

4.0 Proposals

4.6 Appearance

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, colour and texture.

A traditional design approach is proposed, using local and established materials, with references to a prevailing arts and crafts theme with feature buildings or groups adopting a rural barn or alms house style. The use of different materials on the facades will help to break up the built form and reduce impact and scale.

The varied heights and rooflines will also create more interest to the facades which are embellished with plinths, bands, dentil courses and other carefully selected features for this location.

A variety of boundary treatments will be used including native species hedging, timber fencing and brick walling. The use of 1.8m high timber boarded fencing will be limited to back gardens with open rail fencing preferred along rural edges.



Key Plan





Proposed street scene on B-B



Proposed street scene on C-C



Proposed street scene on D-D



Proposed street scene on A-A

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Proposed street scene on E-E



Proposed street scene on F-F



Proposed street scene on G-G



Proposed street scene on H-H

4.0 Proposals





3D perspective showing 'the meadow' (Plot 85 in the foreground)

4.0 Proposals





3D perspective showing 'the green' (Plot 112 in the foreground on the right hand side)

4.0 Proposals





3D perspective showing the primary entrance into the site from Horndean Road
(Plot 24 in the foreground on the left hand side)

4.0 Proposals

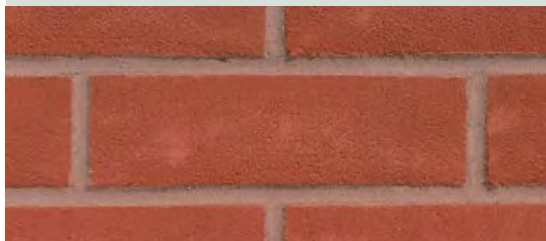
4.6 Appearance

Materials

Materials Palette



Forterra Oakthorpe Red-Multi



Autherstone Red Detailing



Chelsea Smoked Red



Monocouche off-white colour roughcast finish



Monier Redland Natural Red



Monier Redland Breckland Brown



Marley Eternit dark brown Cedral weatherboard



Waney-edge lapped boards dark brown



4.0 Proposals

4.7 Landscape

Landscape

The landscape has been designed to be sympathetic with the local character and sensitive to the local ecology. It will provide an important setting for the development and assist in uniting it with the wider landscape. The multi-functional public open spaces will provide informal play and social values with new provisions for watercourse and footpath/ cycleway links.

The boundary vegetation is to be protected to retain existing habitat with infill indigenous planting to increase structure and biodiversity. Large native structure trees will be planted within the countryside edge for biodiversity, amenity and visual screening and spaced to provide views from Horndean Road to open countryside.

Native trees will also be planted within the hedgerow along Southleigh Road and Horndean Road edges to strengthen the visual interest and function as a linking habitat for wildlife.

The wetland area at the western boundary features a proposed watercourse and flood meadow that will create an attractive landscape feature and setting for the development area. The flood meadow will consist of species rich wildflower and grassland areas to encourage wildlife and provide a nectar source for insects. Additional scrub planting within these areas will also consist of native species.

Decorative street trees chosen for their seasonal interest and upright form will be planted along the roads reducing the urban scale, filtering views and providing an instant impact on the street scene. They will also provide visual amenity with blossom and habitat for wildlife. Wildlife friendly species will also be used where appropriate. Low level hedges and shrub planting will provide definition between the private and public areas and a year round enhancement to the street scene.

Further visual interest and habitat enhancement will be carried out with the retention and careful management of the existing pond with associated grassland areas. The migration tunnel under the road between the pond and the wetland area will be used to create a landscape feature to strengthen the visual interest and to soften the linearity of the north-south central estate road.



Arboriculture

The arboricultural works package includes an assessment of the existing tree stock on the site and immediately adjacent to the site boundary (carried out at the outline planning stage).

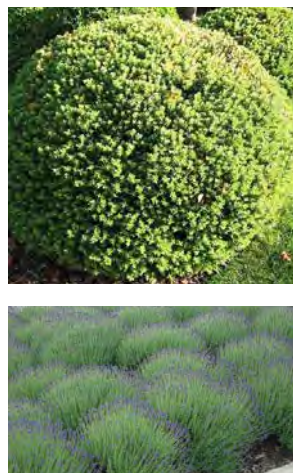
The purpose of the survey was to identify and record the principle tree constraints on site in order to inform feasibility studies and design options- in accordance with BS5837:2012 Trees in relation to design, demolition and construction. The constraints were then passed to the design team to inform the layout. The all the better trees of 'A' and 'B' category identified for retention are located primarily on the boundaries of the site, and have high landscape value as screening. The 'C' category trees within the site are not considered to be a constraint that would jeopardise a satisfactory design layout.

On completion of this reserved matters layout, an arboricultural impact assessment was compiled, the purpose of which is to evaluate and discuss arboricultural conflicts within the scheme, and demonstrate to the Planning Authority the viability of the layout. Included within the assessment is an arboricultural method statement and tree protection plan. The method statement informs the methodology for the implementation of any aspect of the proposed scheme and demonstrates that the recommended mitigation measures discussed in the impact assessment can be implemented with minimal risk of adverse impact on trees to be retained. The protection plan is a scaled drawing that shows the positions of trees to be retained and indicates the location of all tree and landscape protection measures.

Ecology

Ecology surveys have been carried out for great crested newts, bats, reptiles, water voles, rare flora and wintering waders/Brent geese. There is no evidence that great crested newts, brent geese or water voles are using the habitats on site and very low levels of bat activity were recorded on site. A small population of common lizards have been translocated out of the development area into an onsite receptor area in 2016.

A wetland area is being created to the west of the development area to enhance the site for wetland birds and other aquatic wildlife. The pond, which is located between two housing parcels will be enhanced for wildlife by increasing light levels, improving the permanence of the pond and through new planting both in and around the pond. Bat and bird boxes will be incorporated into the fabric of the new buildings and installed on trees to increase the roosting and nesting opportunities throughout the site. A sensitive lighting scheme will retain dark corridors for wildlife to commute through the site and existing tree lines will be enhanced for wildlife with new native hedgerow and tree planting.





5.0

Sustainability

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- 5.1 Domestic waste and recycling
 - 5.2 Flooding
 - 5.3 Energy
 - 5.4 Community
 - 5.5 Open space
 - 5.6 Adaptability
 - 5.7 Crime
 - 5.8 Public Transport
 - 5.9 Parking
 - 5.10 Cycling
 - 5.11 Materials
 - 5.12 Crime prevention and community safety
 - 5.13 Inclusiveness - access for all

5.0 Sustainability

5.1 Domestic waste and recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.

Provision will be made within dwellings for the storage of recyclable waste to assist in encouraging recycling within the household. This space will generally be provided either in kitchens or utility rooms.

External residual and recyclable waste storage will generally be within rear gardens for terraced and semi-detached houses without garages, and as part of the garage provision for semi-detached and detached properties with on-plot parking. .

5.2 Flooding

To slow down the surface water run-off rates and reduce the risk of flooding elsewhere, the following drainage features have been incorporated into the proposed development;

- The amount of hard landscaping will be minimised, whilst the use of porous and permeable surfaces will be maximised.
- All surface water will be disposed of through the use of a SuDS strategy.

5.3 Energy

The new houses will provide the following in their specification:

- Improved thermal detailing.
- All windows will be double-glazed.
- A Home Owners' Pack will be provided.

5.4 Community

A Home Owners' Pack will be provided with the dwellings which will contain at least the following information:

- Local transport services.
- Utility suppliers.
- Energy efficiency.
- Local amenities.
- Refuse collection.
- Recycling facilities.
- Local organisations and community groups.
- Environmental technologies installed in the home.
- Water efficiency information.

5.5 Open space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape context.



5.6 Adaptability

The new homes will be designed to provide the opportunity for residents to work at home, having sufficient space and facilities and being equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies.

5.7 Crime

The design of the scheme has followed the principles set out within Secured by Design and will comply with Building Regulations Part Q. This will ensure a residential environment that puts occupants safety at the forefront and which in turn will create a high quality environment for the long term.

5.8 Public Transport

The site is located within 0.7 miles of Emsworth Railway station which provides direct access to London Victoria, London Waterloo, Dorking, Horsham and Guildford.

5.9 Parking

Sustainable transport seeks to reduce the use of the car and thus encourage alternative modes of transport. The number of parking spaces provided is considered to be appropriate for the proposed mix and the location of the site.

5.10 Cycling

In order to encourage cycling as an alternative mode of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area which will provide safe and convenient access by cycle to the town centre facilities.

Cycle storage is provided in garages or garden stores for houses. Secure storage provision will further encourage their ownership and use.

5.11 Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical
- Use of insulation materials with zero ozone depletion potential



5.0 Sustainability

5.12 Crime prevention and community safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in “Safer places – the Planning System and Crime Prevention” (Office of the Deputy Prime Minister, April 2004). In particular, the development will incorporate the following features:

- Traditional streets that are overlooked by the surrounding houses so that they feel safe, both in the daytime and at night.
- Exposed back garden boundaries will be minimised to minimise the risk of unauthorized entry to properties from the rear.
- The proposed development is limited to the primary access, pedestrian and cyclist access via the emergency access and the potential pedestrian and cyclist link with the neighbouring residential development restricting access through the site to residents and their visitors.
- Secured by Design principles are proposed to be adopted across the site.

5.13 Inclusiveness - access for all

In accordance with the guidance and requirements for access, highlighted in Section 3.0 of this document, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010):

- The proposed development will place an emphasis on pedestrian, mobility impaired and cycle use over car travel.
- The development has been designed to allow movement choice. Means of travel other than the car will be encouraged.
- Parking will not dominate the development.
- The internal layout of the dwellings will allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2004).



6.0

Conclusion



6.0 Conclusion

6.1 Conclusions

We believe that the proposed development is appropriate in scale and style. The proposal accords with relevant planning policies and taking the above into account we respectfully commend this application to you for consideration and approval.

- 125 new dwellings will be provided including affordable units together with associated garages, parking and landscaping.
- The changes to the proposed site layout are minimal from that already considered with the outline planning application.
- The proposed development will be designed, ie not of standard design and will relate to form, density and character of the surrounding residential context.
- The development respects its setting close to the 'Emsworth Gap'.
- Satisfactory access can be achieved from both Horndean and Southleigh roads.
- The proposed development will sit within the site's inherent landscape setting, retaining and reinforcing the existing landscape features.
- The proposed development will be of a high quality and will make efficient use of the site.
- Parking provision will be in accordance with the requirements of Havant Borough Council.
- The development will have good links with the surrounding area.
- The design and layout of the scheme will create a safe and secure environment.
- The design is of high quality and will provide for modern living requirements and construction techniques, and has regard to current sustainability requirements.





View showing 'the meadow' (Plot 85 in the foreground)



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