

6.0 PROPOSED SITE LAYOUT

6.3 Car Parking and Transport Strategy

Following the Option 1 and Option 2 proposals shown at the public consultation and the feedback given, the Option 1 strategy to retain car parking to the street frontage and place the landscaped areas to the rear of dwellings has been adopted.

Car parking has been laid out to maximise soft landscaping opportunities with planting beds and trees placed within the street scene to ensure it has a soft green appearance. The indicative visuals provided with this application show how the street scene is envisaged.

Parking is laid out in various layouts with some curtilage parking, some unallocated parking with footpath between car parking spaces and dwelling curtilage and some car parking courts.

For the number and mix of dwellings, Havant's car parking SPD requires an unallocated parking of 269 spaces plus 20% (54) spaces for visitors, giving a total of 323 spaces.

If all spaces were allocated parking the requirement would be 318 spaces plus 20% (62) spaces for visitors, giving a total of 380 spaces. However the SPD acknowledges that affordable housing has a lower requirement

Bicycle storage has been provided by means of provision in the rear garden storage sheds in each dwelling house and in cycle stores integrated into the apartment blocks on the ground floor. Visitor cycle hoops are also shown located adjacent to the entrances of each of the four apartment blocks.

However the SPD does state that for affordable dwellings the standards can be reduced. For more information on this strategy, please refer to the Transport Assessment which accompanies this application.

6.4 Scale Strategy

The proposal is for 48 apartments and 102 dwelling houses in a scheme of 150 units with 331 car parking spaces.

The dwelling mix is:

- 12nr 1-bed 2 person apartments
- 36nr 2-bed 4 person apartments
- 72nr 3-bed 6 person dwelling houses
- 27nr 4-bed 8 person dwelling houses
- 3nr 5-bed 10 person dwelling houses

Of those units the mix of M4(1); M4(2) and M4(3) units is:

- 7nr 1-bed 2 person M4(1) apartments
- 4nr 1-bed 2 person M4(2) apartments
- 1nr 1-bed 2 person M4(3) apartments
- 16nr 2-bed 4 person apartments M4(1) apartments
- 17nr 2-bed 4 person apartments M4(2) apartments
- 3nr 2-bed 4 person apartments M4(3) apartments
- 55nr 3-bed 6 person dwelling houses M4(1) apartments
- 15nr 3-bed 6 person dwelling houses M4(2) apartments
- 2nr 3-bed 6 person dwelling houses M4(3) apartments
- 17nr 4-bed 8 person dwelling houses M4(1) apartments
- 8nr 4-bed 8 person dwelling houses M4(2) apartments
- 2nr 4-bed 8 person dwelling houses M4(3) apartments
- 2nr 5-bed 10 person dwelling houses M4(1) apartments
- 1nr 5-bed 10 person dwelling houses M4(2) apartments

The development is proposed to have mix of 2, 3 and 4 storey buildings arranged to replicate the character of The Warren area:

- Plots 1-12 Apartments 4 storey flat roof
- Plots 13-23 Terraces of dwellings 2-storey pitched roof (rooms in roof space)
- Plots 24-27 M4(3) dwellings 2 storey with flat roofs
- Plots 28-39 Terrace of dwellings 2-storey pitched roof (rooms in roof space)
- Plots 40-51 Apartments 4 storey flat roof
- Plots 52-69 Terraces of dwellings 3-storey flat roof
- Plots 70-77 Terraces of dwellings 2-storey pitched roof (rooms in roof space)
- Plots 78-89 Apartments 4 storey flat roof
- Plots 90-103 Terraces of dwellings 2-storey pitched roof (rooms in roof space)
- Plots 104-115 Apartments 4 storey flat roof
- Plots 116-140 Terraces of dwellings 2-storey pitched roof (rooms in roof space)
- Plots 141-150 Terraces of dwellings 3-storey flat roof

The density of the Warren Park area is approximately 20 dwellings per hectare. The proposal has a density of 41 dwellings per hectare on the developed part of the site. Given the constraints of the required landscape buffers to all boundaries and the retention of the open land to the northern third of the site, the density of the site within the red line is 20 dwellings per hectare. Therefore the development meets with the Local Plan requirement of 40 dph whilst respecting the local density. The 150 dwellings is in accordance with Allocated Site H34 in the Local Plan which estimated a delivery of 155 dwellings.

6.0 PROPOSED SITE LAYOUT

6.5 Schedule of Accommodation

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	5	3
14	2.5	3B 6P	M4(1)	111	6	5	3
15	2.5	3B 6P	M4(1)	111	6	5	3
16	2.5	3B 6P	M4(1)	111	6	5	3
17	2.5	3B 6P	M4(1)	111	6	5	3
18	2.5	3B 6P	M4(1)	111	6	5	3
19	2.5	3B 6P	M4(1)	111	6	5	3
20	2.5	3B 6P	M4(1)	111	6	5	3
21	2.5	3B 6P	M4(1)	111	6	5	3
22	2.5	3B 6P	M4(1)	111	6	5	3
23	2.5	3B 6P	M4(1)	111	6	5	3
24	2	3B 6P	M4(3)	136	6	5	3
25	2	3B 6P	M4(3)	136	6	5	3
26	2	4B 8P	M4(3)	160	8	6	4
27	2	4B 8P	M4(3)	160	8	6	4
28	2.5	3B 6P	M4(1)	111	6	5	3
29	2.5	3B 6P	M4(1)	111	6	5	3
30	2.5	3B 6P	M4(1)	111	6	5	3
31	2.5	3B 6P	M4(1)	111	6	5	3
32	2.5	3B 6P	M4(1)	111	6	5	3
33	2.5	3B 6P	M4(1)	111	6	5	3
34	2.5	3B 6P	M4(1)	111	6	5	3
35	2.5	3B 6P	M4(1)	111	6	5	3
36	2.5	3B 6P	M4(1)	111	6	5	3
37	2.5	3B 6P	M4(1)	111	6	5	3
38	2.5	3B 6P	M4(1)	111	6	5	3
39	2.5	3B 6P	M4(1)	111	6	5	3

Flats		Floor					
40	G	1B 2p	M4(2)	57	2	2	1
41	G	2B 4P	M4(2)	72	4	3	2
42	G	2B 4P	M4(3)	80	4	3	2
43	1	1B 2p	M4(2)	57	2	2	1
44	1	2B 4P	M4(2)	72	4	3	2
45	1	2B 4P	M4(2)	72	4	3	2
46	2	1B 2p	M4(2)	57	2	2	1
47	2	2B 4P	M4(1)	72	4	3	2
48	2	2B 4P	M4(1)	72	4	3	2
49	3	1B 2p	M4(1)	57	2	2	1
50	3	2B 4P	M4(1)	72	4	3	2
51	3	2B 4P	M4(1)	72	4	3	2

Plot No.		Unit Type			No. Persons	No. Hab Rooms	No. Bedrooms
		Type	M4 Type	Area			

Houses		Storeys					
52	3	4B 8P	M4(2)	144	8	6	4
53	3	4B 8P	M4(2)	144	8	6	4
54	3	4B 8P	M4(2)	144	8	6	4
55	3	4B 8P	M4(2)	144	8	6	4
56	3	5B 10P	M4(1)	144	8	6	4
57	3	4B 8P	M4(1)	141	8	6	4
58	3	4B 8P	M4(1)	141	8	6	4
59	3	4B 8P	M4(1)	141	8	6	4
60	3	4B 8P	M4(1)	141	8	6	4
61	3	4B 8P	M4(1)	141	8	6	4
62	3	4B 8P	M4(1)	141	8	6	4
63	3	5B 10P	M4(1)	144	8	6	4
64	3	4B 8P	M4(2)	144	8	6	4
65	3	4B 8P	M4(2)	144	8	6	4
66	3	4B 8P	M4(1)	141	8	6	4
67	3	4B 8P	M4(1)	141	8	6	4
68	3	4B 8P	M4(2)	144	8	6	4
69	3	4B 8P	M4(2)	144	8	6	4
70	2.5	3B 6P	M4(1)	111	6	5	3
71	2.5	3B 6P	M4(1)	111	6	5	3
72	2.5	3B 6P	M4(1)	111	6	5	3
73	2.5	3B 6P	M4(1)	111	6	5	3
74	2.5	3B 6P	M4(1)	111	6	5	3
75	2.5	3B 6P	M4(1)	111	6	5	3
76	2.5	3B 6P	M4(1)	111	6	5	3
77	2.5	3B 6P	M4(1)	111	6	5	3

Flats		Floor					
78	G	1B 2p	M4(2)	57	2	2	1
79	G	2B 4P	M4(2)	72	4	3	2
80	G	2B 4P	M4(3)	80	4	3	2
81	1	1B 2p	M4(2)	57	2	2	1
82	1	2B 4P	M4(2)	72	4	3	2
83	1	2B 4P	M4(2)	72	4	3	2
84	2	1B 2p	M4(2)	57	2	2	1
85	2	2B 4P	M4(1)	72	4	3	2
86	2	2B 4P	M4(1)	72	4	3	2
87	3	1B 2p	M4(1)	57	2	2	1
88	3	2B 4P	M4(1)	72	4	3	2
89	3	2B 4P	M4(1)	72	4	3	2

Houses		Storeys					
90	2.5	3B 6P	M4(1)	111	6	5	3
91	2.5	3B 6P	M4(1)	111	6	5	3
92	2.5	3B 6P	M4(1)	111	6	5	3
93	2.5	3B 6P	M4(1)	111	6	5	3
94	2.5	3B 6P	M4(1)	111	6	5	3
95	2.5	3B 6P	M4(1)	111	6	5	3
96	2.5	3B 6P	M4(1)	111	6	5	3
97	2.5	3B 6P	M4(1)	111	6	5	3
98	2.5	3B 6P	M4(1)	111	6	5	3
99	2.5	3B 6P	M4(1)	111	6	5	3
100	2.5	3B 6P	M4(1)	111	6	5	3
101	2.5	3B 6P	M4(1)	111	6	5	3
102	2.5	3B 6P	M4(1)	111	6	5	3
103	2.5	3B 6P	M4(1)	111	6	5	3

Plot No.		Unit Type			No. Persons	No. Hab Rooms	No. Bedrooms
		Type	M4 Type	Area			

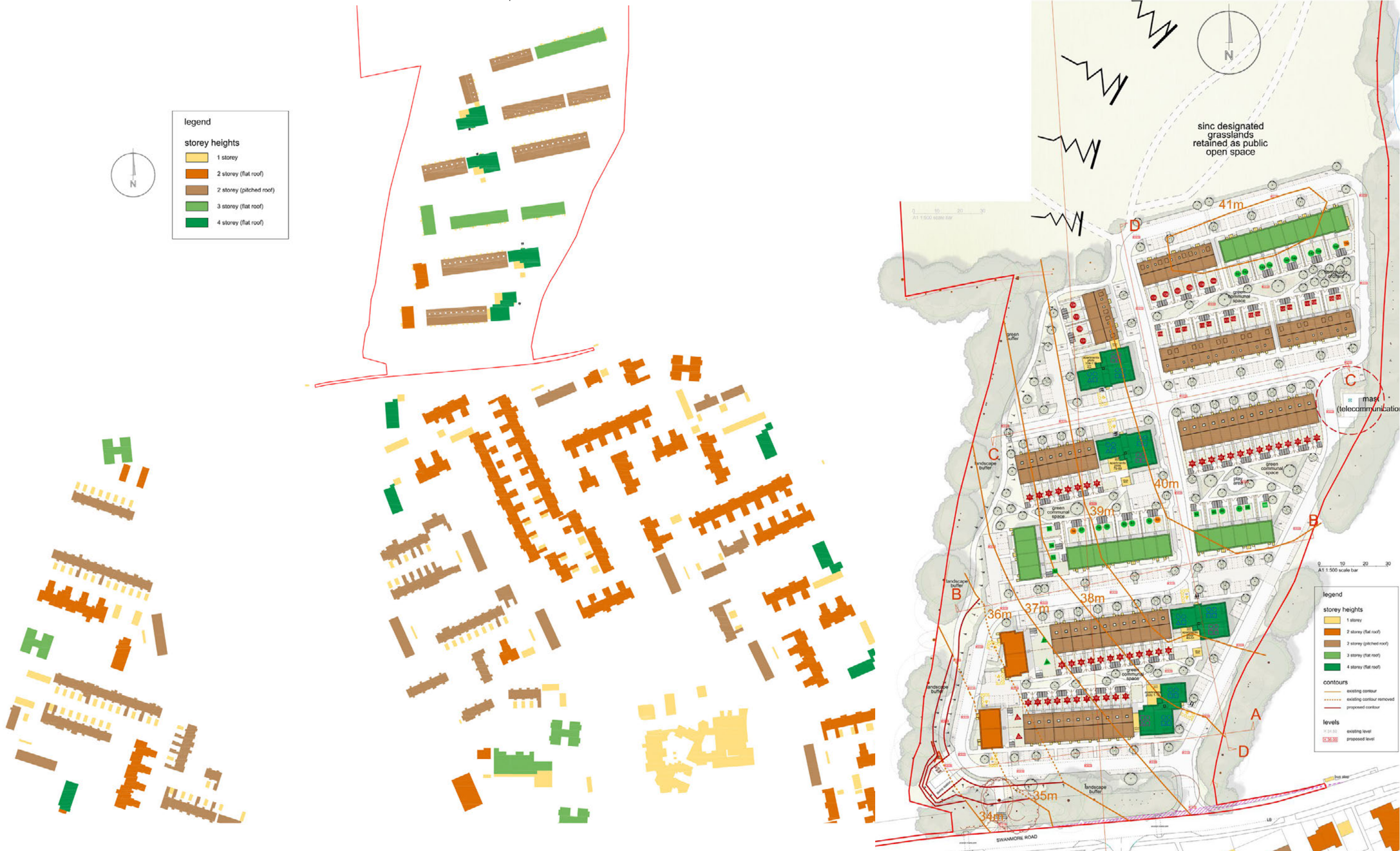
Flats		Floor					
104	G	1B 2p	M4(2)	57	2	2	1
105	G	2B 4P	M4(2)	72	4	3	2
106	G	2B 4P	M4(3)	80	4	3	2
107	1	1B 2p	M4(2)	57	2	2	1
108	1	2B 4P	M4(2)	72	4	3	2
109	1	2B 4P	M4(2)	72	4	3	2
110	2	1B 2p	M4(2)	57	2	2	1
111	2	2B 4P	M4(1)	72	4	3	2
112	2	2B 4P	M4(1)	72	4	3	2
113	3	1B 2p	M4(1)	57	2	2	1
114	3	2B 4P	M4(1)	72	4	3	2
115	3	2B 4P	M4(1)	72	4	3	2

Houses		Storeys					
116	2.5	3B 6P	M4(2)	119	6	5	3
117	2.5	3B 6P	M4(2)	119	6	5	3
118	2.5	3B 6P	M4(2)	119	6	5	3
119	2.5	3B 6P	M4(2)	119	6	5	3
120	2.5	3B 6P	M4(2)	119	6	5	3
121	2.5	3B 6P	M4(2)	119	6	5	3
122	2.5	3B 6P	M4(2)	119	6	5	3
123	2.5	3B 6P	M4(2)	119	6	5	3
124	2.5	3B 6P	M4(2)	119	6	5	3
125	2.5	3B 6P	M4(2)	119	6	5	3
126	2.5	3B 6P	M4(2)	119	6	5	3
127	2.5	3B 6P	M4(2)	119	6	5	3
128	2.5	3B 6P	M4(2)	119	6	5	3
129	2.5	3B 6P	M4(2)	119	6	5	3
130	2.5	3B 6P	M4(2)	119	6	5	3
131	2.5	3B 6P	M4(1)	119	6	5	3
132	2.5	3B 6P	M4(1)	119	6	5	3
133	2.5	3B 6P	M4(1)	119	6	5	3
134	2.5	3B 6P	M4(1)	119	6	5	3
135	2.5	3B 6P	M4(1)	119	6	5	3
136	2.5	3B 6P	M4(1)	119	6	5	3
137	2.5	3B 6P	M4(1)	119	6	5	3
138	2.5	3B 6P	M4(1)	119	6	5	3
139	2.5	3B 6P	M4(1)	119	6	5	3
140	2.5	3B 6P	M4(1)	119	6	5	3
141	3	4B 8P	M4(1)	141	8	6	4
142	3	4B 8P	M4(1)	141	8	6	4
143	3	4B 8P	M4(1)	141	8	6	4
144	3	4B 8P	M4(1)	141	8	6	4
145	3	4B 8P	M4(1)	141	8	6	4
146	3	4B 8P	M4(1)	141	8	6	4
147	3	4B 8P	M4(1)	141	8	6	4
148	3	4B 8P	M4(1)	141	8	6	4
149	3	4B 8P	M4(1)	141	8	6	4
150	3	5B 10P	M4(2)	165	8	6	4

6.0 PROPOSED SITE LAYOUT

6.7 Proposed Scale and Topography

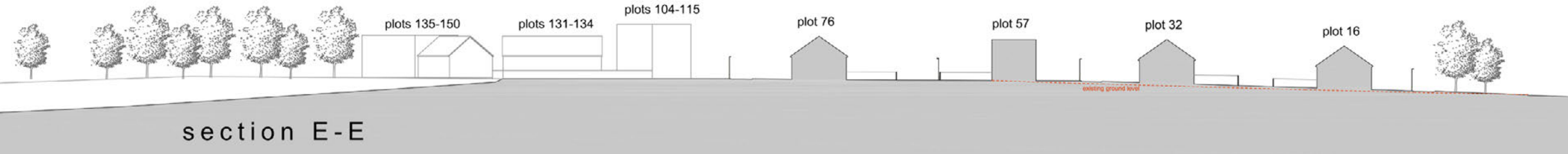
These diagrams show the approach for the scale in terms of storey heights of the proposal with an emphasis on two and three storey development with flat and pitched roofs as well as some point-blocks of 4 storey apartments. This is shown in both the context of the site and the wider relationship with Warren Park.



6.0 PROPOSED SITE LAYOUT



section location plan [A1 1:1000]

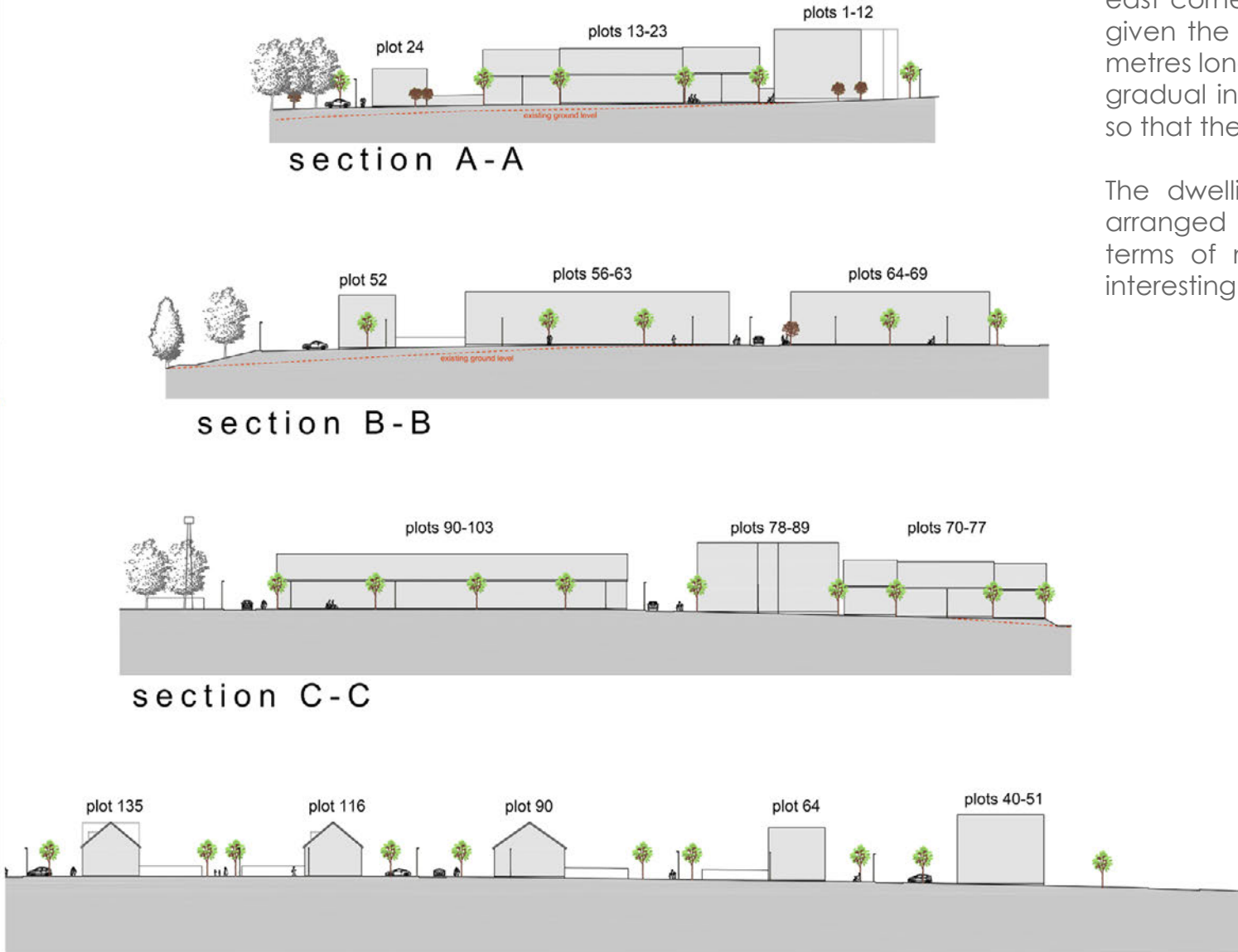


section E-E

6.8 Proposed Site Sections

Site cross-sections show the conceptual field of the development. The site has a topography which rises around 5 metres from the south-west corner of the site to the north-east corner of the developed site. However, given the scale of the site which is over 250 metres long, the overall topography allows for gradual inclines and localised level changes so that the site will appear relatively flat.

The dwellings and apartments have been arranged to provide a varied built form in terms of massing and height providing an interesting skyline.



section D-D

indicative cross sections [A1 1:500]

6.0 PROPOSED SITE LAYOUT

6.6 Design Opportunities & Constraints

As a 1950s-1970s development, the Leigh Park estate benefits from setting dwellings within landscaped spaces with a mix of building styles and heights. The Warren was one of the later phases and is more identifiable as a 1970s development with flat roof dwellings of 2, 3 and 4 storey.

This typology has been considered as an opportunity in the scale and layout of this proposal as well as factoring in the mix and size of units required and the uplift for M4(2) and M4(3) requirements.

Another opportunity is the connectivity of the site to the wider Warren Park area and its links to Havant Thicket. Vehicle, pedestrian and cycle routes through the proposal will ensure the existing connectivity between the built form of the housing estate and the close proximity of the wider countryside is maintained and enhanced.

The constraints of the existing landscaping, mature trees and required buffer zones to the east, west and south boundaries has been turned into an opportunity to further connect the site with the existing landscaping and integrate this into the development site.

The existing telephone communications mast offers a constraint to the area in close proximity with no development within 15m of the mast, which has been accommodated within the layout. Additionally the applicant as land owner has granted the mast operator the lease to use this site for a mast and as part of that lease holds the right to have the mast removed if the site is being developed. The current lease expires in 2024 so it is likely the mast will not remain on the site by the time it is developed.

The site has the opportunity to be a contemporary housing development meeting and exceeding standards in terms of urban design, internal layouts, energy performance and renewable energy sources set within a landscape led setting utilising the existing natural backdrop that surrounds the site and the future diverse opportunities the adjacent reservoir project will bring to the area.

SINC Designated Grasslands

Constraint: Building exclusion zone due to SINC.
Challenging topography.

Opportunity: Public open green space.

Telecommunication Mast

Constraint: Building exclusion zone.

Opportunity: Visual enhancements via landscaping.

Woodland Buffer

Constraint: 15 meter buffer to developable land.

Opportunity: Landscaped boundaries and connection to existing landscape.

Access

Constraint: Single access point to Swanmore Road.

Opportunity: Seperate access for cycle and foot traffic as well as emergency vehicle access.



6.0 PROPOSED SITE LAYOUT

6.9 Precedent

The design of the proposed development, in terms of its appearance, has yet to be finalised. It is felt that the site in its landscaped setting will benefit from contemporary, sustainable design that answer the challenges currently present in the design of Warren Park.

Combining contemporary methods of design with traditional forms will create an attractive landscape led development with varied ridge heights which occur as a result of existing topography.

The images below give a series of exemplar developments which have faced similar design challenges as the Cabbagefield Row site.

One of the precedents examined is Upton, Northampton that successfully incorporate a range of architectural, contemporary styles. The development takes care to avoid hard surfaces where possible, and spaces out parking to reduce the impact of hard surfacing throughout the site. Green wedges and planted trees help break up the hard surfacing between parking and buildings.

The Goldsmith Street, Norwich development won the RIBA Sterling Prize in 2019 as an exemplar sustainable affordable housing development. Its layout is a series of linear terraced streets with communal landscaped spaces to the rear of properties. This approach has heavily influenced the proposed layout at Cabbagefield Row.

The final precedent shown below is Brightwell Lakes, a large-scale development that has received planning permission in Suffolk. Brightwell Lakes promotes low density homes surrounded by green space and planting that soften potential views and reflects the surrounding greenfield character of the site. Cabbagefield Row will benefit from treating its urban landscape with similar care.



Upton, Northampton, source: Keepmoat Homes



Upton, Northampton, source: Keepmoat Homes



Goldsmith Street, Norwich, source: Mikhail Riches



Brightwell Lakes, source: Broadway Malyan



Source: Google Street View

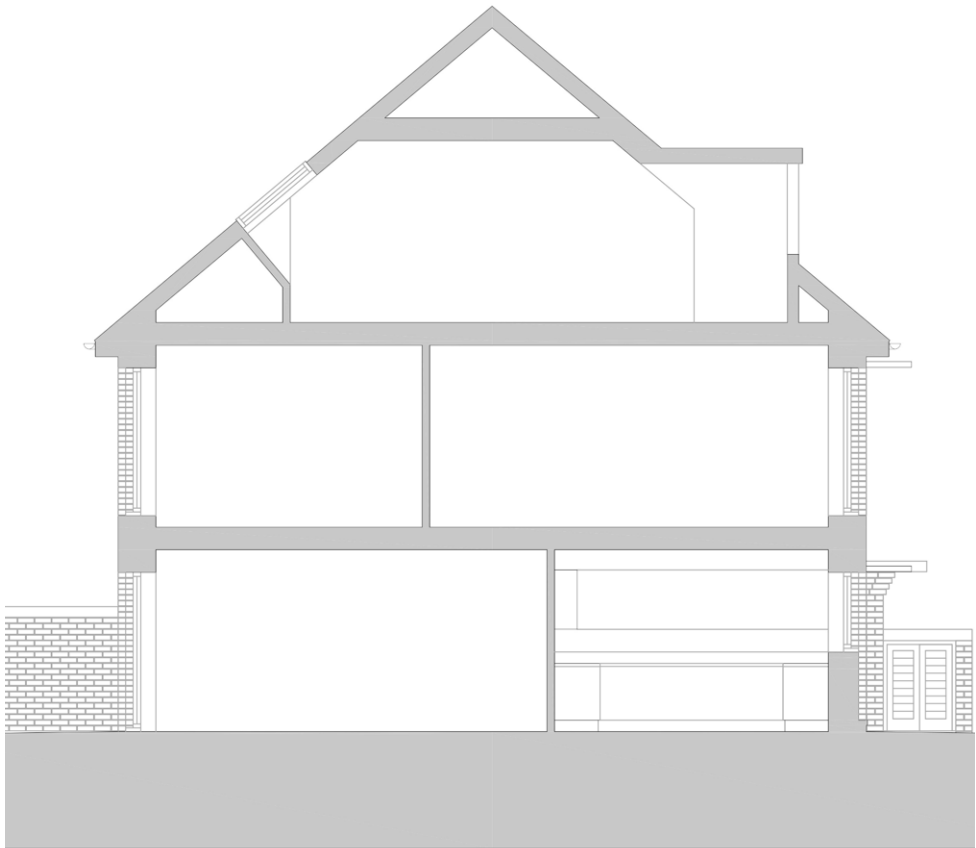


Upton, Northampton source: Google Street View

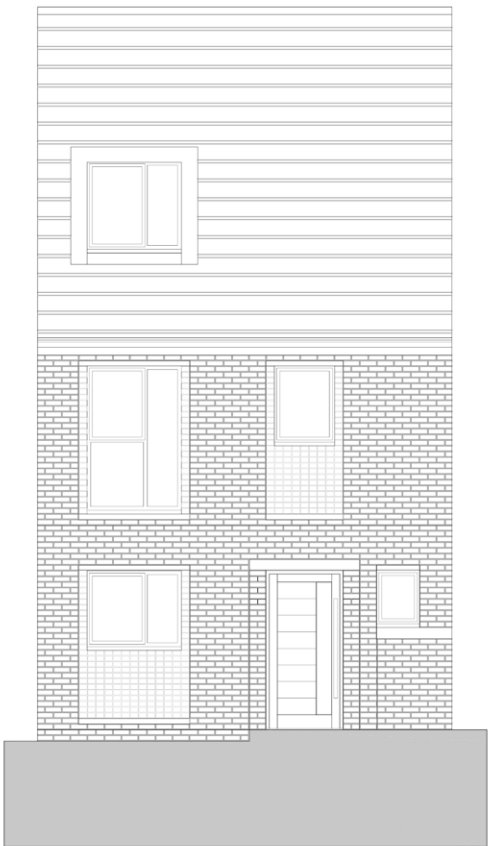
6.0 PROPOSED SITE LAYOUT

6.10 Indicative Bay Study

Although appearance is not a reserved matter being dealt with in this outline application, to ensure an integrated design approach the form, massing, scale, and appearance of the development is being considered in tandem with the matters which are being addressed (Scale, Layout and Access). These images give an indication of the design intent of the development with high quality contemporary design utilising robust materials such as facing brick, integrated with design principles which are driven by the Energy Strategy to ensure the homes are not only aesthetically attractive but are also highly efficient dwellings to live in.



Indicative cross-section of terraced house.



Indicative front elevation of terraced house.



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:

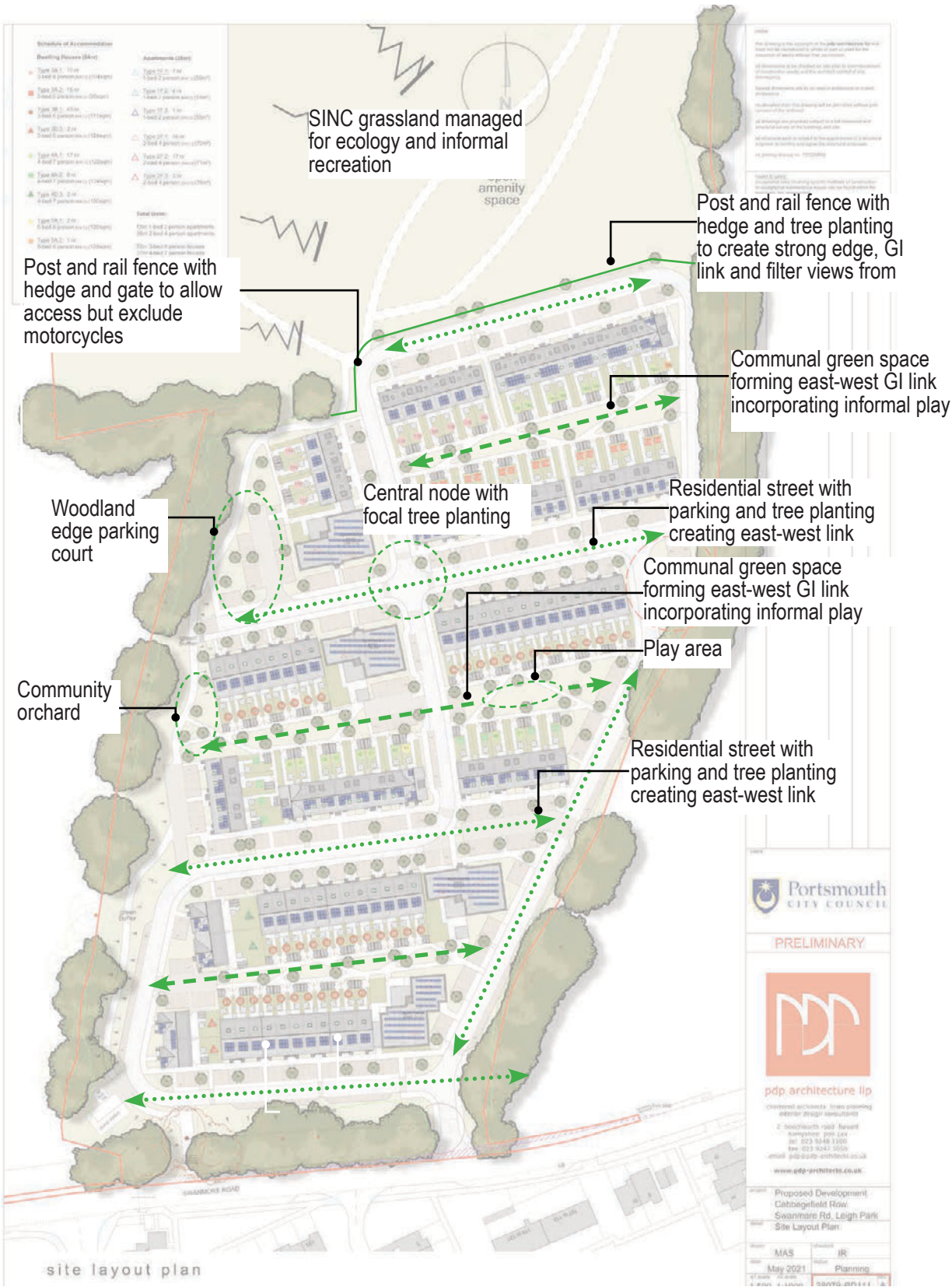
- Developing an understanding of the site and its setting;
- Defining what matters most about the landscape and visual aspects;
- Incorporating these into the best possible development proposals which maximises opportunities and potentials; and
- Minimising and mitigating harm;

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



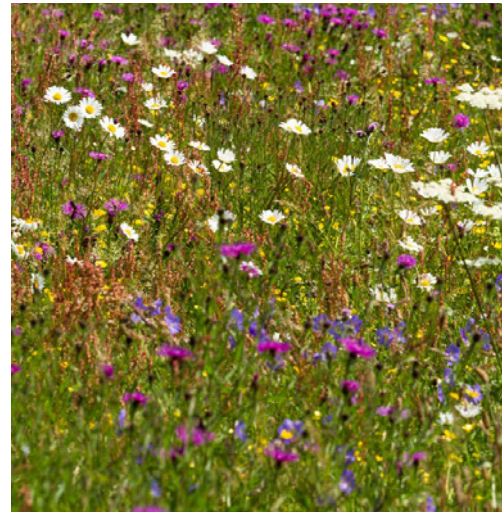
7.0 INDICATIVE LANDSCAPE STRATEGY

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

7.0 INDICATIVE LANDSCAPE STRATEGY

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.



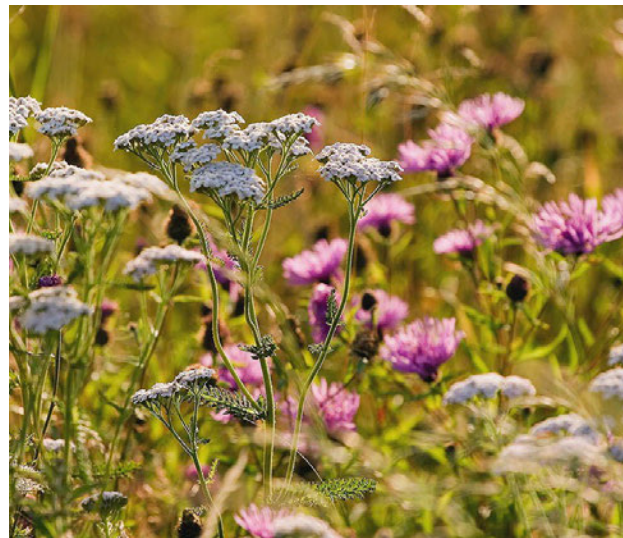
Mature Field Maple



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

7.0 INDICATIVE LANDSCAPE STRATEGY

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



ground floor plan

1st floor plan

2nd floor plan

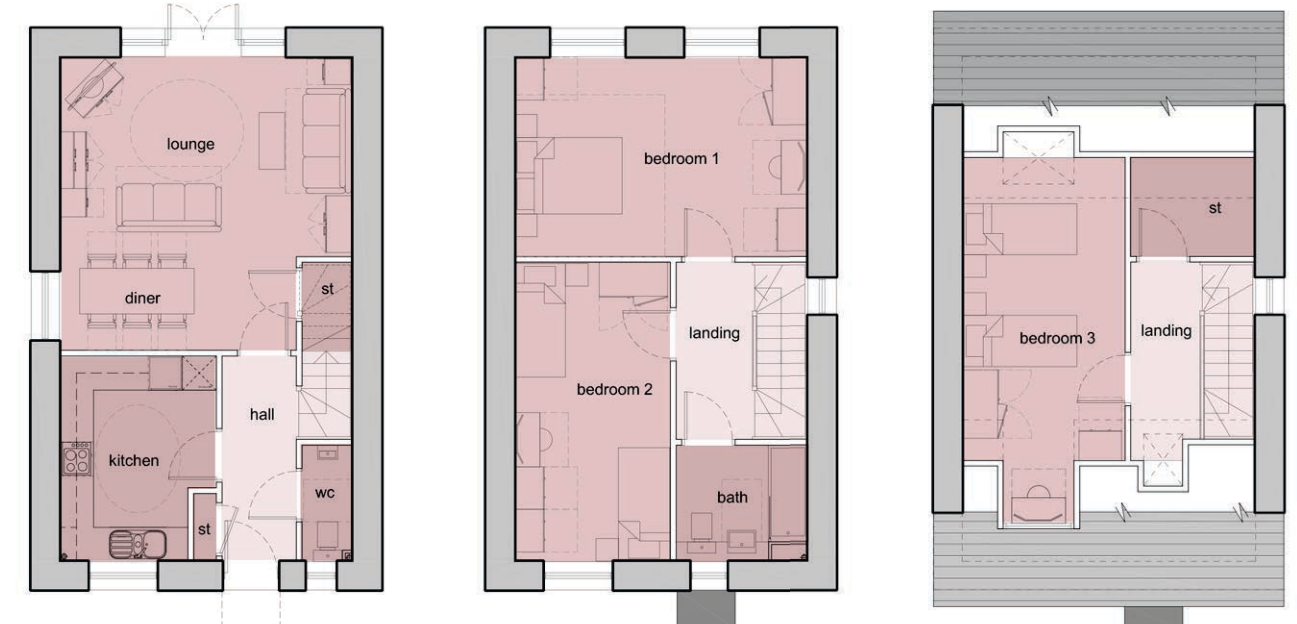
House Type 3A.1



3 Bed 6 Person

To M4(1) Standards (108m²)

Actual Total Gross Internal Floor Area : 119m²



ground floor plan
(lounge to rear)

1st floor plan

2nd floor plan

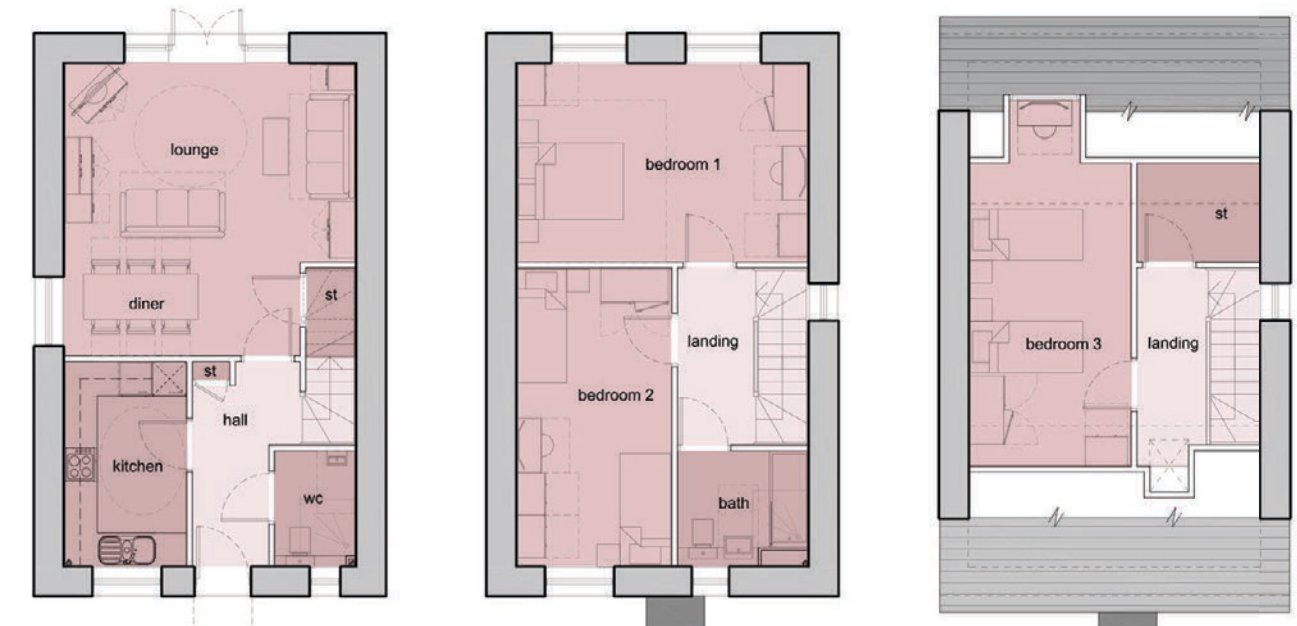
House Type 3A.2



3 Bed 6 Person

To M4(2) Standards (110m²)

Actual Total Gross Internal Floor Area : 119m²



ground floor plan
(lounge to rear)

1st floor plan

2nd floor plan

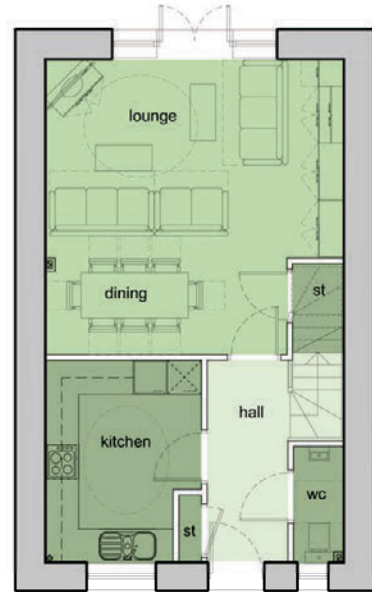
9.0 INDICATIVE HOUSE TYPES

House Type 4A.1

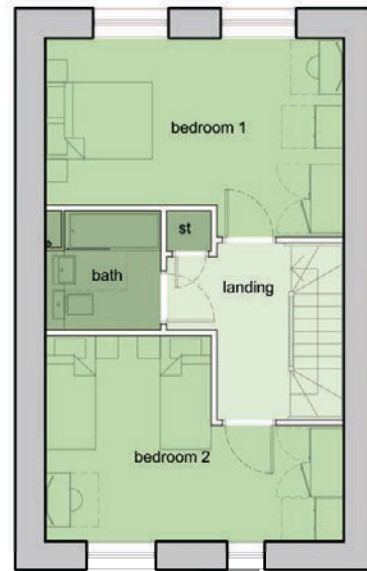
4 Bed 8 Person

To M4(1) Standards (130m²)

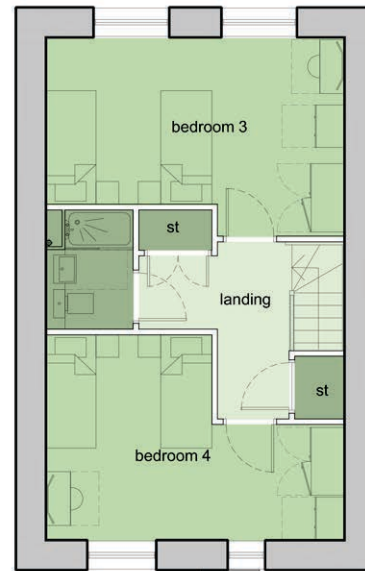
Actual Total Gross Internal Floor Area : 141m²



ground floor plan
(lounge to rear)



1st floor plan



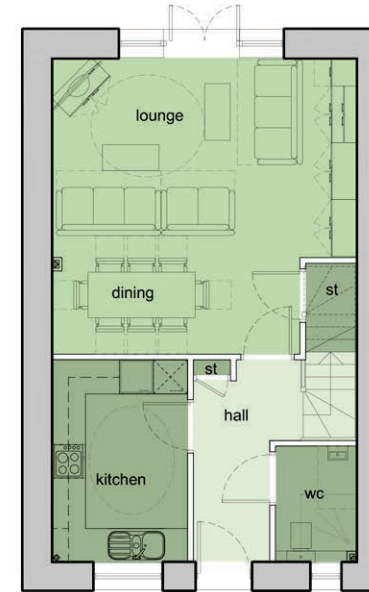
2nd floor plan

House Type 4A.2

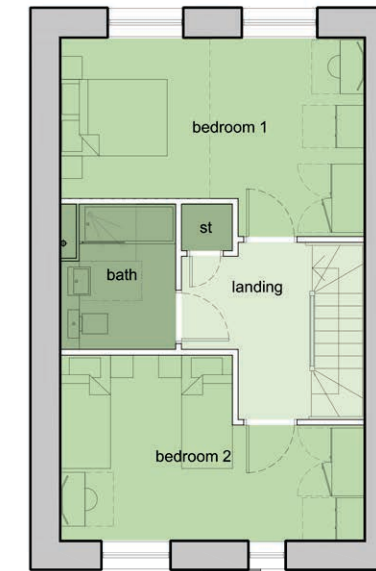
4 Bed 8 Person

To M4(2) Standards (134m²)

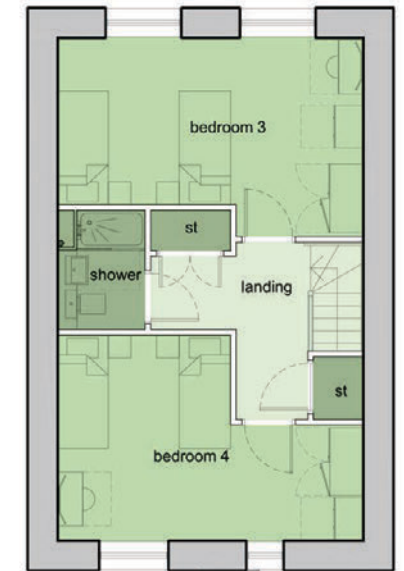
Actual Total Gross Internal Floor Area : 144m²



ground floor plan
(lounge to rear)



1st floor plan



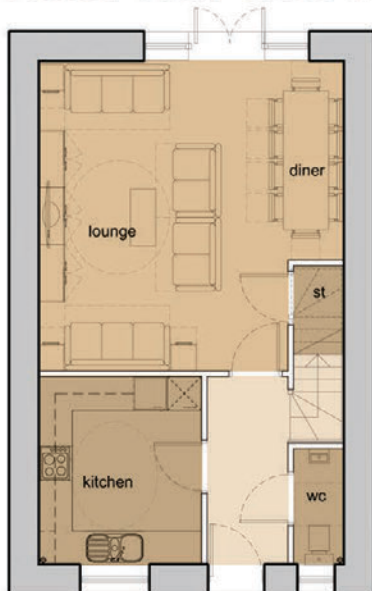
2nd floor plan

House Type 5A.1

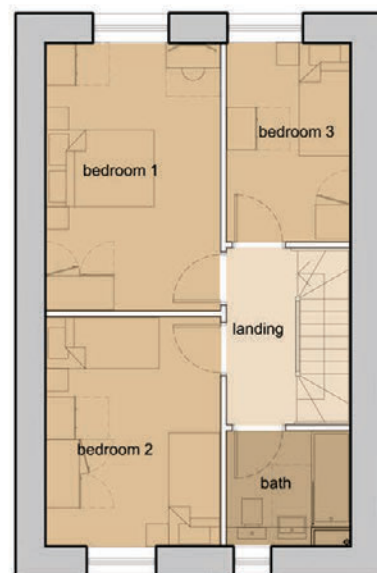
5 Bed 10 Person

To M4(1) Standards (143m²)

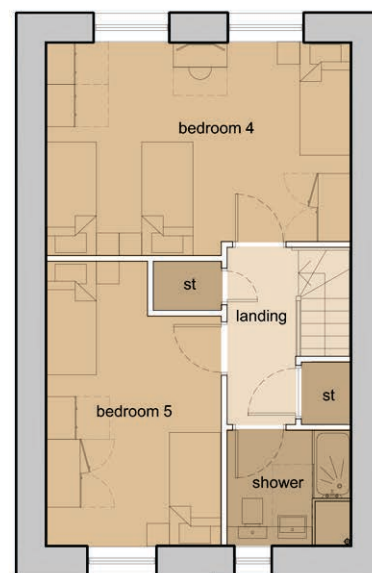
Actual Total Gross Internal Floor Area : 144m²



ground floor plan
(lounge to rear)



1st floor plan



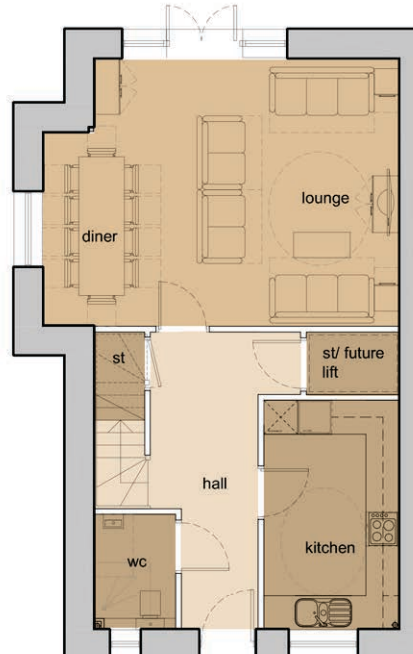
2nd floor plan

House Type 5A.2

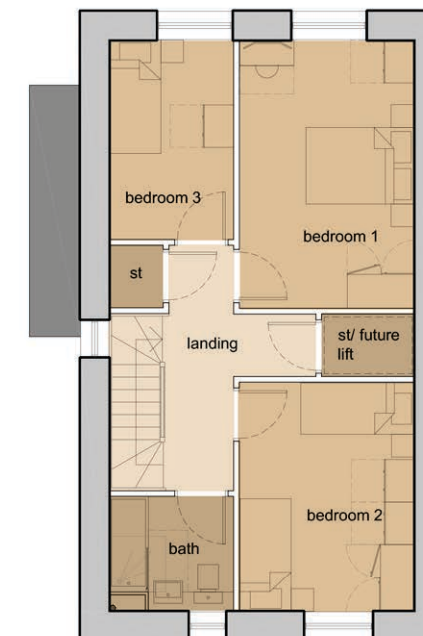
5 Bed 10 Person

To M4(2) Standards (150m²)

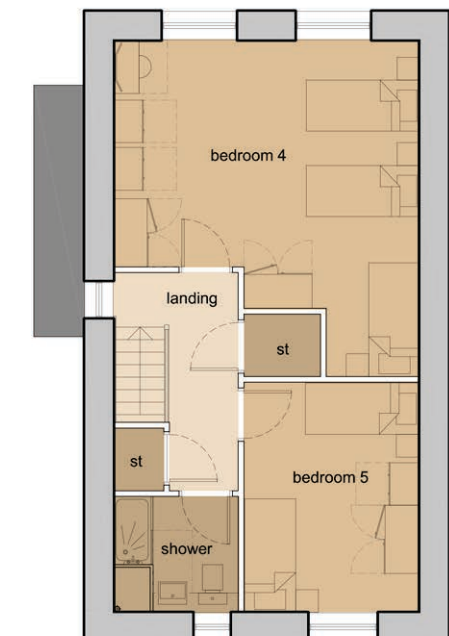
Actual Total Gross Internal Floor Area : 165m²



ground floor plan



1st floor plan



2nd floor plan

9.0 INDICATIVE HOUSE TYPES

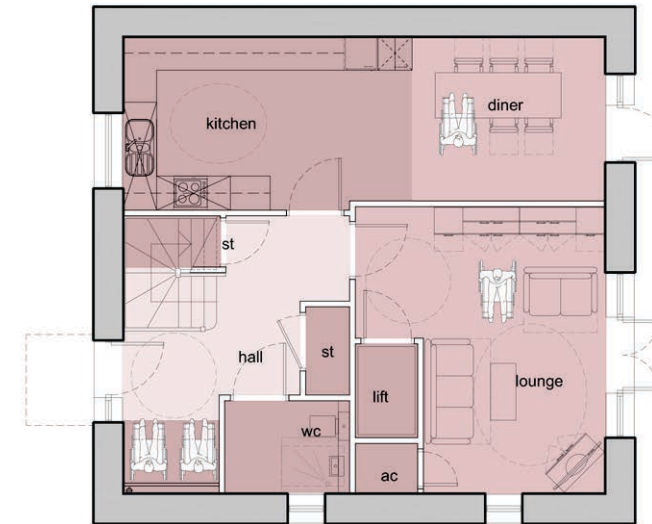
There are eight dwellings shown as being M4(3) Wheelchair User dwellings. One will be a 1-bed 2 person apartment, three will be 2-bed 4-person apartments, two will be 3-bed 6 person dwelling houses and two will be 4-bed 8 person dwelling houses. This makes up 5% of the total number of units with a further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

House Type 3D.3 ▲

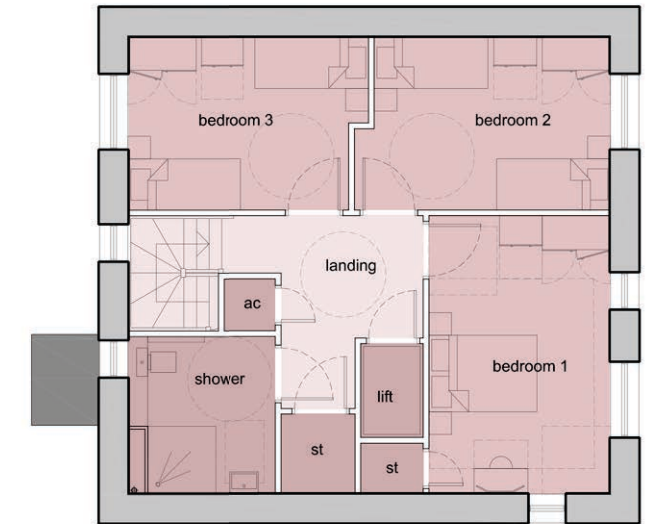
3 Bed 6 Person

To M4(3) Standards (122m²)

Actual Total Gross Internal Floor Area : 136m²



ground floor plan



1st floor plan

House Type 4D.3 ▲

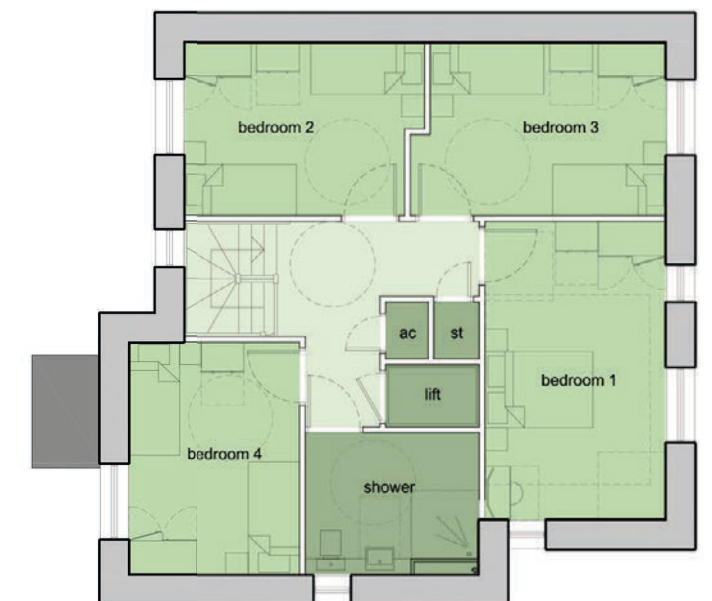
4 Bed 8 Person

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 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