

7.0 INDICATIVE LANDSCAPE STRATEGY

The following section 7.0 Indicative Landscape Strategy has been produced by terra firma.

7.1 Introduction

The terra firma Consultancy was appointed in February 2021 to provide landscape architectural services in support of the proposed development of land at Cabbagefield Row, Havant. Our services included the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, all in light of the client brief, comprises:

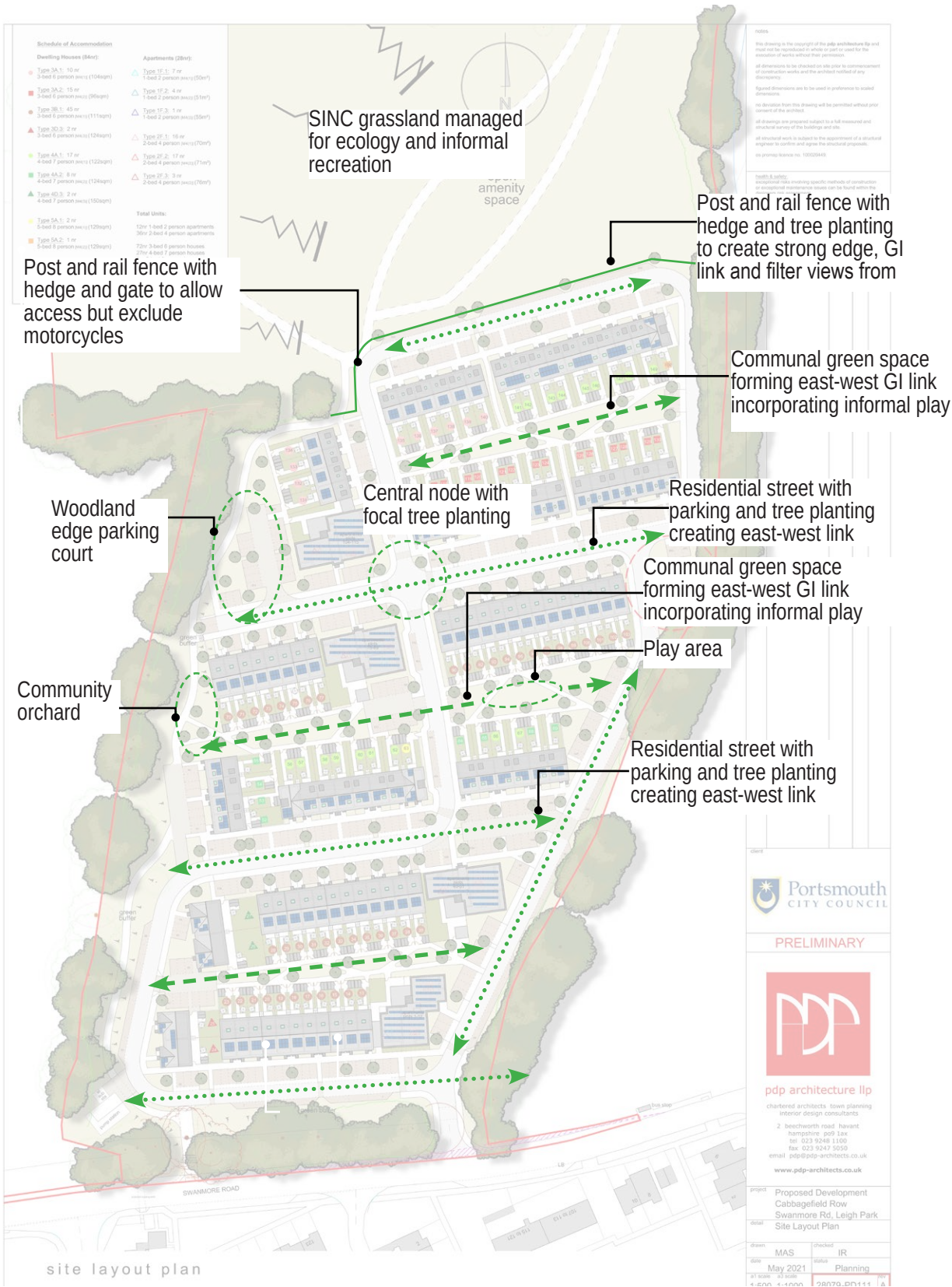
- Developing an understanding of the site and its setting;
- Defining what matters most about the landscape and visual aspects;
- Incorporating these into the best possible development proposals which maximises opportunities and potentials; and
- Minimising and mitigating harm;

The results of this LVE&IA formed part of the iterative site design process and a number of recommendations were included in the final scheme submitted for outline planning permission including:

- Careful design of landform to best fit with the topography;
- Creation of east-west green infrastructure linkages to connect existing habitat
- Facing the development on to the existing boundary vegetation to keep it out of private ownership and reduce pressure to cut it back.
- Use of permeable surfaces and rainwater harvesting features, as well as the introduction of sensitive landform adjustments (such as swales) to manage and slow surface water runoff;
- Setting the development back from the existing designated landscape features
- Planting additional native hedge and tree species to enhance existing biodiversity and soften the settlement edge;
- Introduction of native and ornamental trees within the site to enhance biodiversity and break up massing;
- Management of the site's vegetation to maximise biodiversity where possible i.e. allowing longer grass at the edges of the site;
- Minimal and sensitively designed signage and lighting;
- Opportunities to create pedestrian linkages to wider countryside.

This report sets out in more detail the aims and objectives for the proposed landscape design of the site and how these opportunities for positive landscape change will be further developed post-planning and should be read in conjunction with the 2 volume LVE&IA and the other reports submitted as part of this application .

7.2 Masterplan



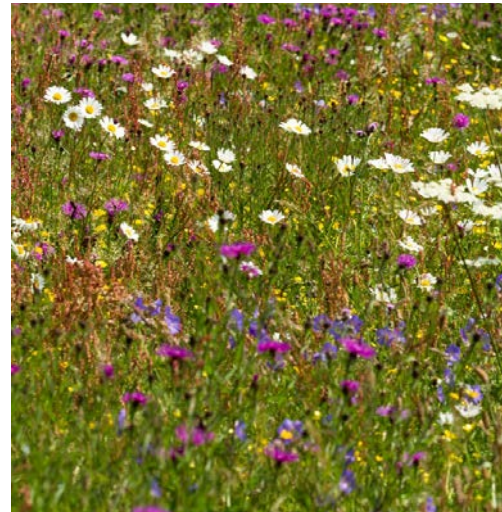
7.0 INDICATIVE LANDSCAPE STRATEGY

7.3 Communal green spaces and Green Infrastructure links

A key feature of these proposals is the multi-purpose communal green spaces which run east-west across the site to the rear of terraces connecting the woodland which lies adjacent to the site's boundaries and providing open space for informal recreation. These spaces provide opportunities for informal planting of native trees to provide habitat and green infrastructure linkages for wildlife whilst providing visual amenity, screening and shade for residents. Species will be informed by the adjacent woodland and parkland. Areas of close mown amenity grass will provide areas for play whilst longer, species-rich grass will provide habitat for invertebrates and enhance biodiversity. Pedestrian paths of hard-wearing pedestrian bitmac will create accessible routes across the parks and seats will be provided for resting and informal socialising.



Opportunities for seating



Species-rich meadow grass



Amenity grass with mixed tree planting



Pines to reflect boundary with Staunton Park and acid grassland



Opportunities for natural play areas and 'play on the way' to reduce pressure on adjacent habitat



Opportunities to include SUDs features such as swales

7.4 Residential streets with parking and tree planting

Properties will face onto wide residential streets with perpendicular parking which allows generous separation between opposite properties and provides good opportunities for street-trees to provide further east-west green infrastructure linkages. Tree species will be selected for their suitability as street-trees in terms of form and robustness and their ability to provide seasonal interest and shade for parked cars without dropping fruits. Different species will be employed to give each street its own character and further enhance biodiversity. Where space exists beneath trees and in between parking spaces, low-growing shrub and herbaceous planting will further enhance the street scene and biodiversity. Roads will be surfaced in vehicular bitmac to meet Hampshire County Council's (HCC) adoptable standards, with parking bays of concrete block.

At selected road junctions feature tree planting will be used to further define the space. Occasional benches will be provided to allow pedestrians to rest and encourage the less-mobile to walk.



Newtimber Close, Crawley with street-trees, bitmac road and small-leaved Lime cultivar block paved parking bays



Ornamental Pear tree in spring



Ornamental Pear tree in autumn



Parking bays separated by planting beds and trees

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7.5 Woodland edge parking court

Where parking is arranged less formally towards the site boundaries design cues will be taken from the adjacent woodland with informal groups of native trees underplanted with shade-tolerant, species-rich grass. Close mown borders and paths will ensure the landscape looks tidy and cared-for. Parking bays will be surfaced in block paving and timber posts or knee-rails used to prevent parking on verges.



Mature Field Maple



Wild Cherry



Species-rich grass with neat, close-mown border



Woodland edge meadow mix

7.6 Community Orchard

In addition to the other informal public open spaces within the development there will be a community orchard. This will become a focus for informal community interaction as well as a great way for people to enjoy picking their own fruit and interacting with nature.

The community orchard will be planted with a variety of species suitable to this location including local heritage varieties such as Steyne Seedling, Hambledon Deux Ans and Howgate Wonder as well as more well-known and reliable modern varieties.



Orchard

7.7 Northern Boundary

Where the northern boundary of the development abuts the Dunsbury Grassland 2 SINC there will be a mixed native hedge and tree planting to provide a strong edge to the settlement, filter views from the PROW to the north and create another east-west habitat linkage. This hedge will also be used to soften any hard boundary treatments (such as post and rail fence) that are required to restrict motorcycle access to the grassland in the north.



Mixed native hedge



Post and rail fence with native hedge

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7.8 Private Gardens

To ensure a neat and kempt appearance to the development, all front gardens and communal areas will be professionally designed and planted with a variety of low-growing shrubs, herbaceous plants and groundcover. Species will be chosen for ease of maintenance, year-round interest and biodiversity benefits. Where space permits trees and native and ornamental hedges will be planted to define boundaries and create additional green infrastructure. Where space is insufficient for hedges, railings or knee rails will be employed. Rear gardens will be secured using timber closeboard fencing where not abutting public open space or brick walls. Ground floor flats will have defensible planting in front of windows.



Planting to front gardens and communal areas



Native Hornbeam hedge



Ornamental planting to front gardens

7.9 Play Area

An accessible play area is proposed for the heart of the development to allow smaller children easy access to on-site play. The play area will include sensory planting and some play equipment as well as natural play features such as rocks and logs.



Natural play to provide opportunities for learning and reduce pressure on adjacent woodlands



Inclusive 'sound play'



Natural play to provide opportunities for learning and reduce pressure on adjacent woodlands



Opportunities for robust sculptural 'place-making' play features



Sensory planting and opportunities for natural play

8.0 AFFORDABLE HOUSING STATEMENT

Portsmouth City Council (PCC) have commissioned a 100% affordable scheme at the Cabbagefield Row site to meet demand from both Havant Borough Council (HBC) and Portsmouth City Council housing waiting lists. As a local authority housing provider it is the PCC's ambition to meet with its housing targets to provide high quality affordable housing within the Council's jurisdiction.

There are over 1,500 applications on the HBC waiting list, and of the 1,500 people on PCC's waiting list, over 800 will accept a home in The Warren area of Havant.

Since 2018 PCC have developed a strong working relationship with HBC in relation to the delivery of affordable homes within the borough. PCC recognise HBC will receive 30% nominations for the properties developed and have therefore designed the scheme creating housing types that meet the design standards of both local authorities.

The 'Right to Buy' policy has seen local authorities lose a significant proportion of their stock and there is an understanding that properties will be bought by the occupiers creating a mixed tenure scheme over time.



PCC development - Albion House, Portsmouth.



PCC development - Albion House, Portsmouth.



PCC development - Ivy Close, Portsmouth.



PCC development - Ivy Close, Portsmouth.



PCC development - Fred Francis Close, Leigh Park



PCC development - Steep Close

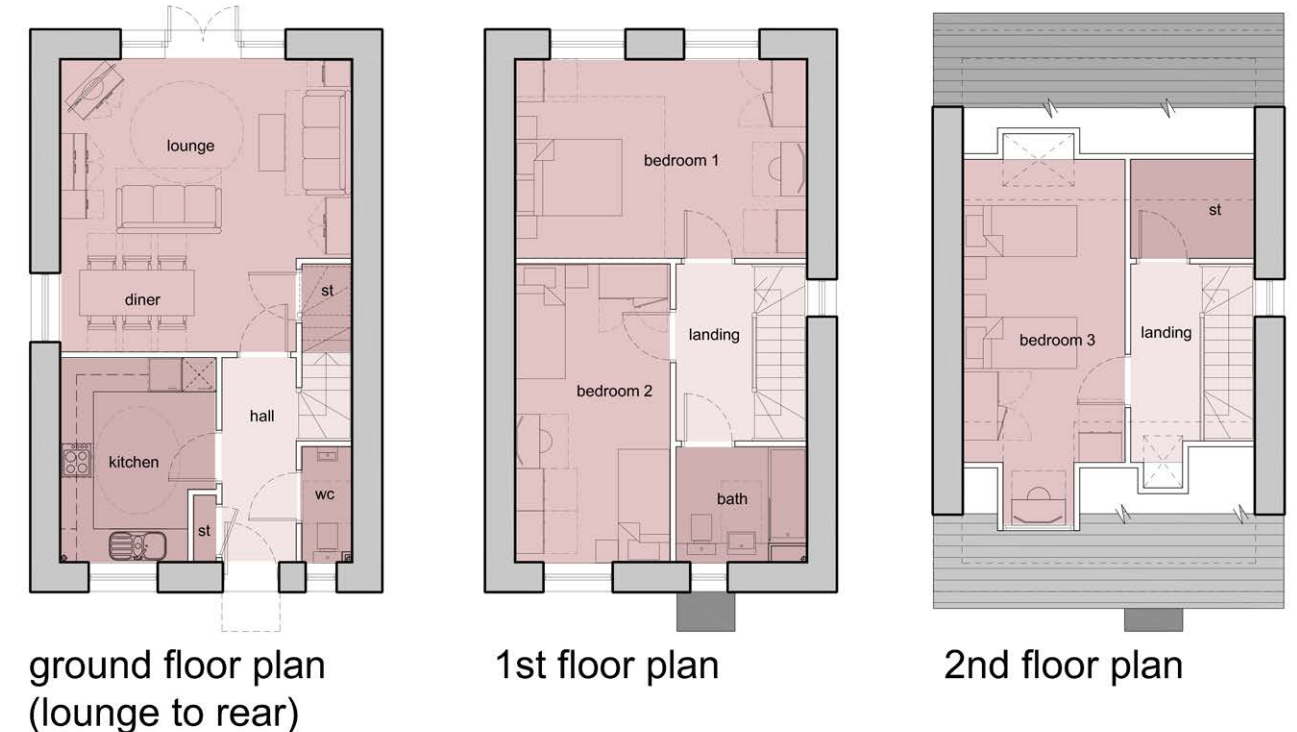
9.0 INDICATIVE HOUSE TYPES

The layout has been informed by the following house type layouts proposed to be used on the site. These layouts have been designed to meet Portsmouth City Council's requirements as well as meet and exceed the Nationally Described Space Standards. All units meet M4(1) Visitable dwellings standards unless stated as M4(2) Accessible and Adaptable dwellings or M4(3) Wheelchair User dwellings.

House Type 3B.1 ★
3 Bed 6 Person
To M4(1) Standards (108m²)
Actual Total Gross Internal Floor Area : 111m²



House Type 3A.1 ●
3 Bed 6 Person
To M4(1) Standards (108m²)
Actual Total Gross Internal Floor Area : 119m²

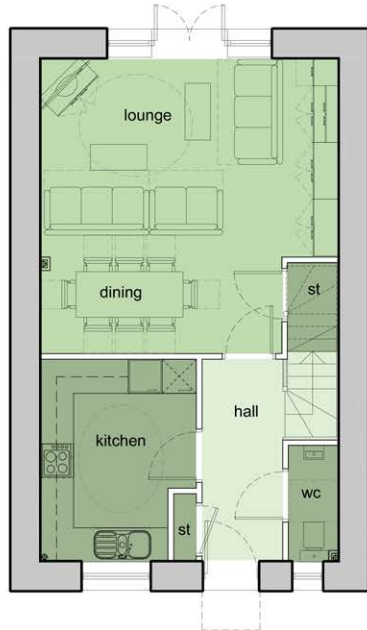


House Type 3A.2 ■
3 Bed 6 Person
To M4(2) Standards (110m²)
Actual Total Gross Internal Floor Area : 119m²

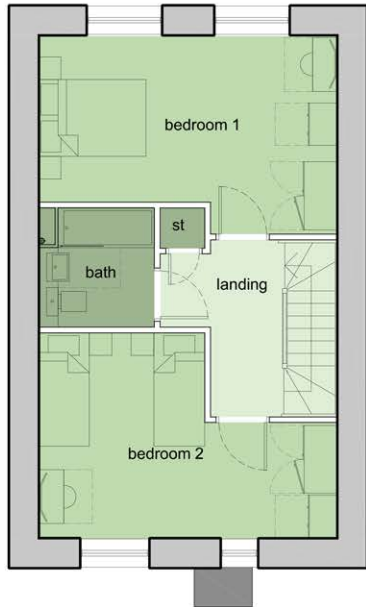


9.0 INDICATIVE HOUSE TYPES

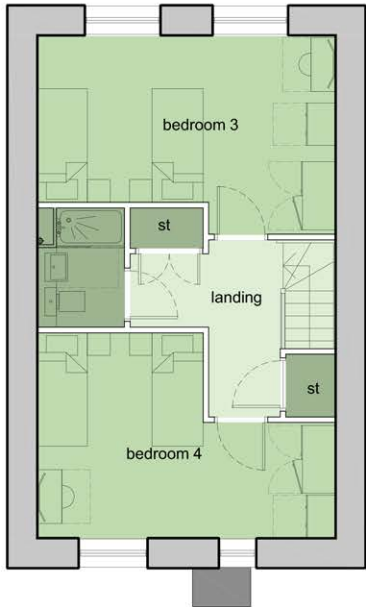
House Type 4A.1 ●
4 Bed 8 Person
To M4(1) Standards (130m²)
Actual Total Gross Internal Floor Area : 141m²



ground floor plan
(lounge to rear)

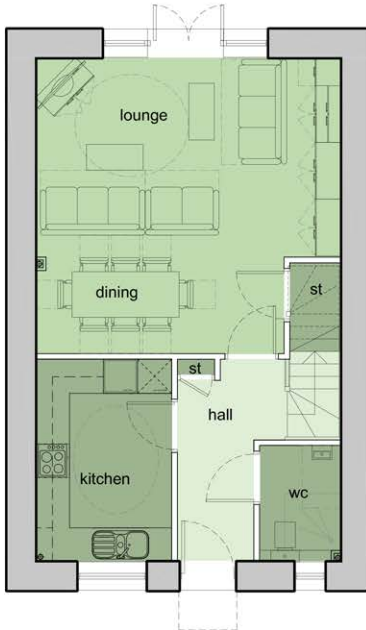


1st floor plan



2nd floor plan

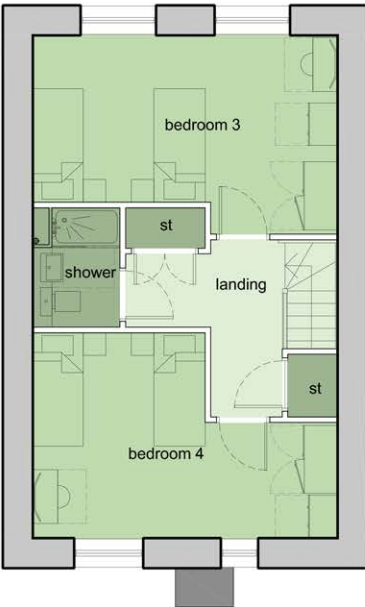
House Type 4A.2 ■
4 Bed 8 Person
To M4(2) Standards (134m²)
Actual Total Gross Internal Floor Area : 144m²



ground floor plan
(lounge to rear)

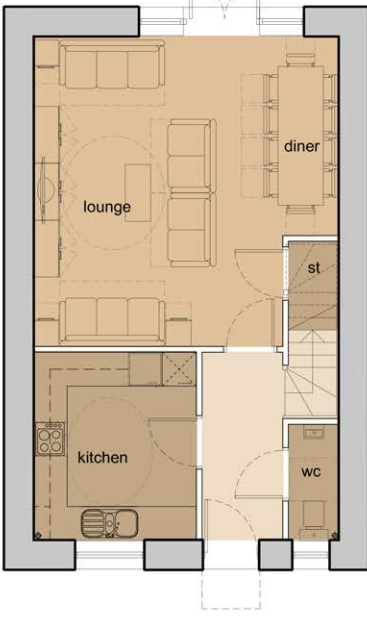


1st floor plan

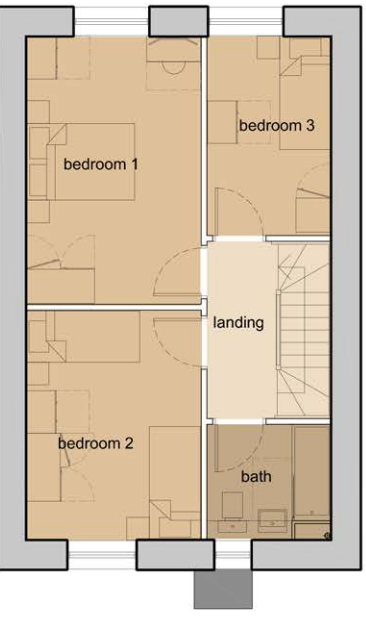


2nd floor plan

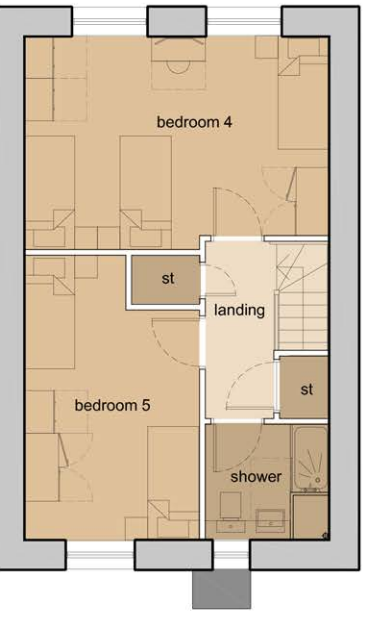
House Type 5A.1 ●
5 Bed 10 Person
To M4(1) Standards (143m²)
Actual Total Gross Internal Floor Area : 144m²



ground floor plan
(lounge to rear)

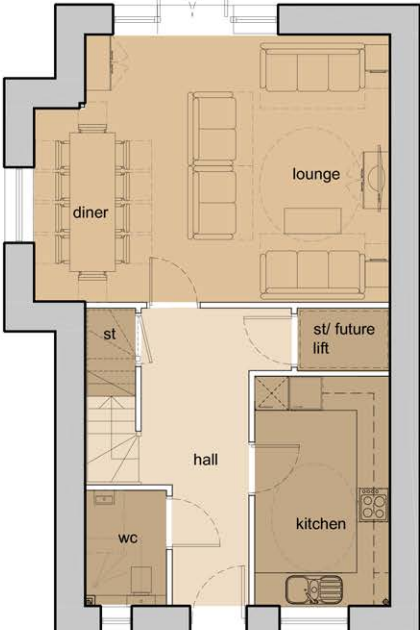


1st floor plan

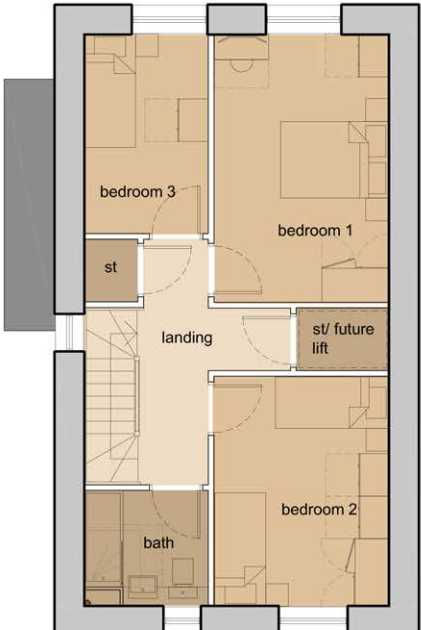


2nd floor plan

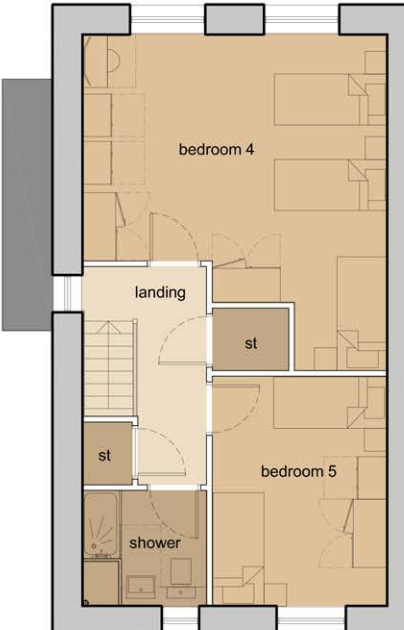
House Type 5A.2 ■
5 Bed 10 Person
To M4(2) Standards (150m²)
Actual Total Gross Internal Floor Area : 165m²



ground floor plan



1st floor plan



2nd floor plan

9.0 INDICATIVE HOUSE TYPES

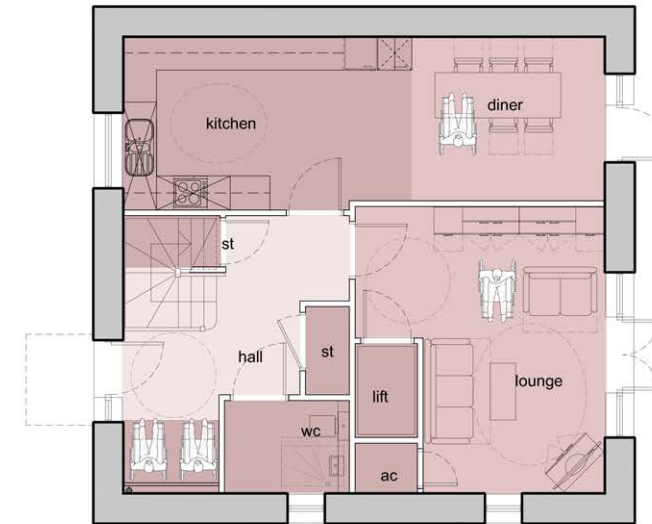
There are eight dwellings shown as being M4(3) Wheelchair User dwellings. One will be a 1-bed 2 person apartment, three will be 2-bed 4-person apartments, two will be 3-bed 6 person dwelling houses and two will be 4-bed 8 person dwelling houses. This makes up 5% of the total number of units with a further 30% designed to be M4(2) Accessible and Adaptable dwellings.

House Type 3D.3 ▲

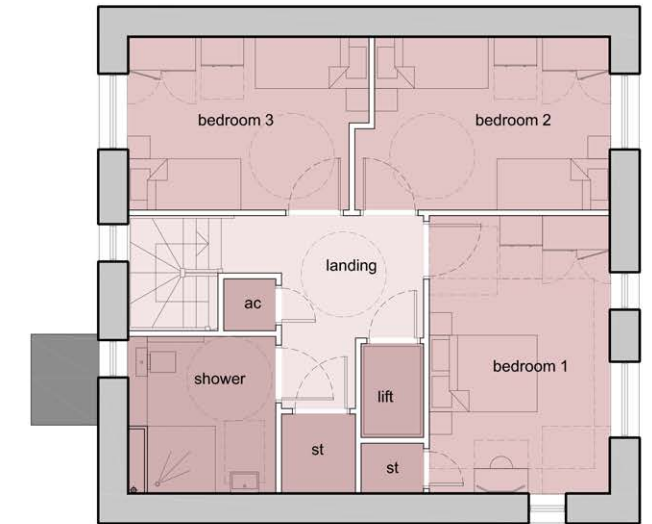
3 Bed 6 Person

To M4(3) Standards (122m²)

Actual Total Gross Internal Floor Area : 136m²



ground floor plan



1st floor plan

House Type 4D.3 ▲

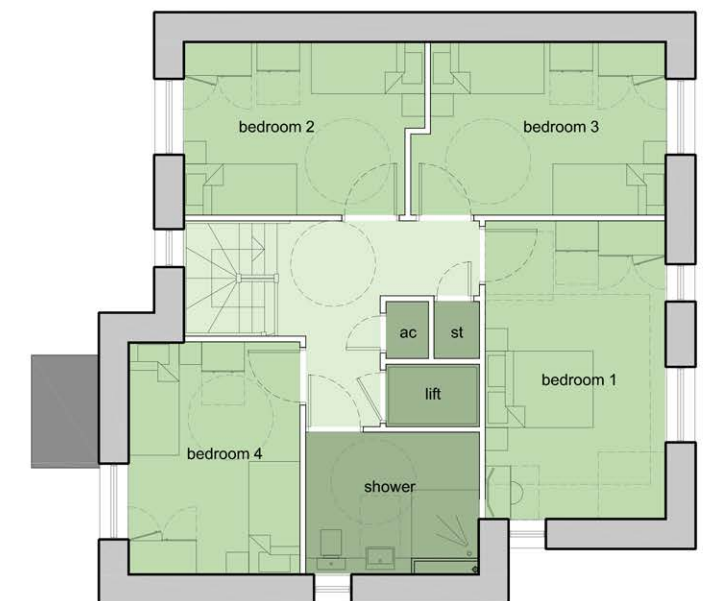
4 Bed 8 Person

To M4(3) Standards (140m²)

Actual Total Gross Internal Floor Area : 160m²



ground floor plan



1st floor plan

9.0 INDICATIVE HOUSE TYPES

Apartment Block A

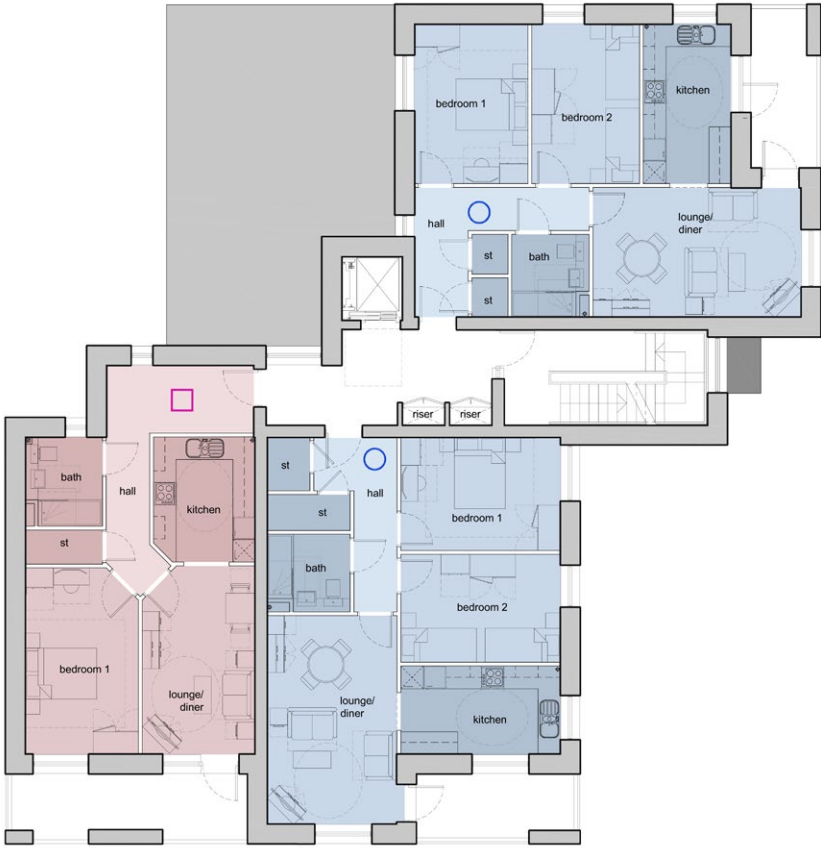
- 1nr 1-Bed 2 Person M4(1) 57m² ○
- 2nr 1-Bed 2 Person M4(2) 57m² □
- 1nr 1-Bed 2 Person M4(3) 64m² △
- 4nr 2-Bed 4 Person M4(1) 72m² ○
- 4nr 2-Bed 4 Person M4(2) 72m² □



ground floor plan



1st floor plan



2nd floor plan



3rd floor plan

9.0 INDICATIVE FLAT TYPES

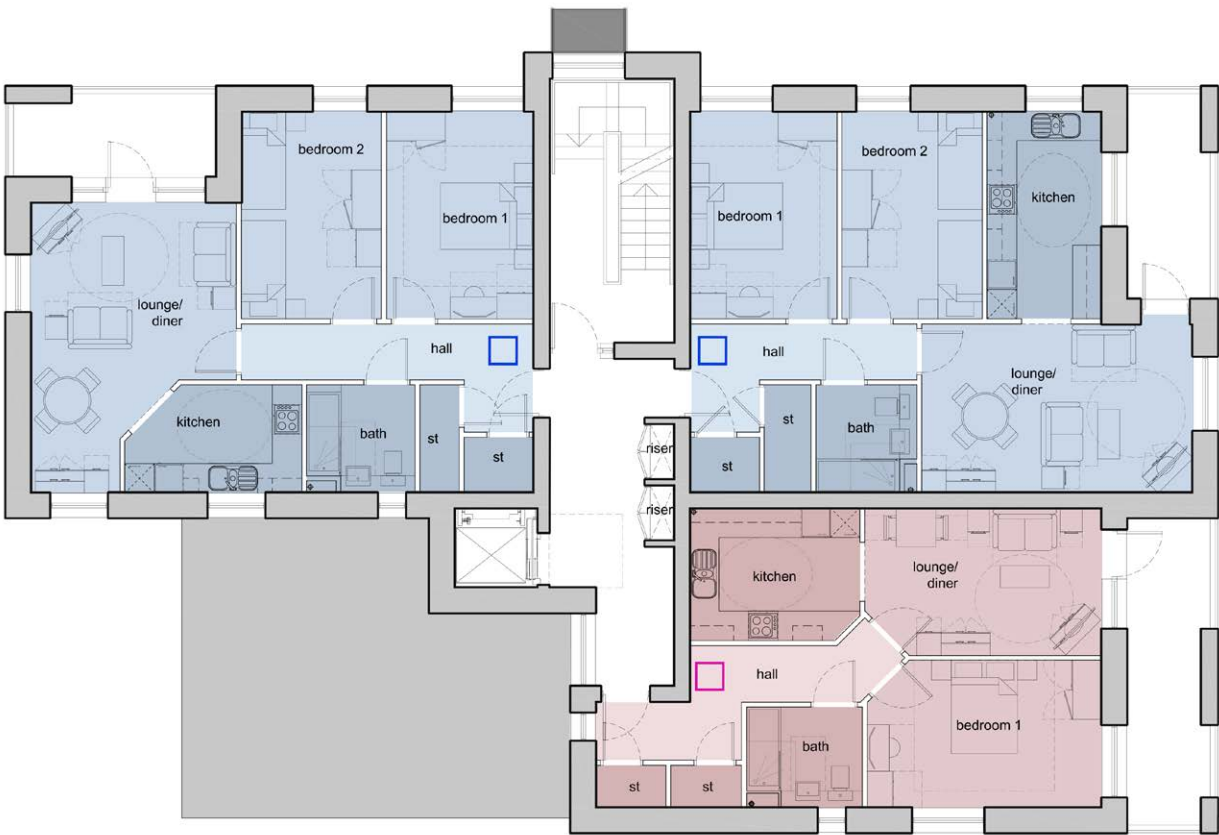
- Apartment Block B
- 2nr 1-Bed 2 Person M4(1) 57m² ○
 - 2nr 1-Bed 2 Person M4(2) 57m² □
 - 4nr 2-Bed 4 Person M4(1) 72m² ○
 - 3nr 2-Bed 4 Person M4(2) 72m² □
 - 1nr 2-Bed 4 Person M4(3) 80m² △

- Apartment Block C
- 2nr 1-Bed 2 Person M4(1) 57m² ○
 - 2nr 1-Bed 2 Person M4(2) 57m² □
 - 4nr 2-Bed 4 Person M4(1) 72m² ○
 - 3nr 2-Bed 4 Person M4(2) 72m² □
 - 1nr 2-Bed 4 Person M4(3) 80m² △

- Apartment Block D
- 2nr 1-Bed 2 Person M4(1) 57m² ○
 - 2nr 1-Bed 2 Person M4(2) 57m² □
 - 4nr 2-Bed 4 Person M4(1) 72m² ○
 - 3nr 2-Bed 4 Person M4(2) 72m² □
 - 1nr 2-Bed 4 Person M4(3) 80m² △



ground floor plan



1st floor plan



2nd floor plan



3rd floor plan

10.0 UPDATED SITE LAYOUT

10.1 Layout Strategy

Revised layout:

Following the submission of the Outline Planning Application, consultee comments and those of Havant Borough Council's planning team required revisions to the proposed layout to omit the rear 'Twittens' on the ground of surveillance and to provide more landscaping to the street scenes. Also it was clarified that the area of ancient woodland was in fact to the east of the site and not the west as had been previously assumed.

Therefore the site layout has been revised to provide a 15m landscaped buffer to the eastern boundary of the site affording the ancient woodland appropriate setting from the proposed development boundary. The proposed internal highway network has also been amended to rationalise the amount of highway providing a central spine road which all residential secondary roads feed off.

The proposed site entrance has been moved slightly to the west to allow for the ancient woodland buffer and accesses a central estate road which has generous verges allowing for landscaping opportunities such as avenue of trees.

The ancient woodland buffer provides a green space to the east of the access road where natural planting can encourage biodiversity gains for the site. A cycle path which connects the built environment to the south of the site with the bridleways to the north of the site runs along the edge of the landscaped buffer zone.

The 4-storey blocks of apartments are given a more spacious setting within the layout and afforded more communal amenity space to compliment the private amenity balconies/ gardens each is afforded. The dwelling houses have been amended to all have pitched roofs and are laid out in a more standard back-to-back arrangement with rear gardens accessed via private access paths behind locked gates.

car parking proposal is for 257 car parking spaces based on 1.28 spaces for all 120nr 1, 2 and 3 bed dwellings (1.28 is the car ownership per dwelling 2011 census data for the entire Havant Borough – the same census shows this figure is nearer 1 car per dwelling for the Warren Park area) and 2 spaces per the 30nr 4 and 5 bedroom dwellings. This gives 154 spaces to 1, 2 and 3 beds and 60 spaces for 4 & 5 beds, resulting in 214 spaces, plus 20% uplift for visitor spaces ($2 \times 21.4 = 43$) giving the 257 total.

During the redesign of the layout Havant Borough Council's planning team were consulted on the revised layout and amendments made to suit those additional comments.



10.0 UPDATED SITE LAYOUT

10.2 Updated Schedule of Accommodation

Cabbagefield ROW - Accommodation Schedule							
Plot No.		Unit Type			No. Persons	No. Hab Rooms	No. Bedrooms
		Type	M4 Type	Area			
Flats	Floor						
1	G	1B 2p	M4(3)	64	2	2	1
2	G	2B 4P	M4(2)	72	4	3	2
3	G	2B 4P	M4(2)	72	4	3	2
4	1	1B 2p	M4(2)	57	2	2	1
5	1	2B 4P	M4(2)	72	4	3	2
6	1	2B 4P	M4(2)	72	4	3	2
7	2	1B 2p	M4(2)	57	2	2	1
8	2	2B 4P	M4(1)	72	4	3	2
9	2	2B 4P	M4(1)	72	4	3	2
10	3	1B 2p	M4(2)	57	2	2	1
11	3	2B 4P	M4(1)	72	4	3	2
12	3	2B 4P	M4(1)	72	4	3	2
Houses	Storeys						
13	2.5	3B 6P	M4(1)	111	6	4	3
14	2.5	3B 6P	M4(1)	111	6	4	3
15	2.5	3B 6P	M4(1)	111	6	4	3
16	2.5	3B 6P	M4(1)	111	6	4	3
17	2.5	3B 6P	M4(1)	111	6	4	3
18	2.5	3B 6P	M4(1)	111	6	4	3
19	2.5	3B 6P	M4(1)	111	6	4	3
20	2.5	3B 6P	M4(1)	111	6	4	3
21	2.5	3B 6P	M4(1)	111	6	4	3
22	2.5	3B 6P	M4(1)	111	6	4	3
23	2	4B 8P	M4(3)	160	8	6	4
24	2	4B 8P	M4(3)	160	8	6	4
25	2	3B 6P	M4(3)	136	6	5	3
26	2	3B 6P	M4(3)	136	6	5	3
27	2.5	3B 6P	M4(1)	111	6	4	3
28	2.5	3B 6P	M4(1)	111	6	4	3
29	2.5	3B 6P	M4(1)	111	6	4	3
30	2.5	3B 6P	M4(1)	111	6	4	3
31	2.5	3B 6P	M4(1)	111	6	4	3
32	2.5	3B 6P	M4(1)	111	6	4	3
33	2.5	3B 6P	M4(1)	111	6	4	3
34	2.5	3B 6P	M4(1)	111	6	4	3
35	2.5	3B 6P	M4(1)	111	6	4	3
36	2.5	3B 6P	M4(1)	111	6	4	3
Flats	Floor						
37	G	1B 2p	M4(2)	57	2	2	1
38	G	2B 4P	M4(2)	72	4	3	2
39	G	2B 4P	M4(3)	80	4	3	2
40	1	1B 2p	M4(2)	57	2	2	1
41	1	2B 4P	M4(2)	72	4	3	2
42	1	2B 4P	M4(2)	72	4	3	2
43	2	1B 2p	M4(2)	57	2	2	1
44	2	2B 4P	M4(1)	72	4	3	2
45	2	2B 4P	M4(1)	72	4	3	2
46	3	1B 2p	M4(1)	57	2	2	1
47	3	2B 4P	M4(1)	72	4	3	2
48	3	2B 4P	M4(1)	72	4	3	2
Cabbagefield ROW - Accommodation Schedule							
Plot No.		Unit Type			No. Persons	No. Hab Rooms	No. Bedrooms
		Type	M4 Type	Area			
Flats	Floor						
49	G	1B 2p	M4(2)	57	2	2	1
50	G	2B 4P	M4(2)	72	4	3	2
51	G	2B 4P	M4(3)	80	4	3	2
52	1	1B 2p	M4(2)	57	2	2	1
53	1	2B 4P	M4(2)	72	4	3	2
54	1	2B 4P	M4(2)	72	4	3	2
55	2	1B 2p	M4(2)	57	2	2	1
56	2	2B 4P	M4(1)	72	4	3	2
57	2	2B 4P	M4(1)	72	4	3	2
58	3	1B 2p	M4(1)	57	2	2	1
59	3	2B 4P	M4(1)	72	4	3	2
60	3	2B 4P	M4(1)	72	4	3	2
Houses	Storeys						
61	3	4B 8P	M4(1)	141	8	5	4
62	3	4B 8P	M4(1)	141	8	5	4
63	3	4B 8P	M4(1)	141	8	5	4
64	3	4B 8P	M4(1)	141	8	5	4
65	3	4B 8P	M4(1)	141	8	5	4
66	3	4B 8P	M4(1)	141	8	5	4
67	3	4B 8P	M4(1)	141	8	5	4
68	3	4B 8P	M4(1)	141	8	5	4
69	3	4B 8P	M4(2)	144	8	5	4
70	3	4B 8P	M4(2)	144	8	5	4
71	3	4B 8P	M4(2)	144	8	5	4
72	3	4B 8P	M4(2)	144	8	5	4
73	2.5	3B 6P	M4(1)	111	6	4	3
74	2.5	3B 6P	M4(1)	111	6	4	3
75	2.5	3B 6P	M4(1)	111	6	4	3
76	2.5	3B 6P	M4(1)	111	6	4	3
77	2.5	3B 6P	M4(1)	111	6	4	3
78	2.5	3B 6P	M4(1)	111	6	4	3
79	2.5	3B 6P	M4(1)	111	6	4	3
80	2.5	3B 6P	M4(1)	111	6	4	3
81	2.5	3B 6P	M4(1)	111	6	4	3
69	3	4B 8P	M4(2)	144	8	5	4
70	3	4B 8P	M4(2)	144	8	5	4
71	3	4B 8P	M4(2)	144	8	5	4
72	3	4B 8P	M4(2)	144	8	5	4
56	3	5B 10P	M4(1)	144	8	6	4
61	3	4B 8P	M4(1)	141	8	5	4
62	3	4B 8P	M4(1)	141	8	5	4
63	3	4B 8P	M4(1)	141	8	5	4
64	3	4B 8P	M4(1)	141	8	5	4
56	3	5B 10P	M4(1)	144	8	6	4
92	2.5	3B 6P	M4(2)	119	6	4	3
93	2.5	3B 6P	M4(1)	119	6	4	3
94	2.5	3B 6P	M4(1)	119	6	4	3
95	2.5	3B 6P	M4(1)	119	6	4	3
96	2.5	3B 6P	M4(1)	119	6	4	3
97	2.5	3B 6P	M4(1)	119	6	4	3
98	2.5	3B 6P	M4(1)	119	6	4	3
100	2.5	3B 6P	M4(1)	119	6	4	3
101	2.5	3B 6P	M4(1)	119	6	4	3
102	2.5	3B 6P	M4(1)	119	6	4	3
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104	3	4B 8P	M4(1)	141	8	5	4
105	3	4B 8P	M4(1)	141	8	5	4
106	3	4B 8P	M4(1)	141	8	5	4
107	3	4B 8P	M4(1)	141	8	5	4
108	3	5B 10P	M4(2)	165	8	6	4
109	2.5	3B 6P	M4(1)	111	6	4	3
110	2.5	3B 6P	M4(1)	111	6	4	3
111	2.5	3B 6P	M4(1)	111	6	4	3
112	2.5	3B 6P	M4(1)	111	6	4	3
113	2.5	3B 6P	M4(1)	111	6	4	3
114	2.5	3B 6P	M4(1)	111	6	4	3
115	2.5	3B 6P	M4(1)	111	6	4	3
116	2.5	3B 6P	M4(1)	111	6	4	3
117	2.5	3B 6P	M4(1)	111	6	4	3
118	2.5	3B 6P	M4(1)	111	6	4	3
119	2.5	3B 6P	M4(1)	111	6	4	3
120	2.5	3B 6P	M4(1)	111	6	4	3
121	2.5	3B 6P	M4(1)	111	6	4	3
122	2.5	3B 6P	M4(1)	111	6	4	3
123	2.5	3B 6P	M4(1)	111	6	4	3
124	2.5	3B 6P	M4(1)	111	6	4	3
Flats	Floor						
125	G	1B 2p	M4(2)	57	2	2	1
126	G	2B 4P	M4(2)	72	4	3	2
127	G	2B 4P	M4(3)	80	4	3	2
128	1	1B 2p	M4(2)	57	2	2	1
129	1	2B 4P	M4(2)	72	4	3	2
130	1	2B 4P	M4(2)	72	4	3	2
131	2	1B 2p	M4(2)	57	2	2	1
132	2	2B 4P	M4(1)	72	4	3	2
133	2	2B 4P	M4(1)	72	4	3	2
134	3	1B 2p	M4(1)	57	2	2	1
135	3	2B 4P	M4(1)	72	4	3	2
136	3	2B 4P	M4(1)	72	4	3	2
Houses	Storeys						
137	2.5	3B 6P	M4(1)	119	6	4	3
138	2.5	3B 6P	M4(1)	119	6	4	3
139	2.5	3B 6P	M4(1)	119	6	4	3
140	2.5	3B 6P	M4(1)	119	6	4	3
141	2.5	3B 6P	M4(1)	119	6	4	3
142	2.5	3B 6P	M4(2)	119	6	4	3
143	2.5	3B 6P	M4(2)	119	6	4	3
144	2.5	3B 6P	M4(2)	119	6	4	3
145	2.5	3B 6P	M4(2)	119	6	4	3
146	2.5	3B 6P	M4(1)	119	6	4	3
147	2.5	3B 6P	M4(1)	119	6	4	3
148	2.5	3B 6P	M4(1)	119	6	4	3
149	2.5	3B 6P	M4(1)	119	6	4	3
150	2.5	3B 6P	M4(1)	119	6	4	3

11.0 SUMMARY

This Planning Design and Access Statement is written in support of an Outline Planning Application by the applicant Portsmouth City Council to provide 150 high quality affordable homes for the people of Havant and Portsmouth on the site north of Swanmore Road, Leigh Park Havant, known as Cabbagefield Row.

The Outline Application addresses the Matters of Scale, Layout and Access whilst also informing of the design aspiration for the Reserved Matters of Appearance and Landscaping which are crucial elements in ensuring the layout, scale and access assist in producing a successful development which responds to its setting and enhances it.

The principle of the site providing c150 dwellings is set out within allocated site H34 in the Havant Borough Local Plan 2036. The Planning Pre-App submitted and responded to in 2019 further established the site for its potential to deliver c150 dwellings.

Access

This application proposes the highways access on Swanmore Road, agreed with Hampshire County Council’s Highways Department through their own pre-app service. A more detailed analysis of this can be found in the Transport Statement which accompanies this application.

Scale

The scale of the development has been informed by the local character of the site, the topography and the constraints of the neighbouring woodland sites and respecting the designated grasslands and SINC areas. In assessing these factors and the layout and scale of the neighbouring Warren Park housing, a development of two three and four storeys is proposed which will complement the scale and arrangement of the local area and respect the scale of the trees which form the site boundaries.

Layout

The layout allows for connecting public realm landscaping to the boundaries, strips running east-west across the site and the retention of the open land at the northern end of the site, enabling the site to be developed with dwellings which meet with Nationally Described Space Standards as well as M4(2) and M4(3) provision. These dwellings are also afforded their own private external amenity and wider public amenity space to encourage a sense of place for communities to thrive in well landscaped surroundings.

The result is an outline application which addresses the Matters of Access Scale and Layout but is also informed by the Reserved Matters of Landscaping and Appearance as part of that process, so the ambition of the project can be understood in its full context even though some of the Matters are not of material consideration at this stage. This approach has been taken to give Havant as the LPA an understanding of the wider vision being proposed for the site.

Ultimately it is Portsmouth City Council’s aspiration to provide the future residents of Havant Borough with housing which meets and exceed the standards of modern living, utilising the latest energy and sustainability technologies to provide comfortable dwellings which are highly efficient to run and maintain and which residents can be proud of.

PDP Architecture llp, August 2021

Summary update

The revised layout provides more landscaping opportunities to the public realm whilst still providing the same number and mix of dwellings as originally submitted.

The revised layout has required other supporting information such as transport assessments, ecology and biodiversity calculations, landscape proposals and drainage strategy to be amended accordingly which all form an updated submission.

PDP Architecture llp, July 2022