

Design & Access Statement
Land South of Bartons Road
Havant



Contents

1.0 Introduction	
1.1 Introduction.....	6
1.2 Planning history	6
1.3 Location	6
2.0 The Existing Site & Context	
2.1 Site description.....	10
2.2 Site photographs.....	12
2.3 Site context.....	14
2.4 site accessibility	17
3.0 Design Framework	
3.1 Introduction.....	20
3.2 National planning policy framework.....	20
3.3 Local planning policy.....	21
3.4 Other design guidance.....	21
3.5 Access agreed at Outline stage	22
3.6 Site constraints.....	24
3.7 Site opportunities.....	26
4.0 Proposals	
4.1 The Reserved Matters	30
4.2 Design principles	30
4.3 Layout.....	30-34
4.4 Scale	34
4.5 Access.....	36-43
4.6 Appearance.....	45-57
4.7 Boundary treatments.....	58
4.8 Surface materials	59
4.9 Landscape	60
5.0 Sustainability	
5.1 Domestic waste and recycling	62
5.2 Flooding.....	62
5.3 Energy.....	62
5.4 Community.....	62
5.5 Open space	62
5.6 Adaptability	63
5.7 Crime	63
5.8 Public transport.....	63
5.9 Parking.....	63
5.10 Cycling.....	63
5.11 Materials	63
5.12 Crime prevention and community safety.....	64
5.13 Inclusiveness - access for all.....	64
6.0 Conclusion	
6.1 Conclusion	66

Contacts



Applicant:

Bellway Homes (Wessex)
Embankment Way
Castleman Business Centre
Ringwood
Hampshire
BH24 1EU

Tel: 01425 477666
www.bellway.co.uk



Architects:

OSP Architecture
Tel: 01252 267878
www.osparchitecture.com



Planning Consultants:

Savills
Tel: 023 8071 3955
www.savills.co.uk



Highways & Drainage Consultants:

JNP Group
Tel: 01494 771221
www.jnpgroup.co.uk



Landscape and Tree Consultants:

ACD Environmental Ltd
Tel: 02382 026300
www.acdenvironmental.co.uk



Ecology Consultants:

The Ecology Co-op
Tel: 01798 342610
www.ecologyco-op.co.uk



1.0

Background

1.1
1.2
1.3

Introduction
Planning history
Location

1.0 Background

1.1 Introduction

This Statement accompanies an application for approval of Reserved Matters under Outline permission (Ref: APP/15/01435), on behalf of our clients Bellway Homes (Wessex) Ltd. for development of the Land South of Bartons Road, Havant, Hampshire PO10 7PU.

This statement has been prepared in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and subsequent amendments, and in the light of the Government's Planning Practice Guidance relating to Design and Access Statements.

1.2 Planning history

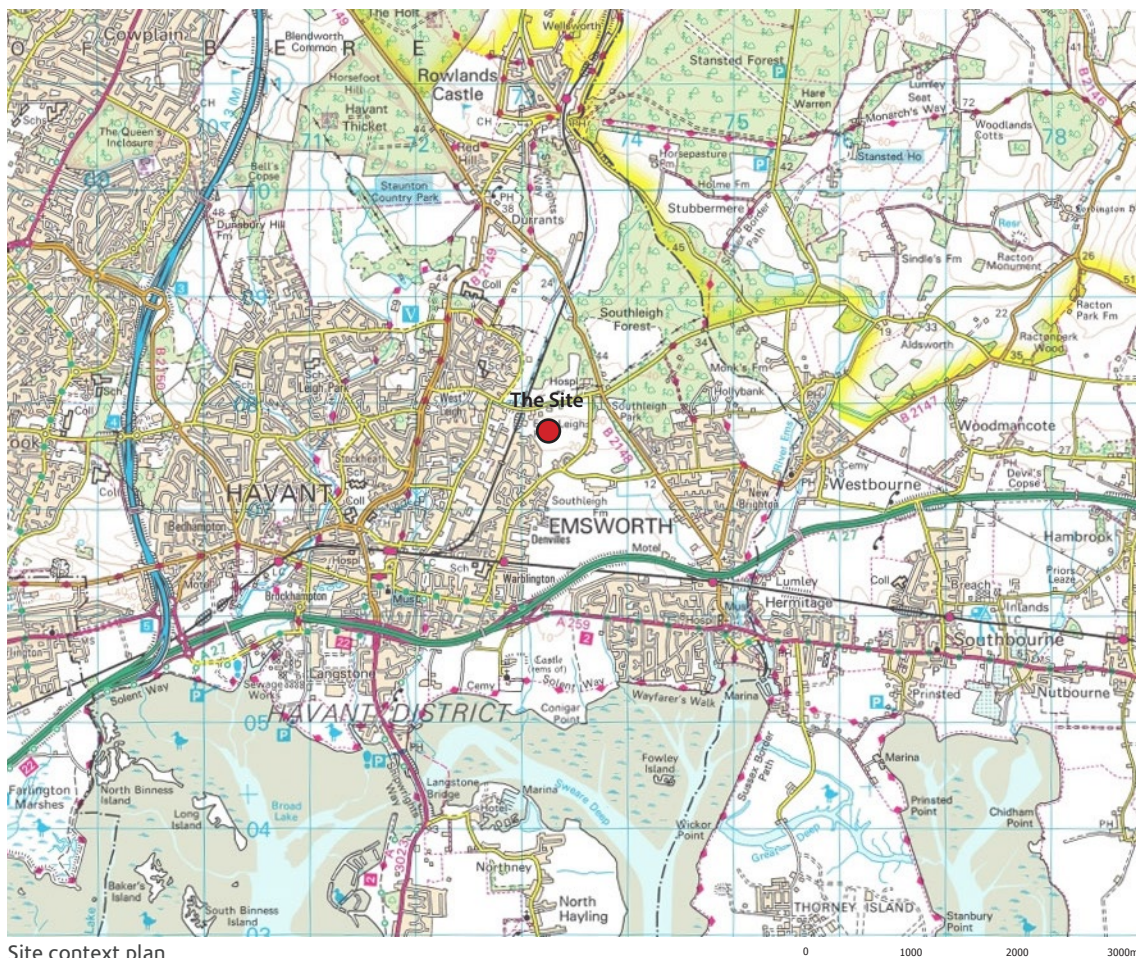
Outline planning permission was granted for the site in December 2016 (Ref: APP/15/01435) for:

"175 dwellings with associated infrastructure"

This reserved matters application seeks approval for the layout, scale, appearance and landscaping of the site.

1.3 Location

The site is located 1 mile north east of Havant town centre, to the south of Bartons Road and immediately adjacent to the proposed strategic site at Southleigh. It is 1.8 miles from the junction with the A27 main road to the south with links to Portsmouth and Brighton. The A3 running north to London is 5.2 miles away.



Site context plan



2.0

Existing Site & Context

2.1	Site description
2.2	Site photographs
2.3	Site context
2.4	Site accessibility



2.0 The Existing Site & Context

2.1 Site description

The area of the site measures 7.16ha and is currently arable farmland, hedges and shelter belt.

The Outline planning application provided the following assessment of the site

"The site divides into 2 distinct areas:

Area A. The smaller portion, to the north and east, provides enough land for the access road and it's associated landscaping. It runs south from Bartons Road following the natural gradient and boundary of the site and avoids the mature trees along the boundary with Helmsley House to Area B, the new residential area. The access road will also provide agricultural access to the remaining agricultural land to the east and potential future residential development to the east and west.

Area B. The larger, residential portion of the site to the south and west is roughly triangular in shape and is set back into the north east corner of the field so that it is not visible from Bartons Road.

The residential portion is bounded to the north by the car park of Wyevale Garden Centre and the gardens of East Leigh House and Helmsley House. There is a secure metal fence along the boundary to the car park of the garden centre. The remainder of the boundaries to the houses screened by a substantial mature hedge which contains a variety of trees along its length, identified in the arboriculture report, as worthy of retention.

There is a mature oak that stands within the field along the northern boundary which is protected by a Tree Preservation Order (TPO).

East Leigh House and gardens are Grade II listed. The majority of the house is Regency in style and dates from 1820. The house was originally set in a much larger parkland setting which included Wyevale Garden Centre, Helmsley House, part of Denvilles as well as the northern part of the site. The main aspect of the house faces south, although the principle approach was originally from another direction. Most of the Historic Landscape Character (HLC) associated with the house was removed during the 20th Century when the site was given over to farming. The only remaining elements of the original parkland setting are the hedge along the western and northern boundaries and the isolated TPO trees. The HLC is thus considered 'low' in the Heritage Statement. The Grade II status of the listing is therefore derived from the quality of the building rather than as an example of a small country estate. East Leigh House is now separated from the site by a substantial hedge which appears to link several original landscape features. This further reduces the

historic link between house and its setting and provides only selected first floor views across the site.

There is an informal pedestrian link between Bartons Road in the north and Denvilles in the south. It enters the site from the end of Japonica Way and follows the west and northern boundary with the garden centre around the edge of the field. It then continues between the garden centre and East Leigh House along a rough, unlit tarmac track.

The residential portion is bounded to the south and west by the flank wall and service area of Wyevale Garden Centre and the rear of the properties along Japonica Way, Azalea and Fushia Close. The garden centre consists of a large industrial shed built on a site that is 2-3 metres lower than the adjacent land. There is a mature hedge along the boundary with the garden centre.

A substantial, 20 metres wide, shelter belt separates the site from the rear of the houses off Japonica Way, Azalea and Fushia Close. It was planted with the existing housing development to provide a visual buffer to the then edge of settlement and open farmland. The trees have grown considerably since it was planted and the shelter belt has not been managed on the residential side so that now it overshadows those properties.

There are 2 mature Turkey oaks that are in close proximity to another within the site, along the west boundary that are protected by TPO's.

The residential portion is bounded to the east by open farmland and the area that defines the boundary between Havant and Emsworth known as the 'Emsworth Gap'.

There is a small copse, containing a shallow pond along the eastern boundary that is thought to be part of the original field pattern which made up the historical gardens and that are protected by a TPO.

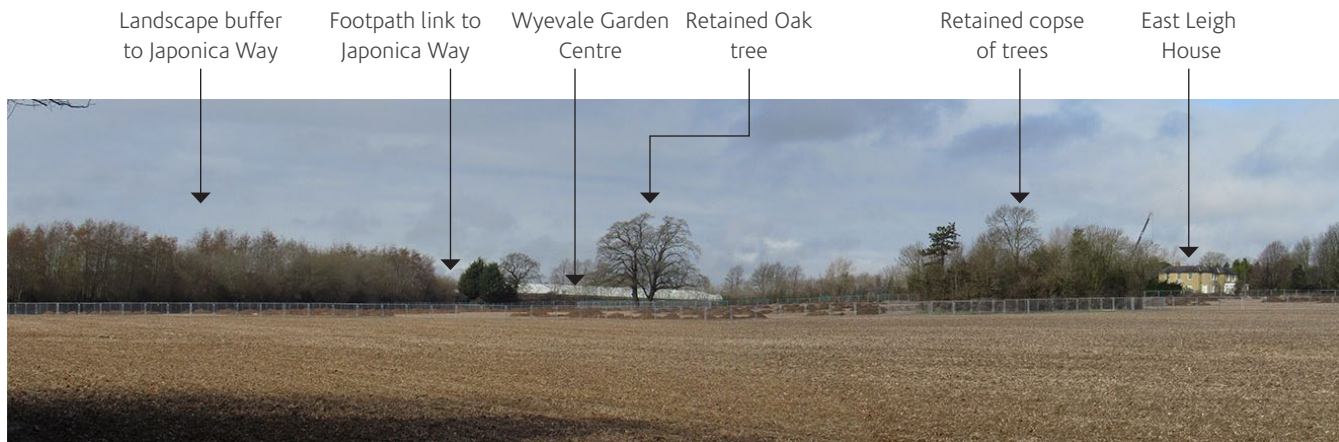
The land slopes down gently in the southerly direction and falls about 11m or 1:27 across the residential portion of the site."



Aerial photograph of site (photograph viewpoints shown in blue, photographs overleaf)

2.0 The Existing Site & Context

2.2 Site photographs



1. View looking north west towards the site from Eastleigh Road



2. View looking south east towards the garden centre and Japonica Way



3. View looking east along northern boundary



4. View looking north east from link to Japonica Way towards northern boundary

Landscape buffer to
properties on Bartons Road

Site access from
Bartons Road



5. New access from Bartons Road



6. View of East Leigh House through northern boundary



7. Footpath link to Bartons Road



8. Existing footpath along northern boundary



9. Existing footpath along western boundary



10. Existing footpath access from Japonica Way

2.0 The Existing Site & Context

2.3 Site context

There are many large modern two-storey properties along Japonica Way and Fushia Close of varying styles and sizes, which back onto the site to the south-west.

The recent development by Linden homes which sits on the opposite side of Bartons Road opposite the garden centre is a very recent and uniform estate, two and two-and-a-half storeys and in similar style to that proposed.

Older detached period properties in the local area tend to be more embellished with architectural detailing, as can be seen in the following photographs.

Bartons Road



View east on Bartons Road from site access with entrance to The Oaks Crematorium on the left



View west along Bartons Road towards garden centre



The Laurels directly adjacent to site access and backing onto northern boundary



East Leigh House immediately north of the site, viewed from Bartons Road



Linden Homes Bartons Rise development on Bartons Road near the application site



Eastleigh Road



Cottage with red brick walls, slate roof, brick porch and casement windows



Cottage with Flint walls, red brick quoins and sash windows



Tile hanging, timber cladding, plain tile roof with casement windows



Painted render, slate roof and sash windows.

Developments adjacent to site



Japonica Way with landscape buffer to site behind



Azalea Close with landscape buffer to site behind



Fushia Close with landscape buffer to site behind



Lilac Close

2.0 The Existing Site & Context

Denvilles



Red brick with concrete tile roof, painted bays, cills and lintels and sash windows



Red brick with contrasting buff brick bands, painted cills and lintels, sash windows and slate roof



Red brick, part glazed timber porch, painted bays, sash windows



Red brick with pebble dashed first floor, painted bay windows, concrete tile roof



2½ storey, full width porch with square bay windows, red brick, painted render with slate roofs



2½ storey, red brick with contrasting brick bands, dormer windows, stone cills and lintels, sash windows



Semi detached with painted bays, sash windows and slate roof



Wide fronted detached house, red brick with painted detail bands, square bays and timber porch