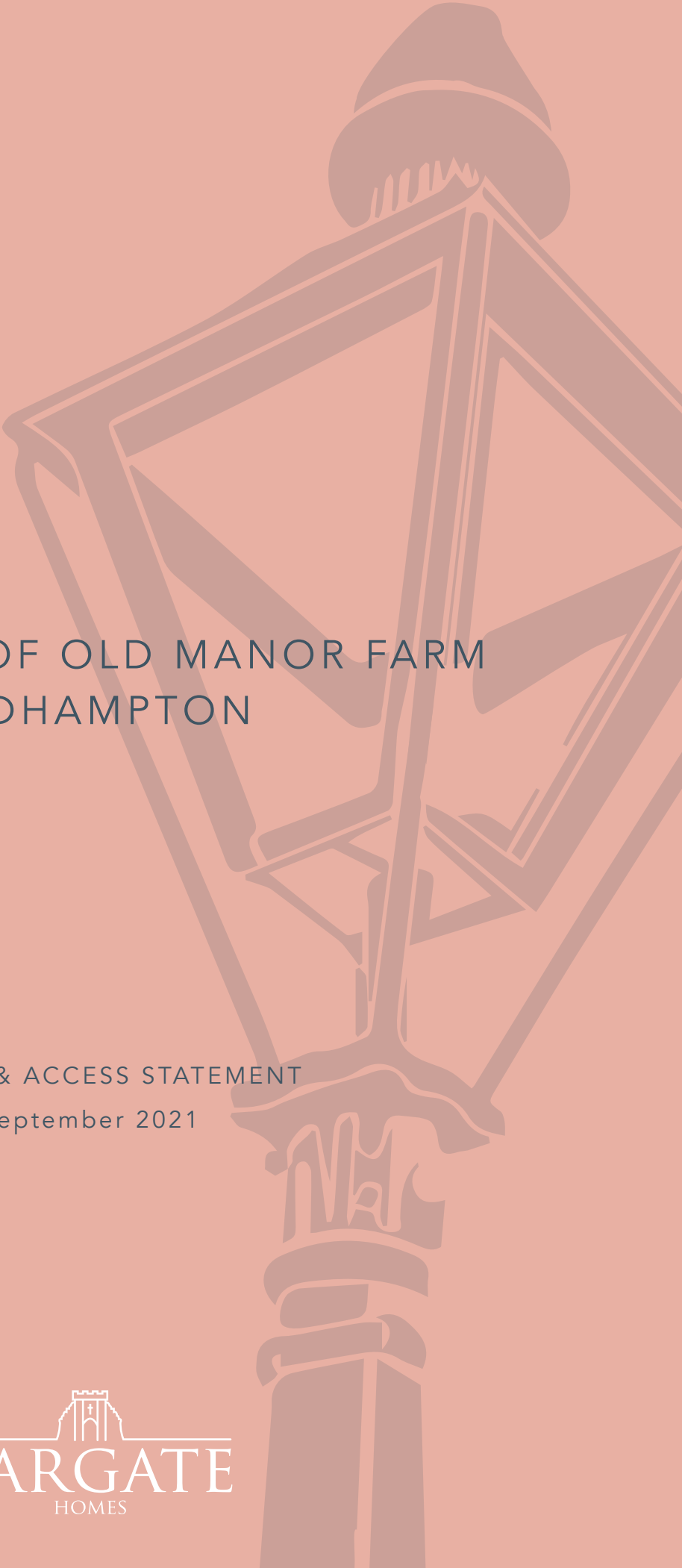




LAND WEST OF OLD MANOR FARM BEDHAMPTON

DESIGN & ACCESS STATEMENT
September 2021

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01

INTRODUCTION

OUTLINE PLANNING APPLICATION

On behalf of Bargate Homes, Mosaic Urban Design has prepared this Design and Access Statement for an “Outline planning application for up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road.”

Only the principle of the proposed land uses and the details of the means of access are to be determined at this stage. Appearance, landscaping, layout and scale are reserved for future determination.. The outline planning application seeks approval for development quantum and access.



Illustrative masterplan



Future reserved matters applications

Matters relating to layout, scale, appearance and landscaping will be the subject of future Reserved Matters Applications.

Role of the Design & Access Statement

A Design and Access Statement (DAS) is a short report accompanying and supporting a planning application. The aim of a Design & Access Statement is to present a coherent explanation of the proposed development of the application site, how the proposals have been conceived and how the development is influenced by its context.

A DAS must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design. The DAS must explain the applicant's approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

The chapters of this document follow the CABE guidance 'Design & Access Statements: How to write, read and use them':

- Assessment
- Involvement
- Evaluation
- Design

Community Consultation

The comprehensive extent of wider community consultation has been clearly set out in the Involvement chapter of this document and will be covered in more detail in the accompanying Statement of Community Involvement.

Design Guidance

The proposed development promotes the objectives of the National Design Guide and Havant Borough Council's Borough Design Guide Supplementary Planning Document December 2011 (HDG) for the Land West of Old Manor Farm, Bedhampton.

Bargate Homes

Bargate Homes was established in 2006 to be a truly differentiated homebuilder in its product and guiding principles. To be better, not big. To focus on doing the right thing, in delighting customers; not prioritising margins and shareholder returns. To reject the malaise of mediocrity in new homes design and build standards and appalling levels of customer service. To recognise corporate responsibility; to have a purpose beyond profit. To demonstrate a duty of care in development, to enhance the beautiful local area we all choose to call home and give back to the communities in which we develop. To be the brand that cares in a marketplace that seemingly does not.

This vision is as true to the business now as it was then, resulting in our enviable reputation. Indeed, VIVID's acquisition of the business and decision for the business to continue to operate independently is a further endorsement of the appeal of our ethos. Our family of employees choose to live where we build. And are proud to do so. They do so because it is one of the most beautiful parts of the country. Moreover, they demonstrate a passion to build truly aspirational homes and landmark developments. Combined, that translates to a self-imposed responsibility: to create homes and developments that enrich the place we all call home.

THE APPLICATION SITE

Bedhampton

Bedhampton is located in the east of the Borough of Havant, Hampshire. Immediately to the south is Langstone Harbour and the industrial area of Brockhampton with access to the A3(M) to the west.

The history of Bedhampton and the surrounding area is related to expansion of industrial development and the introduction of the London to Portsmouth railway crossing

to the area in 1847 and the significant housing development of the inter-war years of the 1930s.

Planning context

Land West of Old Manor Farm shares a boundary to the east with a site that has recently been subject to a successful planning appeal for 50 dwellings. The sites will share public open space to create a joined up multi functional landscape and also share access facilities.



Site aerial wider context. Google maps



Aerial site context. Google maps



Old Manor Farm to the north of the site



Lower Road to the north of the site



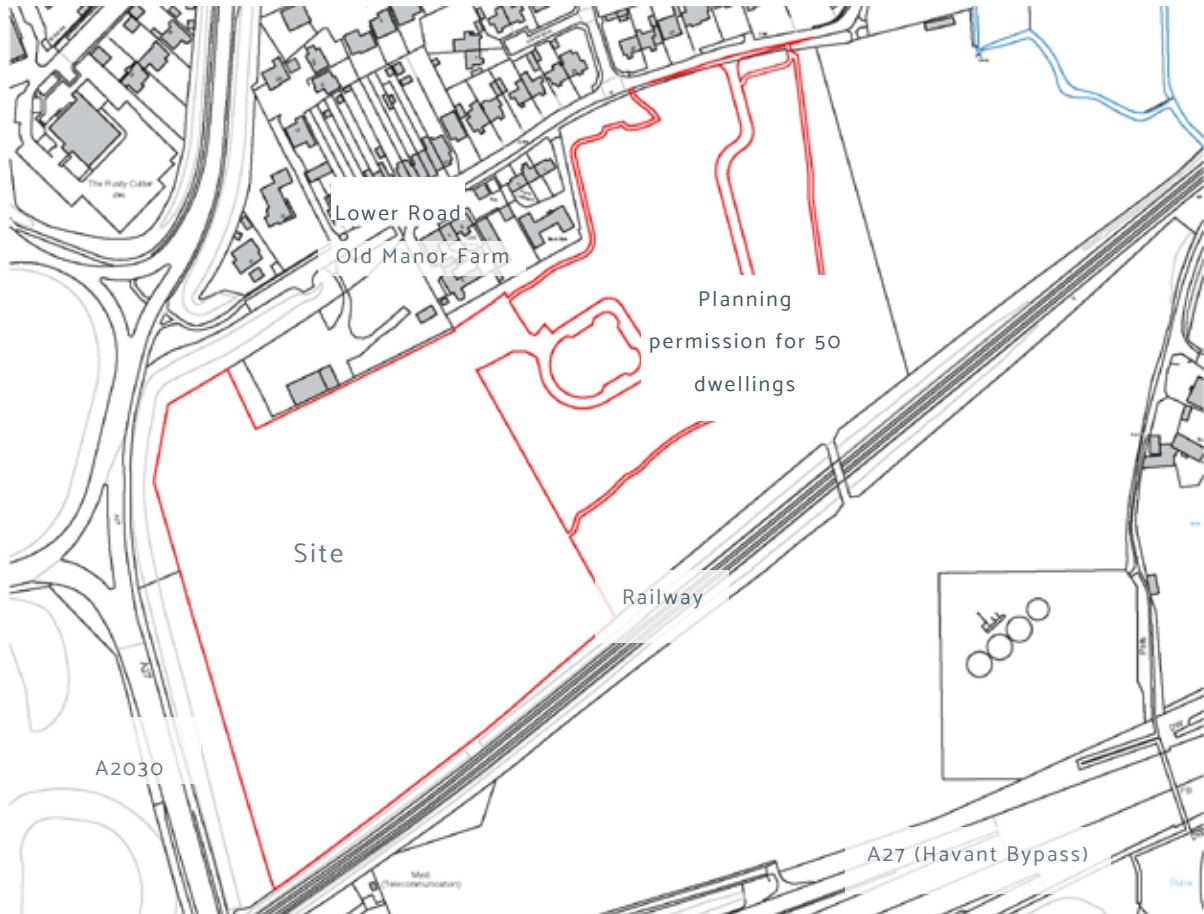
Lower Road to the north of the site



The listed grade two Church of St Thomas dates back to the 12th century (grade II)



The listed grade two stars 'The Elms' dates back to the 17th century (grade II)*



Application red line plan

The site

The site is located to the south of Lower Road to the south of Bedhampton.

The northern boundary of the site abuts a storage site with a light industrial building and part of the Old Bedhampton Conservation Area at Old Manor Farm. The western boundary is enclosed by a woodland strip adjacent to the A27 and A3(M) junction, with the eastern boundary (open fields) being set by the application boundary of an application that has recently been subject to a successful inquiry for 50 dwellings. The southern boundary faces the railway line and a small strip of grass and scrub whilst further to the south is the A27 (Havant Bypass).

The application site area

The application site area is 4.07 ha (as above), the simplified red line for the development

area which we show on all the diagrams in this DAS is 3.67 ha. The site is predominately arable land. Residential homes are immediately to the north.



Approved layout for site subject to a recent successful inquiry for 50 dwellings



Light industrial building abutting the northern boundary



Pedestrian and cycle route to the north west of the site linking to the A2030



Western boundary of the site



Southern boundary of the site looking west



Looking over the site from the south from the railway line

THE VISION:

A place of high quality design where active landscapes provide an attractive outlook for new homes and encourage healthy lifestyles through walking, play, cycling and growing food locally.

Our vision is based on the key principles of Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011 (HBDG) and the Submission Havant Borough Local Plan.

The opportunity and benefits

The overarching vision of the HBDG is that in Havant... ‘development is designed to a high standard, which helps to create places where people want to live, work and relax.’

We propose to promote a sensitive development that integrates well with the rest of Bedhampton, the Old Bedhampton Conservation Area and the Design Guide’s design standards that ensure Bedhampton retains its eclectic character.

Land West of Old Manor Farm, Bedhampton will be a place that is built to improve the quality of life for all people who live, socialise and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

Land West of Old Manor Farm, Bedhampton strives to be a valuable addition to the local community. The benefits for bringing the redevelopment forward are:

- Up to 43 high quality homes that have space for home working and are future-proofed for adaptability and flexible living arrangements
- 30% of affordable homes (up to 13 in total)
- Providing a network of natural public open space that supports a range of activities for everyone’s participation and enjoyment including a play area and community garden/allotment space
- Connecting people to nature and natural systems by providing growing space, orchards and allotments. Opportunity to promote on site biodiversity by maintaining and enhancing existing green infrastructure
- Re-wilding areas allowing habitats to develop naturally over time
- The proposed development will incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy
- Land West of Old Manor Farm offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in Bedhampton and maintain all-important friend and family networks
- New homes will be designed in accordance with the Energy hierarchy to meet the requirements of the current Building Regulations and will take account of future changes to the Building Regulations and Future Homes Standard when these are implemented
- A development that compliments the historic character of the Old Bedhampton Conservation Area through the identification of Bedhampton’s unique characteristics



A place of high quality design where active landscapes provide an attractive outlook for new homes and encourage healthy lifestyles through walking, play, cycling and growing food locally

Illustrative masterplan

02

CONTEXTUAL ASSESSMENT

NATIONAL AND LOCAL DESIGN GUIDANCE

The following policies and guidance are relevant in shaping the information contained in this Design and Access Statement and the vision for Land West of Old Manor Farm.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and most recently on 20 July 2021.

The National Planning Policy Framework states developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents and result in a high quality environment.

Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) is an independent body that advises government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods. The Commission recommends practical measures to help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities.

The Commission published its final report, 'Living with Beauty', on 30 January 2020. This report proposes a new development and planning framework that will:

The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- Ask for Beauty
- Refuse Ugliness
- Promote Stewardship

Those three aims must be embedded in the planning system and in the culture of development, in such a way as to incentivise beauty and deter ugliness at every point where the choice arises.

In particular, the BBBBC promotes the following two principles that are particularly relevant to the place making principles of **Land West of Old Manor Farm**.

- Neighbourhoods: create places not just houses. Develop homes within mixed-use real places at 'gentle density', thereby creating streets, squares and blocks with clear backs and fronts.
- Nature: re-green our towns and cities. Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Create new community orchards. This is both right and aligned with the government's aim to eradicate the UK's net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.



National Design Guide

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places in the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The principles of the NDG have been embedded in the vision for Land West of Old Manor Farm as well as more locally led design principles in the **Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011.**

National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the government's priorities and provides a common overarching framework for design.



National Design Guide 10 characteristics



Local Design Guidance

The following local design guidance has been used to guide the site's principles of development:

- Submission Havant Borough Local Plan
- Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011 (HBDG)

Submission Havant Borough Local Plan

Whilst the Submission Local Plan is yet to be examined and only has limited weight, we have considered its proposals regarding design quality whilst evolving the illustrative masterplan.

This policy sets out the Borough's expectations in achieving high quality design, enhancing connections between people and places and integrating new development with the Borough's high quality natural, built and historic environment.

The NPPF and the report of the Building Better, Building Beautiful Commission, National Design Guide and National Model Design Code

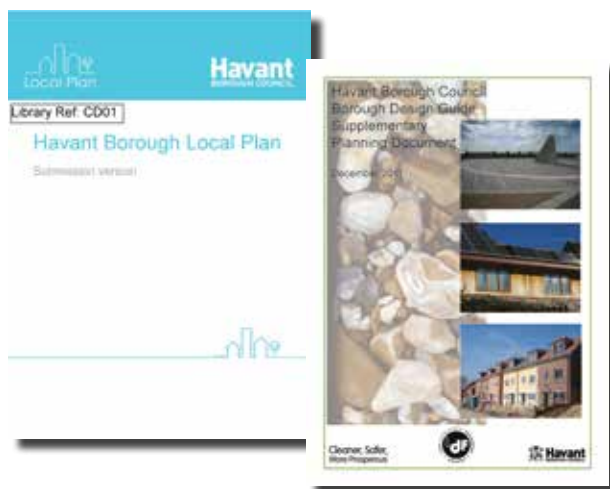


Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011 (HBDG)

The aim of the HBDG is to raise the standard of design across the Borough and set out what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development.

The design and place making principles of the HBDG are as follows:

- Distinctive character
- Ease of movement
- Good legibility
- Good continuity and enclosure
- Good quality public realm
- Diversity and detailing
- Adaptability and sustainability



Pre-Submission Havant Borough Local Plan and Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011 (HBDG)

Climate Change

The Submission Havant Borough Local Plan addresses climate change through a number of policies including managing flood risk and promoting environmentally aware development sites.

Land West of Old Manor Farm addresses these expectations through a three-tiered approach to mitigate against climate change on the site.

Firstly, we have embedded holistic Social and Economic Benefits and site wide strategies that embrace sustainable lifestyles such as walking, cycling, greening the public realm and local food growing into our proposals.

Secondly, we have designed site wide Environmental Protection and Enhancement solutions to mitigate the effects of climate change – such as sustainable urban drainage systems, planting and habitat creation.

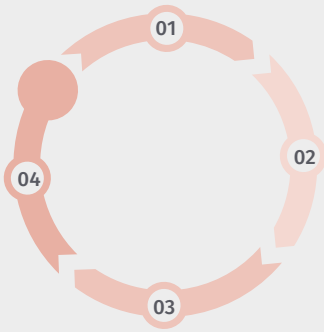
Thirdly, our approach to sustainable energy production, Mitigating and Adapting to Climate Change is reflected in individual plots and homes through energy use and other technologies.

New homes will be designed in accordance with the Energy hierarchy to meet the requirements of the current Building Regulations and will take account of future changes to the Building Regulations and Future Homes Standard when these are implemented to deliver continuous improvements to carbon reductions.

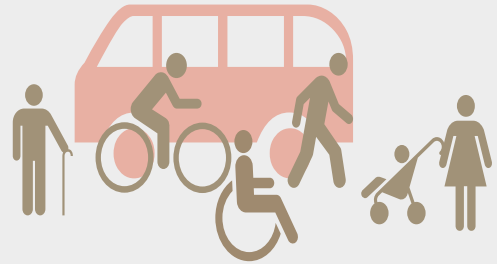
OVERVIEW OF LOCAL DESIGN GUIDANCE

The Submission Havant Borough Local Plan and Havant Borough Council Design Guide Supplementary Planning Document, December 2011 incorporates the following guidance

and priorities for new development. We have ensured our design proposals align with the aspirations of local design guidance. In particular, we have identified the following



1. Distinctive Character: This helps identify a place. Character is influenced by the activity that predominates in that place and also by its natural and built features, its context and surroundings.



2. Ease of Movement: People should have convenient and equal access to a new place; they should be able to move through it with ease and the new place should be connected to neighbouring areas to help it integrate.



6. Diversity and Detailing: The design of new places should have variety and attention to detail that adds to the interest and distinctiveness of the place.



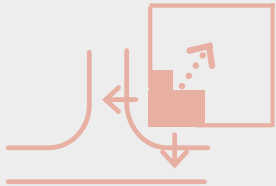
7. Adaptability and Sustainability: New places should be designed so they can adapt over time to changing circumstances, like ageing residents and climate change, and are built sustainably through construction techniques and the inclusion of energy and water efficiency measures.



High Quality Design (E1) Demonstrates that neighbourhood plans, local design statements and the design elements of conservation area appraisals which identify local character and distinctiveness have been taken into account. Reduces opportunities for crime and anti-social behaviour and contributes to the creation of safe and inclusive communities.



points as being specifically relevant to the planning and design of the Land West of Old Manor Farm.



3. Good Legibility: The layout of a new place should make it easy to find your way around by having logical, safe and convenient routes and visual markers such as nodes, views and landmarks.



4. Good Continuity and Enclosure: Buildings and landscape features, such as trees, help to frame streets and spaces. New places should be designed to have a good degree of continuity in the built form, appearance and/or development pattern.



5. Good Quality Public Realm: Just as much care should be taken in the design and construction of public spaces between buildings and open spaces as with the design of buildings themselves.



Health and Wellbeing (E2): Promote and facilitate active and healthy lifestyles through good urban design and co-location of community facilities to ensure easy access and encourage linked trips to local services, facilities and the Borough's environment.



Landscape and Settlement Boundaries (E3): a. Contributes positively to local identity and distinctiveness of landscapes and settlements; b. Respects, complements and integrates successfully with the local landscape surrounding the site; c. Incorporates any key landmarks and natural or historic features on the site into the design of the scheme and protects them from destruction or deterioration; d. Protects key views of important landmarks and landscapes; and e. Integrates successfully with the local landscape surrounding the site.

SUSTAINABILITY AUDIT

The site is sustainably located within Bedhampton and enjoys access to the wide range of facilities.

Bedhampton's facilities are mostly located to the north east of the site with additions of larger food stores and comparison shopping to the south east.

The audit

The Sustainability Audit is a comprehensive analysis of the site and the wider area, encompassing assessment of the site's access to local facilities, landscape and open space and connectivity.

Selecting a sustainable site

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.

Building for a Healthy Life

Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded to completed schemes, the site selection criteria have been applied to Land West of Old Manor Farm to demonstrate

the sustainability of the design proposals. Building for a Healthy Life principles advise places should 'offer social, leisure and recreational opportunities a short walk or cycle from their homes' and that developments should 'provide community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs'.

The facilities audit on the following page demonstrates that Land West of Old Manor Farm is sustainably located and fully meets the Building for a Healthy Life criteria through good access to existing off-site local facilities.

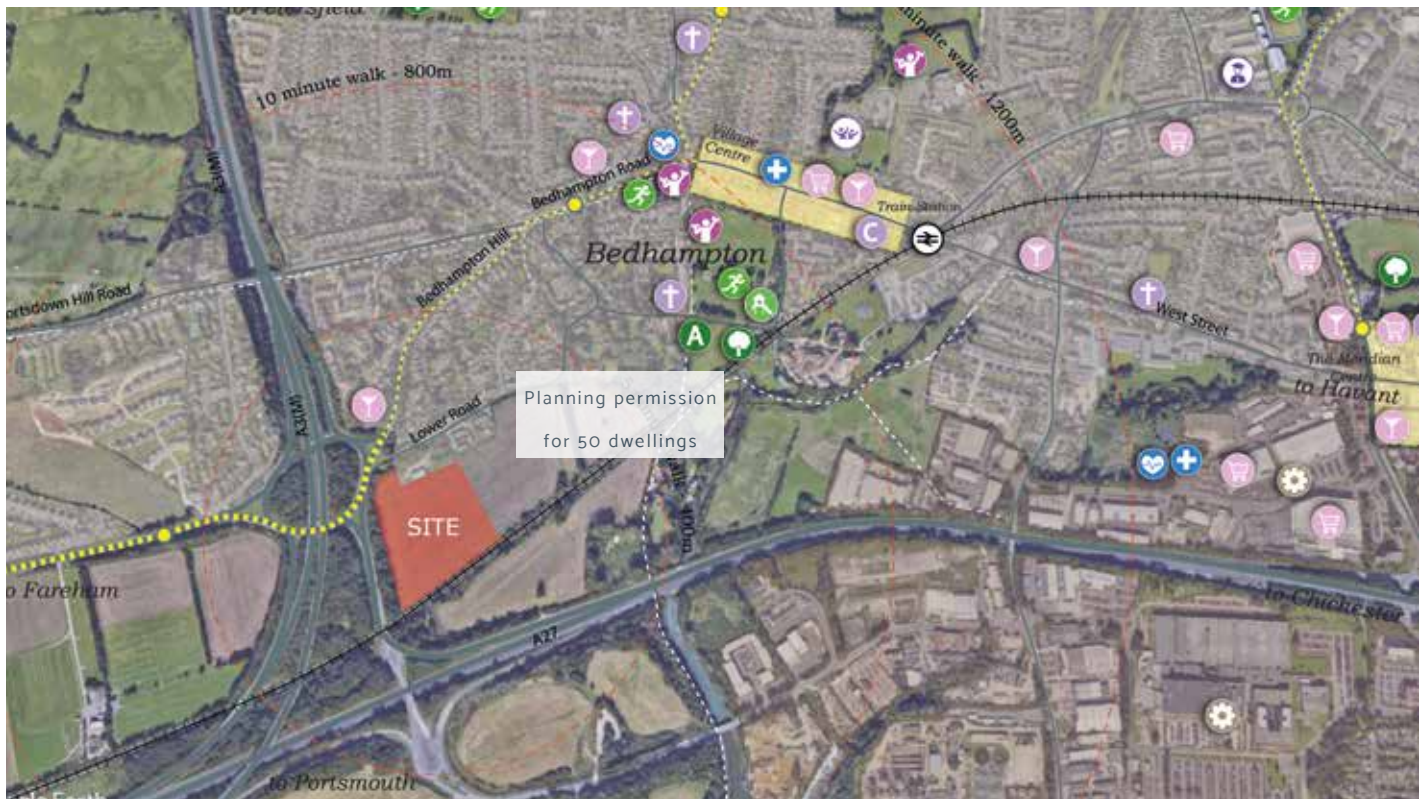
Facilities audit

The site is sustainably located within Bedhampton with good access to a range of facilities nearby which include:

- Primary and Secondary Schools
- Play areas, allotments and open space
- Bedhampton High Street which is accessible by public transport and pedestrian and cycle routes and includes health and retail facilities



Our proposals encourage walking and cycling through a legible and permeable street pattern



Facilities audit (Google Earth)

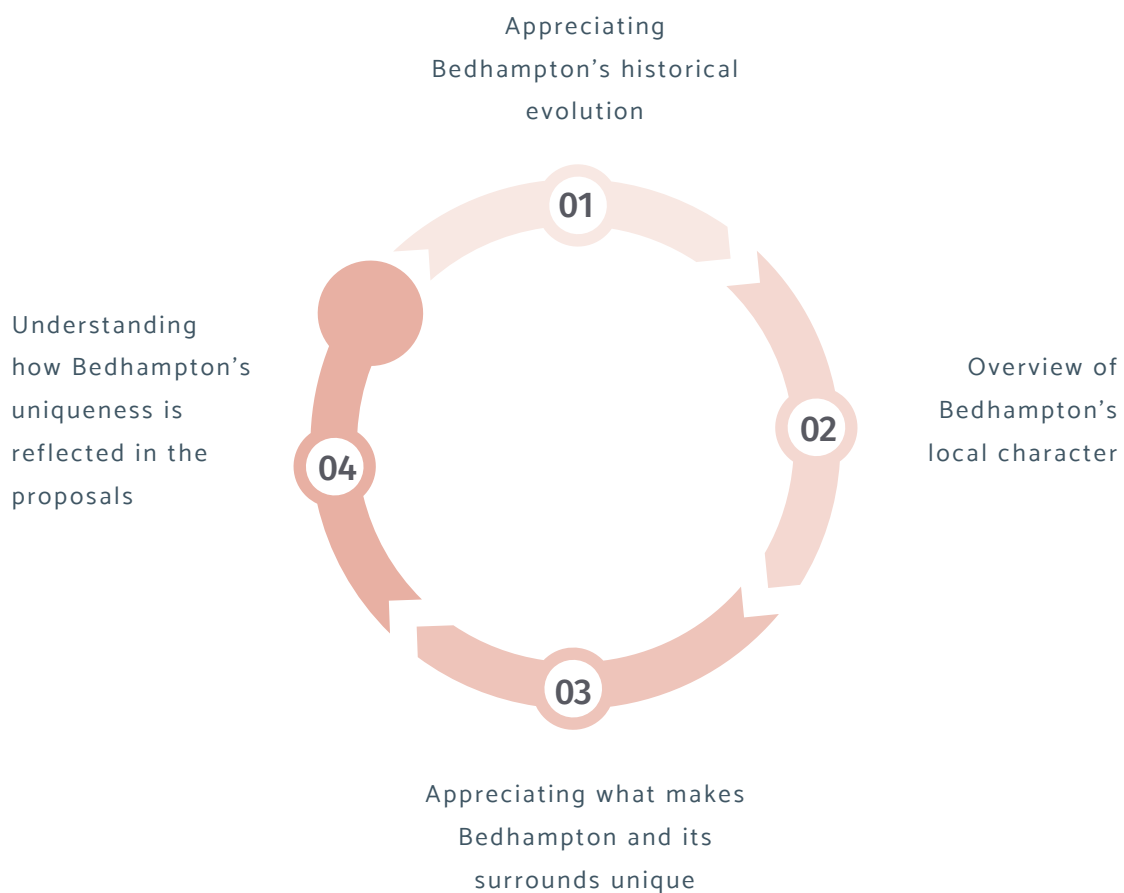
Key

- Site boundary
- Mixed use centre
- Employment and retail area
- Primary school
- Secondary school
- GP surgery
- Pharmacy
- Leisure centre
- Supermarket
- Pub or restaurant
- Library

- Community centre
- Church
- Open green space
- Allotment
- Children's play area
- Outdoor sports facilities

- Railway line
- Train station
- A road
- B road
- Bus route #21
- Bus stop
- Public Right of Way

It is important to understand the DNA of a place from the outset of the design process. Understanding the history, landscape character and townscape can greatly inform the approach to masterplanning and ensure a design that shares characteristics with its immediate environments. Particular importance is placed on this process in the HBDG.



Source of analysis

We have undertaken a contextual analysis of Havant and Bedhampton with particular focus on the Old Bedhampton Conservation Area. We feel this is an appropriate approach to understanding prevailing local character.





CHARACTER CONTEXT

To ensure design proposals for Land West of Old Manor Farm are integrated and share characteristics with the local area, we have created a step by step analytical design process (see flow diagram to the left). This process demonstrates our understanding of the immediate context and illustrates how we have interpreted and applied this to design proposals. The step by step analysis and design process involves:

1. Appreciating historical evolution

Understanding of Bedhampton's historic evolution with a particular emphasis on the Old Bedhampton Conservation Area.

2. Overview of local villages' character

Identification and appreciation of the character areas that comprise Bedhampton.

History of the area summary

The settlement pattern of the medieval parish was based on a longstanding division into two separate areas; one around the church and manor by Bedhampton Springs, and one to the north east on the road from Havant.

The present church is set within a raised churchyard and may be on the site of a Saxon predecessor. The earliest part of the present building dates to c.1140, there were several later medieval phases and significant rebuilding in the later 19th century.

Much of the land to the north was occupied by a deer park that remained in operation until the end of the 16th century. The parish was an area of relatively early enclosure, and a 1632 survey of the manor states that by that date the deer park had been enclosed and divided into farms, and the rest of the land was already enclosed fields with a mixture of arable and pasture.

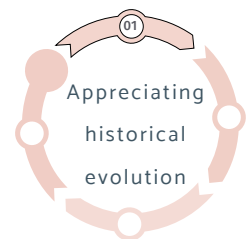
3. Appreciating what makes Bedhampton unique

This step identifies and appreciates what is unique about the character of Bedhampton.

4. Understanding how Bedhampton's uniqueness is reflected

Demonstrating how design proposals have drawn upon the positive and unique character of Bedhampton and its surrounding context.

Throughout the document, the flow chart to the left will appear to remind the reader where they are within the process.



By the late 18th century, the part of the village around the church was characterised by a few large formal houses, all set closely onto the road.

The form of the village was first mapped in detail on the Ordnance Survey surveyor's drawing dated 1797. This shows the buildings grouped around the intricate road layout around the church/manor group (with the distinctive walled outline of the manor) and extending north to the junction with the main road. Road improvements at the end of the 18th century bypassed the area around the church (previously Brookside Road and Lower Road had been the main road between Portsmouth to Chichester), and in a later annotation to the completed surveyor's drawing the line of a wide new road is shown at Bedhampton Hill. To the south along the coast the map shows large square fields

parallel to the coastal road and two narrow routes leading south from Lower Road to Broad Marsh on the edge of the harbour. The map shows the scale of the network of channels and dams serving the mills to the south of Bedhampton and the semi-flooded fields along the edge of the harbour and extending north almost to the church.

Over the 19th century, the area between Bedhampton Mill and Upper Mill became a focus for significant industrial development (visible on the OS map published in 1870). The London to Portsmouth railway had crossed the area in 1847. There was no station but sidings were provided to the mills and to a biscuit factory at the end of Mill Lane. The Old Granary on Mill Lane is a highly decorative industrial building that was built as a corn store during the period when arable farming was dominant in this area.

The 1868 map shows the influence of the central band of springs and ponds on the form of the hamlet. There is a large pond at the junction of Bidbury Lane and Brookside, served by the springs to the north, and other channels and drains are marked extending south and leading to the sluices and the mill dam at Bedhampton Mill to join further channels leading from Upper Mill. The area at Lower Road is depicted as before as a single large field parcel, with the route south to the marshes by the harbour retained and crossing a bridge over the railway. The map also shows the detail of the extensive gardens at The Elms, including a temple and a grotto, and a pond at the corner of Lower Road.

There was significant change in the area at the mills in the later 19th century as a result of the effects of the agricultural depression on the dominant arable farming of the area and the greater influence of the expanding urban area of Portsmouth. The biscuit factory buildings and railway siding had been

cleared by the 1890s and, to the north, was also disused and was replaced in 1889 by a pumping station for the Portsmouth Water Company, using the water from the freshwater springs at Bedhampton to provide the water supply for Portsmouth.

In 1906, a new station opened on the railway line at Bedhampton Halt at the old settlement area on the Havant road, beginning the process of change in the character of this area into a residential suburb of Portsmouth, distinct from the more agricultural village to the south.

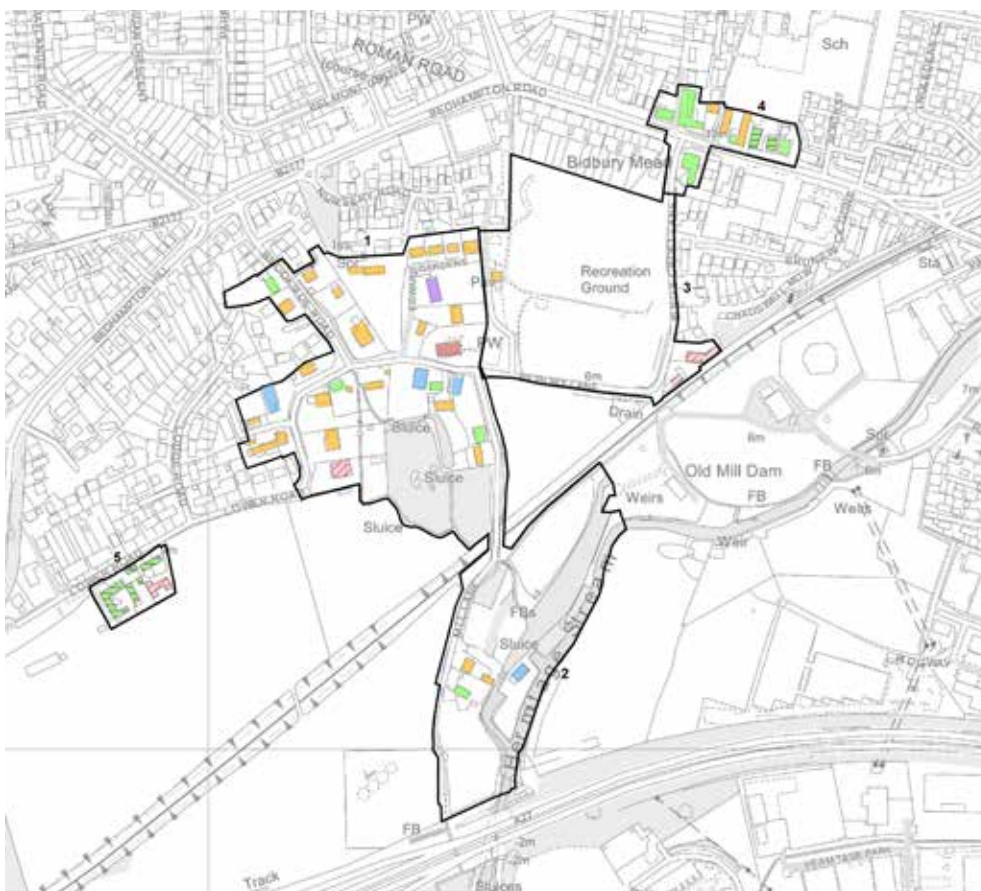
At the end of the 19th century, a new planned farmstead was constructed in a previously undeveloped location outside the historic village core to the south west on Lower Road. It consisted of the regular courtyard of enclosed ranges and open sided cartsheds to the south of the road with a row of three workers' cottages alongside, all of dark red brick with slate roofs, and the large red brick farmhouse across the road to the north. At a similar date, two short terraces of houses were also constructed opposite the farm. The urban form and appearance of the terraces are similar to the ribbon development already taking place at Bedhampton Hill to the north and also shared some plot alignments.

Significant housing development continued in the inter-war years, especially after the sale of the Belmont estate in 1937. On Lower Road, the housing along the north side of the road and the infill up to Bedhampton Hill was complete by the 1950s. Infill also occupied the former grounds of The Elms, along Lodge Road and the drained areas of the former pond on the junction of Brookside Road by the church.

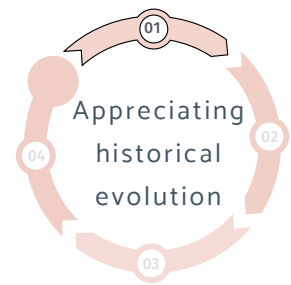
The site to the east of the application site is subject to a successful inquiry for 50 dwelling



Historical map 1870



Built form historical overview



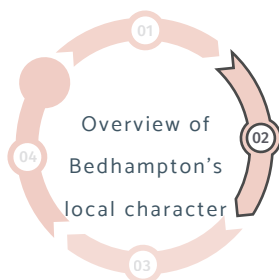
OVERVIEW OF VILLAGE AND CONSERVATION AREA CHARACTER



Bedhampton's historical core has examples of buildings dating back to the 18th century. Extensions to the village can be dated to post war with examples of modern development of various quality from 1980 to the present.

Key characteristics include:

- Rhythmic repetition in architectural form
- Small dormers and decorative detailing are found in rhythmic repetition and symmetry
- Porch varieties
- Warm reds and browns in brick and roof material
- Use of burnt brick and flint
- Render - often light in colour
- Brick lintels and plinths
- Variety of set backs
- Stream streets
- Farmstead
- Open landscapes with trees
- Decorative wall features





CONSERVATION AREA KEY COMPONENTS



Old Bedhampton Conservation Area Appraisal (September 2019)

The Old Bedhampton Conservation Area is situated to the west of Havant and Brockhampton, just north of the A27 and the coast and at the foot of Portsdown Hill. The Conservation Area encompasses the historic

village at its centre and the formal open space of Bidbury Mead to the east, the land at the former mill to the south, the 19th century development on Bedhampton Road around the school to the north and a small detached area at Old Manor Farm on Lower Road.

Key character area features are:

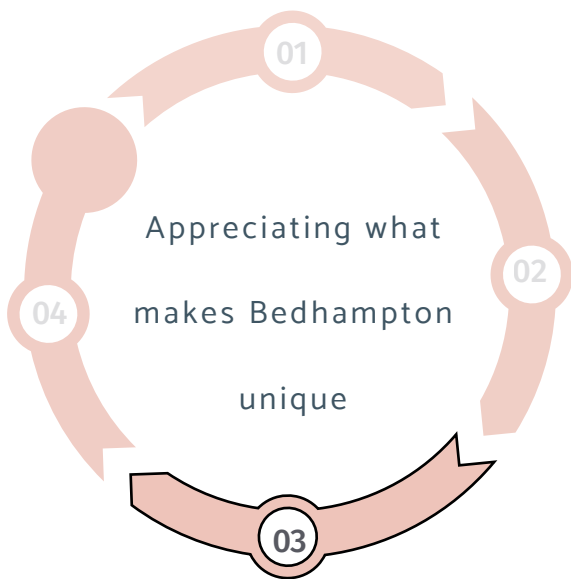
- Network of early lanes and routes survive and are still used today
- Sections of a surviving network passing east-west through the heart of the settlement, reflect the low level of change to those routes
- Relatively tranquil setting is afforded by the informal layout of the roads and light traffic movements
- Protected trees including those under specific Tree Preservation Orders
- Natural springs, ponds and network of streams including The Brook, these are significantly important in the historical location of the settlement
- The Mill complex of buildings, a number of which are listed, upper and lower, associated millponds, mill races with heads and tails, sluices, weirs and dams and Hermitage Stream. The mill complexes provide evidence of the village's former economic prosperity by using the naturally available water resource
- Victorian railway bridge along Mill Lane. The bridge is important as it linked the village to the mills and continues to do so today
- The listed buildings add character to the conservation area through both their historic structure but also their large plots which gives the historic core of the village its more open grain than the later development.

Bedhampton's unique character is defined by its network of historic lanes, mature trees and natural springs, ponds and network of streams

APPRECIATING WHAT MAKES BEDHAMPTON UNIQUE

As touched upon in the historical evolution section, the design components that best showcase Bedhampton's uniqueness are located close to the church.

Much of the local vernacular is found across the wider south-east. The following pages provide a brief visual overview of the built form character of Bedhampton and highlight its key unique characteristics.





Landscape and public open space

Village greens

Typically village greens are bounded by a road on at least one side and well overlooked by properties. Shapes range from rectangles and triangles to organic forms.



Recreational and community cluster

Bidbury Lane has a recreational cluster of allotments, play, cricket club and pitch and St Thomas' Church. The area has good pedestrian access and is backed onto by surrounding gardens.



Stream streets

Bedhampton has a network of natural springs, ponds and network of streams in the public realm. Often access to properties requires crossing them.



Tree lined avenues

Bidbury Lane is a tree lined avenue creating a strong green boundary to the recreational ground.



Landscape and public open space

Green corridors

A public/private green corridor runs north south to the south east of the site. Trees form a strong element of the corridor.



Local pedestrian connections

There are pedestrian and cycle connections local to the site, including a foot and cycle path linking to the A3(M) and a small foot bridge connecting to the fields south of the site.



Strategic Public Right of Way

A Public Right of Way to the east of the site runs from the community cluster, through Mill Lane, across both the railway and the A27, leading to the coast.



Linear hedge edge

Linear hedge and tree boundaries are often found along main roads and other infrastructure as well as on field boundaries.





Housing typologies

Terraces

Historic terraces and linked buildings are found on Lower Road opposite the site.



Semi-detached homes

Semi-detached and detached properties are set back from the street and include planting, boundary walls, hedges, trees and parking on plot.



Detached properties

Detached properties are found throughout the area in the form of bungalows and two storey development.



Bungalows

Bungalows are found throughout the area, often with large plots and gardens to the front and rear.



Block structure

Perimeter blocks

Bedhampton has a variety of post-war perimeter blocks that are formed around a courtyard of private gardens whilst maintaining active frontage along the street. Perimeter blocks are often shaped by a mix of semi-detached and detached properties.



Informal layout

As well as rectilinear blocks, organic blocks are apparent in the area to the north of the site.



Density



Wigan Crescent, Bedhampton

23 dwellings per hectare

Lower Road, Bedhampton

26 dwellings per hectare

Nelson Road New development

52 dwellings per hectare

Summary

- Landscape and public open space at Bedhampton is characterised by:
- Village greens, tree lined streets and avenues, recreational grounds and allotments
- Landscape corridors, linear hedges with trees and open spaces with scattered trees
- Stream streets

Bedhampton's block structure and housing typologies and spaces are characterised by its historical evolution:

- Predominantly detached low rise properties (up to 2 storey) in perimeter blocks
- Historic terraces and semi detached dwellings

Densities in Bedhampton range from low to medium at 25 dwellings per hectare up to 50 dwellings per hectare



Materials, features and colours

Summary:

A variety of building materials and architectural styles are found in Bedhampton. Below is a summary of local key characteristics:

- Red brick, stone, burnt brick, timber board and coloured render
- Ornamental brick quoins, brick band and brick plinth
- Variety of 20th century porches
- Dormer windows and loft extensions
- Steep pitched roofs, cat slide and gables
- Crenellation and decorative windows
- Sash, bay and casement windows
- Burnt brick and red brick patterns with brick banding
- Flint boundary walls and decorative patterned red and burnt brick walls



Our environmental and technical work has identified that there are very few constraints to development. While there are some considerations, such as existing vegetation, ground level changes and neighbouring properties, many of the perceived constraints are, in fact, opportunities.

The plan to the right summarises the technical work undertaken to inform development of the proposals. The following text summarises reports that have been undertaken to inform this Design and Access statement and the site's suitability for development.

Landscape and Visual Impact

A thorough investigation of the existing landscape has driven the design of these proposals. A Landscape and Visual Evidence and Impact Appraisal (LVE&IA) was undertaken to assess the sensitivity of the existing landscape and views and to minimise and mitigate any potential impacts on them. The individual elements that comprise a landscape's character (including topography, hydrology, history, soils, land use, access and vegetation) were examined in order to determine their sensitivity and an investigation of potential views of the proposals was also undertaken.

Ecology

The development of the western half of the field will see the built development buffered by a large amount of informal open space to the west and south (c2ha) and linked with

the proposed development to the east. The site is currently arable land so will be seeded and planted with native wildflowers, shrubs and trees. Future management proposals will be set out to incorporate wildlife habitats within the landscaping. The proposals seek to preserve and enhance the mature woodland boundaries of the site through retention of existing habitat along the edge of the field, complementing the new planting of native woody and wildflower grassland species. This will create a mosaic of habitats of value to wildlife that will result in a local biodiversity gain from the new habitat creation and management.

The site is within proximity to coastal wildlife sites at Langstone and Chichester Harbours. As a result of this, significant offsetting payments will be made by the developer towards local mitigation strategies in the District. This is to ensure that the coastal wildlife is not adversely impacted through disturbance at the coast and loss of potential supporting resting and feeding habitat on the site. The site will also demonstrate that it achieves a nutrient neutrality, to ensure that it does not contribute towards increases in nutrients into the coastal wildlife sites.

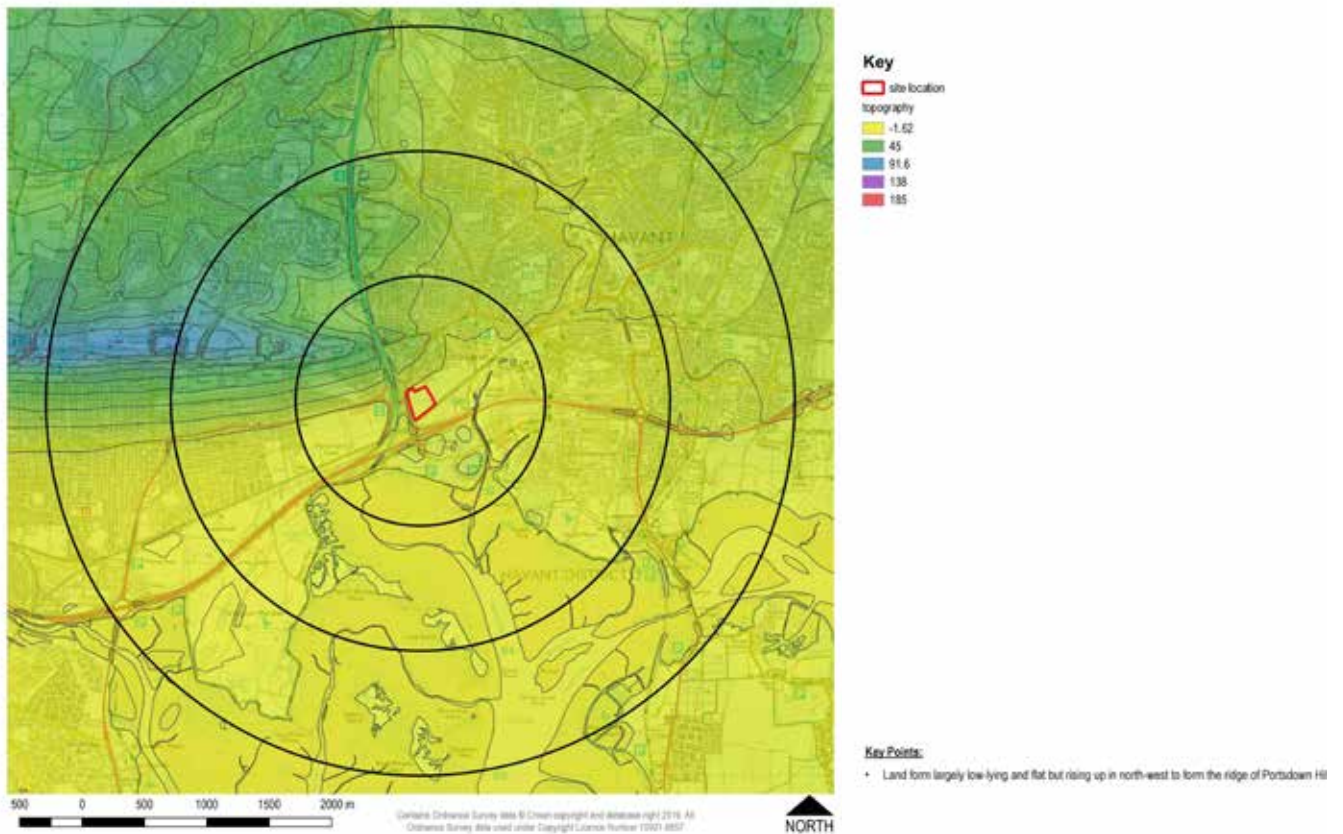


CONSIDERATIONS



Considerations plan

- | | |
|---|--|
| Phase 1 built up area | Trunk main - water (with 10m easement) |
| Main access point | Conservation Area |
| Parking bays reconfigured | Character area 1 |
| Existing woodland | Character area 2 |
| Existing grassland - important for wildlife | Character area 5 |
| Indicative suds basins | Buffer to mitigate noise from railway |
| Risk of surface water flooding - low | Buffer to non-residential use |
| Flood risk zone 2 | Potential development zone |
| Flood risk zone 3 | Access route to Lower Road |
| High pressure main - gas | Public Rights of Way |
| | Topography contours (5m intervals) |
| | Downwards slope |



Topographical plan of the 3km study area.



Landscape opportunities and constraints plan



Heritage and Archaeology

The site contains no designated or non-designated archaeological records and has not been the subject of any exploratory investigations or surveys. The adjacent site has recently been the subject of trial trenching which found historically, the site was probably used for agricultural purposes, more recently arable cereal production, but would have once been attractive for seasonal transhumance due to its coastal location close to Langstone Harbour. Evidence in the study area suggests occupation since at least the Late Bronze Age, evidenced through recent archaeological investigation on the farmland immediately east. That evidence was sparsely distributed and may corroborate seasonal use of this landscape from early prehistoric times. The potential for buried archaeological remains will depend upon the nature, extent and state of preservation of any deposits that might be considered important. Further archaeological investigations, if deemed necessary by the local planning authority, could be secured through a planning condition to identify and mitigate any remains present. The known or suspected archaeological resource present on site is not considered to be of such importance or rarity as to negate the principle of the proposed development.

The site is to the south west of the detached portion of the Old Bedhampton Conservation Area at Old Manor Farm on the south side of Lower Road. The group of former farm buildings date from the end of the 19th century and consist of a regular courtyard with a short terrace of cottages to the east which were built at the same time as the new farmhouse and the terrace of houses on the north side of Lower Road (outside the conservation area). A large new house forms the south east corner of the group.

The former farm courtyard has been converted to dwellings and the immediate setting is defined by the domestic spaces and

gardens, including partial infill of the internal courtyard, but its historic agricultural origin remains evident. The remaining agricultural land is immediately to the south and beyond the railway and is part of a mixed setting that includes the adjacent builders' merchant and the parking areas along Lower Road, the modern housing edge and the large scale features of the railway and the A27. The significance of Old Manor Farm as part of the Conservation Area, and the value of its setting, will be recognised in the design of the proposed development which will provide extensive areas of open space and appropriate buffers to ensure the historic character remains evident and differentiated from the more modern housing.

Access

Existing pedestrian routes are provided via Lower Road to the east and Lodge Road to the north through the site to the east that has recently been successful at appeal for 50 dwellings. Lodge Road provides access to the Bedhampton Road bus stops which are also accessible via Lower Road and Brookside Road. The bus stops on Bedhampton Road can also be accessed from Lower Road and Brookside Road and are well served by service numbers 21 and 23 providing up to six services per hour to destinations including Portsmouth, Havant and Southsea. Lower Road and Bidbury Lane provide a walking route through Bidbury Mead, a traffic-free pedestrian route that runs in a northerly direction to Bedhampton Road and towards Bedhampton railway station and to Havant town centre beyond. Bedhampton railway station provides frequent rail services to major destinations such as London, Portsmouth and Chichester.

The site is located within walking distance of a large number of local facilities and key destinations within 2km 'reasonable walking' distance including retail, education, health, employment and leisure destinations enabling future residents to access these facilities by non-car modes.

03

ENGAGEMENT
AND EVOLUTION



Early concept framework plan

Masterplan Evolution

The masterplan underwent a series of revisions throughout the design process.

In the early stages of the design process in 2020, the design team focused on setting up a green infrastructure network as well as applying the Design Guide policies on overlooking, legibility, health and wellbeing and open space.

Initial design concepts, see the framework above, established a larger zone of developable area. Site surveys and constraints work then established utility corridors that condensed the developable area available for development.

Further work was also carried out on the appropriate location for attenuation.



Engagement

Bargate Homes established a website for stakeholders and local people to engage with proposals and comment.

A post card was sent to local households asking for feedback on the proposals and the website received comments in September 2021.

A summary of all comments are outlined in detail in the accompanying Statement of Community Involvement.



Post card

Image of website

04

EVALUATION AND DESIGN

The following sequence of illustrative diagrams explain the key organising principles for the proposed development at Land West of Old Manor Farm.

DEVELOPMENT PRINCIPLES

The principles outlined in the following illustrations have been developed in response to the contextual analysis, technical studies, site considerations and the Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011 design principles set out earlier in this document.



1. The site today.

The site is located to the south of Lower Road to the south of Bedhampton, the Borough of Havant.



2. Retain existing landscape features for aesthetic ecological value that helps to mitigate the visual impact of future development.



3. Buffers to noise and non residential uses.



4. Create new multi-functional landscape based on edible, ecological and active landscapes. Connected to the adjacent site.



5. Create a development that is sensitive to its heritage and townscape context through the layout of the streets, built-form and landscaping embracing key architectural features and forms such as terraces.



6. A new edge to Bedhampton. The development will create a strong, permanent green edge to the settlement.



7. Clear definition between public and private to ensure that streets and spaces are well overlooked creating a positive relationship between fronts and backs of buildings.



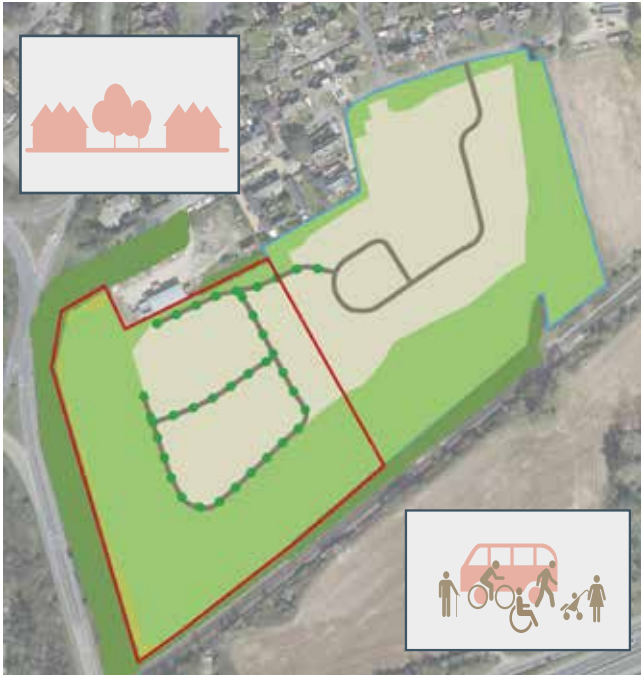
8. A sensitive approach to massing and housing typologies will ensure high quality design and architecture with a variety of types and materials that blend well with the existing character of Bedhampton.



9. Pedestrian and cycle connectivity will ensure that the proposed site is well integrated with its neighbours and local community.



10. The main vehicular access point will be from Lower Road passing through the site to the east.



11. Sociable, healthy and greener streets to make urban environments greener and encourage play and other social activities.



12. Creating a comprehensive SuDS network, working with the site's topography. Providing the opportunity for ecological rich meadows to enhance biodiversity and provide a place for people to enjoy nature and relax.



13. A range of homes and house types that are adaptable, designed to national space standards and enabled for home working.



14. Adapted to climate change. The site will respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible

THE VISION:

A place of high quality design where active landscapes provide an attractive outlook for new homes and encourage healthy lifestyles through walking, cycling and growing food locally.

Our vision is based on the key principles of Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011 (HBDG) and the Submission Havant Borough Local Plan

The proposals create a range of landscapes that promote health and wellbeing

There is evidence associating the quality of the built and natural environments with the health and wellbeing of communities. The redevelopment of the Land West of Old Manor Farm will provide a range of high-quality landscapes to promote health and wellbeing. Landscapes could include:

- Doorstep food production
- Children's play areas
- Opportunities for social interaction
- Seating areas
- Re-wilding areas allowing habitats to develop naturally over time

New homes for everyone

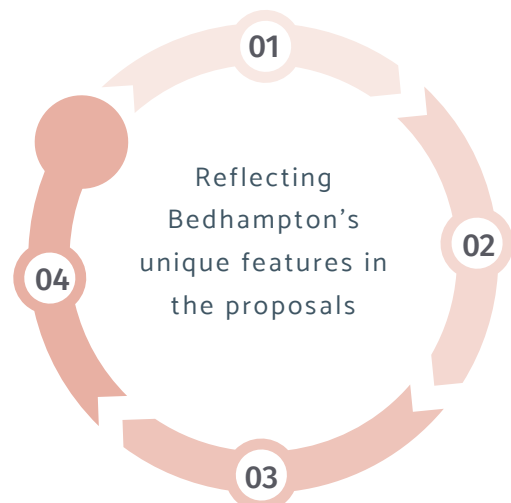
The development offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. Accessible and adaptable homes enable people to stay in their homes as their needs change.

This approach encourages social cohesion by providing the opportunity for residents to stay in Bedhampton and maintain all-important friend and family networks.

Homes will also be designed to facilitate comfortable home working and be future-proofed for flexible living arrangements.

Bedhampton's uniqueness is reflected in the proposals

The contextual and local guidance studies undertaken in earlier chapters of this document have influenced the design proposals for the Land West of Old Manor Farm. The unique elements of Bedhampton including allotments, play areas and green routes have been interwoven into our proposals.





Artist's impression

- | | | | |
|----|--|----|--------------------------|
| 01 | Vehicle access point | 09 | Trim trail/path |
| 02 | Site subject to a planning application | 10 | Informal open space |
| 03 | Potential pedestrian and cycle link | 11 | Retained habitat |
| 04 | New tree and buffer planting | 12 | Scrub habitat |
| 05 | Swale (SuDS) | 13 | Wildflower grassland |
| 06 | Attenuation basin with meadow planting (SuDS) | 14 | Tall grass habitat |
| 07 | Growing spaces including allotments and community garden | 15 | Proposed hedgerow |
| 08 | Children's play area | 16 | Semi-natural green space |
| | | 18 | Shared surface |
| | | 19 | Development blocks |

THE VISION: ILLUSTRATIVE MASTERPLAN

The opportunity and benefits

The overarching vision of the HBDG is that in Havant... ‘development is designed to a high standard, which helps to create places where people want to live, work and relax.’

We propose to promote sensitive development that integrates well with the rest of Bedhampton and the Old Bedhampton Conservation Area and design standards that ensure Bedhampton retains its eclectic character.

Land West of Old Manor Farm, Bedhampton will be a place that is built to improve the quality of life for all people who live, socialise and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

Land West of Old Manor Farm, Bedhampton strives to be a valuable addition to the local community. The benefits for bringing the redevelopment forward are:

- Up to 43 high quality homes that have space for home working and are future-proofed for adaptability and flexible living arrangements
- 30% of affordable homes (up to 13 in total)
- Providing a network of natural public open space that supports a range of activities for everyone’s participation and enjoyment including a play area and community garden/allotment space
- Connecting people to nature and natural systems by providing growing space, orchards and allotments. Opportunity to promote on site biodiversity by maintaining and enhancing existing green infrastructure

- Re-wilding areas allowing habitats to develop naturally over time
- The proposed development will incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy
- Land West of Old Manor Farm offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in Bedhampton and maintain all-important friend and family networks
- New homes will be designed in accordance with the Energy hierarchy to meet the requirements of the current Building Regulations and will take account of future changes to the Building Regulations and Future Homes Standard when these are implemented
- A development that compliments the historic character of the Old Bedhampton Conservation Area through the identification of Bedhampton’s unique characteristics



Illustrative masterplan



Appearance: Mood Board:
These images illustrate high quality homes built by Bargate Homes on other sites and the attention to detail of local vernacular and the types of open space proposed within Land West of Old Manor Farm.





DEVELOPMENT PARAMETERS

The application is based on development parameters rather than a fixed masterplan. The DAS therefore refers throughout to an “illustrative masterplan” which shows one way of illustrating up to 43 units, but not the only way, that the development can come forward in accordance with the development parameters.

The proposed development will be built over a number of years and using development parameters builds in flexibility to respond to changing circumstances over time but within defined limits.

The development parameters govern the total amount of built development and open space to be provided as well as defining where primary movement corridors will be.

Land use

The net residential developable area (NDA) forms 1.46 hectares of the 3.67 hectare development site.

2.21 hectares of the site consists of informal space which includes play, community gardens/allotments, hedge and buffer planting and space for SuDS.

Density

Land West of Old Manor Farm incorporates up to 43 dwellings across 1.46 hectares (net developable area) giving an average net density of 30 dwellings per hectare.

Building heights

Building heights will be a maximum height of two storeys.

Access and movement

The site will be served via Lower Road through the site with planning permission for 50 homes. The design will be in accordance with the design principles of Manual for Streets and any specific requirement of the highway authority.



Parameters plan and parameter plan with application red line

The application site area is 4.07 ha (as above), the simplified red line for the development area which we show on all the diagrams in this DAS is 3.67 ha

LANDSCAPE STRATEGY

This strategy sets out the aims and objectives of 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 two volume LVE&AI and the other reports submitted as part of this application.

As part of the package of landscape architectural services in support of this project, we commissioned a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which 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 maximise 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:

- Introduction of a landscape buffer to provide separation from Old Bedhampton Conservation Area (Character Area 5: Old Manor Farm) and from the builders' merchant
- Provision of large areas of public open space which connect with Phase 1 and provide space for play and the creation of edible landscape features such as allotments.

- Use of permeable surfaces and rainwater harvesting features, as well as the introduction of sensitive landform adjustments (gentle ditches and shallow basins) to manage and slow surface water run-off
- Conserving trees and hedgerows and the introduction of a landscape buffer adjacent to the highways planting to the west to enhance acoustic screening and biodiversity
- Introduction of native and ornamental trees within the site to enhance biodiversity, provide seasonal interest and shade and break up massing
- Establishing areas of species-rich flowering meadow to benefit insects and birds and provide space for informal recreation
- 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
- Sensitive design to avoid suburbanisation
- Creation of pedestrian and cycle linkages via the adjacent site with planning permission for 50 homes to the village centre, Bidbury Mead and the railway station



- 01 Vehicle access point
- 02 Site with planning permission for 50 homes
- 03 Potential pedestrian and cycle link
- 04 New tree and buffer planting
- 05 Swale (SuDS)
- 06 Attenuation basin with meadow planting (SuDS)
- 07 Growing spaces including allotments and community garden
- 08 Children's play area
- 09 Trim trail/path
- 10 Informal open space
- 11 Retained habitat
- 12 Scrub habitat
- 13 Wildflower grassland
- 14 Tall grass habitat
- 15 Proposed hedgerow
- 16 Semi-natural green space
- 17 New tree buffer planting

Landscape plan

Native buffer planting

In order to protect and enhance the linear woodland adjacent to the to the A27, provide additional biodiversity benefits and acoustic screening it is proposed to introduce additional native buffer planting. This will comprise native trees such as oak, field maple and hawthorn and a shrubby understorey that includes hazel, blackthorn and holly. The outer edge will be left to develop as a herbaceous margin with grass and wildflowers allowed to grow long and set seed. Additional buffer planting will also be planted in the north of the site adjacent to the builders' merchant and Old Manor Farm to provide privacy and separation and also ensure habitat connectivity.



Woodland edge and herbaceous margin



Field maple



Hawthorn



Native tree and shrub planting

Swales and attenuation basins (to confirm with engineers)

The proposed drainage strategy for this site will include Sustainable Drainage Systems (SuDS) which utilise a variety of features to 'hold' water on site allowing it to percolate through the ground and replenish the aquifer. Features will include swales and attenuation basins which have the dual function of providing additional habitat. The design of these, in consultation with the project drainage engineers and ecologists, will include species-rich grassland for wetland areas and marginal and aquatic planting to enhance the site's invertebrate population and provide visual amenity to the residents.



Attenuation basin



Planted swale



Species-rich meadow

To the south of the proposed housing will be a large area of restored meadow providing opportunities for informal recreation and ecological enhancements. In conjunction with the project, ecologist species will be chosen that reflect those locally prevalent and provide maximum benefits for wildlife including insects and birds. The species-rich grassland will serve to link the development with the boundary habitat and be crossed by paths to ensure accessibility. These paths will connect via Phase 1 to Lower Road and enable car-free access to local facilities.



Species-rich flowering meadow to provide habitat for insects



Mown paths through meadow grass to allow for informal recreation

Edible landscapes

Within the public open space to the south of the site will be 'edible landscapes' which will include doorstep food production including allotments and the community orchard (proposed for the site with planning permission for 50 homes). These will become a focus for informal community interaction as well as a great way for people to grow their own fruit and vegetables, exercise and interact with nature at whatever level they feel comfortable.



Allotments provide opportunities to get involved with village activities



Play area

As well as providing open space for informal recreation, the proposals include a natural play area for children. This will be equipped with play features such as logs, mounds and balance beams that allow children to engage in physical and creative play whilst interacting with the natural environment.

The play area will be planted with trees and shrubs to provide shelter, shade and seasonal interest. Native species and those that support wildlife will also be included to enhance biodiversity and provide opportunities for children to observe nature.



Natural play and exercise features



Public realm and street scene

The public realm of the proposed development will reflect and extend the tree-planting in the adjacent site with planning permission for 50 homes and include both informal groups of trees and more formal avenues where space permits. Species will be chosen for their seasonal interest and biodiversity benefits and be sited to ensure that they reach maturity whilst not becoming a nuisance to neighbouring residents.

Species will include those found locally as well as ornamental species chosen for their more regular habit and suitability for a more formal environment and such as crab apple, flowering cherry, ornamental pear, oak and field maple.

Where space permits, enclosure will be provided by clipped native hedges. Shrub and herbaceous planting will further enliven the streetscape and parking courts and provide additional benefits for biodiversity. Species will include those which are easy to manage and robust yet provide year-round interest and support wildlife. Climbers will be planted to garden walls which front the street to add further benefits.

Private front gardens

To ensure a neat and kept appearance to the development, all front gardens and communal areas will be professionally designed and planted with a variety of 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.



Ornamental pear trees



Field maple



Hedges to define front gardens and enhance biodiversity



MOVEMENT AND ACCESS STRATEGY

It is proposed that access to the site will be taken from the earlier phase of development to the south of Lower Road, via the new, high quality and slow speed streets provided within that scheme. Cycle and pedestrian access will also be provided through the earlier phase utilising a network of dedicated footways and shared space streets.

Vehicle traffic will then use Lower Road to access the wider network to the north – Lower Road is subject to light traffic volumes and low traffic speeds of under 20mph. Cycle traffic will also use Lower Road which is part of the formal cycle network and provides a cycle connection to the National Cycle Network (NCN) at the ‘Rusty Cutter’ roundabout where NCN 22 can be accessed for cycle journeys to Portsmouth.

The site is well located to promote travel by a range of transport modes without relying on the car and in transport terms the site is sustainable. A transport assessment is being prepared and will be submitted as part of the outline planning application.



Swept path analysis - refuse vehicle



Potential access arrangement



SUSTAINABILITY AND ENERGY STRATEGY

Bargate Homes' approach to development is inherently sustainable. Backed by a non-profit parent company, they aim to deliver quality development which meets the needs and aspirations of owners.

Land West of Old Manor Farm has been designed to respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible. This includes the consideration of measures to mitigate and adapt to the effects of climate change.

Social and Economic Benefits

The development aims to provide a range of social and economic benefits to both new and existing residents, through:

- A development which is designed to reflect the character of the local area, maximising opportunities the site offers to create a safe and secure environment and a sense of community, for example through the provision of areas for growing spaces including allotments and community orchards.
- The provision of new homes that will increase the population of Bedhampton helping support local businesses and the vitality of the village.

Environmental Protection and Enhancement

Through a range of design measures the development aims to protect and enhance the local environment, including:

- Homes designed to make use of sustainable materials, prioritising the use of local materials, as well as construction methods that reduce resource use.

- A landscape plan that includes measures to mitigate and enhance the biodiversity of the site including the creation of landscape buffers to protect and enhance hedgerows and the creation of new habitats around the site's infiltration basins.
- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling.

Mitigating and Adapting to Climate Change

The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long term resilience of the development to the effects of climate change.

Measures include:

- Homes designed to reduce carbon emissions in accordance with the energy hierarchy, using a fabric first approach to design to reduce energy demand before making use of Solar PV to provide onsite renewable energy generation to achieve a 19% reduction in carbon emissions, helping mitigate the effects of climate change.
- Specification of water efficient fittings to reduce water consumption to 110 litres per person per day in line with the government's higher water efficiency standard.
- Provision of a surface water management system and infiltration basins.
- Homes designed to take into account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.

SURFACE WATER DRAINAGE STRATEGY

Houses:

House to drain via gravity to new sewers located within the carriageway or directly into the roadside swales.

Driveways and Parking Areas:

Driveways and parking areas to be a combination of permeable block paving and impermeable macadam draining either into the gravity sewers located within the carriageway or directly into the roadside swales.

Permeable block paving construction to be sized to receive and store the run-off from all storms up to and including the 1:100 year + 40% climate change storm event.

Roads:

Roads to be hard paved in either macadam or concrete block paving. Road surface to be impermeable draining to the roadside swales directly via granite sett spillways or gullies and gravity drains.

Swales:

Swales to either infiltrate run-off into the ground or convey flow towards the attenuation basin via perforated pipework located within the shingle trench at the base of the swale.

Swales in the vicinity of the attenuation basin to be reed lined to provide pollution control.

Attenuation Basin:

The attenuation basin is to be sized to receive and store the run-off from all storms up to and including the 1:100 year + 40% climate change storm event. The attenuation basin is to be unlined to allow for the provision of infiltration into the ground. Outflow from the attenuation basin will drain into the chalk sub strata via a traditional perforated ring soakaway and a minimum of two deep bored soakaways. Flow into the infiltration devices will be controlled via a hydrobrake flow control chamber discharging at a maximum rate of 1.5l/s. Additional pollution control and silt removal will be provided by an up flow Filter chamber.

Foul Water Strategy:

All houses to drain via gravity to new sewers located within the carriageway. Sewers to drain to a new pumping station situated in the South West corner of the site. The rising main from the pumping station to discharge into the foul sewers serving the adjacent development.



Drainage strategy

SECURE BY DESIGN

Designing in crime prevention from the outset is key to creating a new socially sustainable development at Land West of Old Manor Farm.

Introduction

Secured by Design achieves a reduction of crime risk by combining minimum standards of physical security and well-tested principles of natural surveillance and defensible space. Land West of Old Manor Farm aspires to achieve Secure by Design accreditation upon completion.

The design of Land West of Old Manor Farm has incorporated the key elements of safe and sustainable design appropriate to the outline planning application stage to create a successful community where people will enjoy living and visiting. Reference has been made to Secured by Design, Homes 2019 and its principles have been integrated into the project masterplanning and urban design approach. Moving forward, we will continue to work with Havant's Secured by Design Officers through the detailed design stages.

Design Consideration of Secured by Design principles

Layout of vehicular/pedestrian routes

The development has been designed to provide visually open, direct and well used vehicular and pedestrian routes. Features will be designed to identify routes through the development and clearly define areas of public and private space. This will be further explored during the preparation of the reserved matters applications.

Communal areas

Communal areas such as public spaces and play areas will be designed to allow natural surveillance from nearby dwellings and with safe and accessible routes to come and go. Public and private space will be clearly defined. Public spaces, SuDS will be overlooked to ensure safety and create a vibrant setting for homes. This is explored in the illustrative masterplan.

Dwelling boundaries

The proposals are made with public and private areas clearly identified. To the front of homes, walls fences and hedges will be kept low to ensure an open view to housing. This will be further developed through reserved matters planning applications.

Layout and orientation of dwellings

The proposal provides 'active frontages' of overlooked streets. The development has been arranged to provide activity and natural surveillance and will avoid, where possible, the creation of blank walls adjacent to public spaces. This has been explored in the illustrative masterplan and more detailed plans will be available in reserved matters planning applications.

Rear access paths

Back gardens will be secure and any access to the rear of properties will be gated. However, this will be further developed through reserved matters planning applications.



Climbing aids

Boundaries will be designed so as not to provide climbing aids to gain access into properties. It is not possible to explore this level of detail given the outline nature of the planning application and supporting material. However, this will be further developed through reserved matters planning applications.

Parking

The development has been designed to provide for vehicle parking in either garages or hard standing areas within the dwelling boundary. If communal parking areas are needed, these will be in small groups near homes with natural surveillance or in parking courts. This will be further developed through reserved matters planning applications. Adequate space for cycle parking will be designed in accordance with the advice given by Secured by Design.

Landscape planting

The proposals include planting to create attractive and safe new environments without impeding natural surveillance. A detailed design and management plan for the open space will be agreed with Havant Council. The detailed design for landscape will further developed through reserved matters planning applications.

Lighting

Street lighting will be designed according to Secured by Design principles. Where possible, environmentally friendly light source will be used. The development will provide lighting of external doors, car parking and garage areas. The detailed design for lighting will be further developed through reserved matters planning applications and is a matter to be secured by an appropriately worded condition.

Dwelling entrances

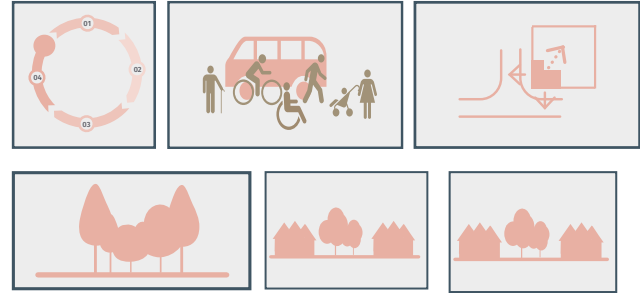
The development will be designed with front doors that are visible from the public realm and promote natural surveillance. The detailed design for dwelling entrances will be further developed through reserved matters planning applications.

Windows

It is not possible to explore issues associated with windows given the outline nature of the planning application and supporting material. However, the general principles for windows will be further developed through reserved matters planning applications having regard to Secured by Design principles. We acknowledge that proposals should ensure that ground floor and easily accessible windows are secured.

UNDERSTANDING HOW BEDHAMPTON'S UNIQUENESS IS REFLECTED IN THE ILLUSTRATIVE MASTERPLAN

The following analysis demonstrates how the identified place-making ingredients that make Bedhampton unique are reflected in the proposed masterplan.



1. Recreational and community cluster

Our proposals have a recreational cluster of allotments, play and informal open space. The area has good pedestrian access and is overlooked by housing.

2. Stream streets

We have located swales in the public realm running alongside the street. This is a feature of the local area.

3. Tree lined streets

Our streets will accommodate trees to provide visual amenity and a softening of the public realm.

4. Green corridors

Our multi-functional area of open space creates a green corridor around the development linking to the green corridor to the east in the proposed development.



5. Linear hedge edge

The boundaries of our site will be reinforced with linear hedge and tree planting.

6. Perimeter blocks

Our approach to development uses perimeter blocks that are formed around a courtyard of private gardens whilst maintaining active frontage along the street for safety and overlooking.

7. Density

The average net density is 31 dwellings per hectare, with a variety of house types that can be found in the local area. This approach fits with local character.



Materials

We propose to use a variety of materials, features and a colour palette that are found in Bedhampton. These could include:

- Red brick, stone, burnt brick, timber board and coloured render
- Ornamental brick quoins, brick band and brick plinth
- Porches
- Crenellation and decorative windows
- Sash, bay and casement windows
- Burnt brick and red brick patterns with brick banding
- Decorative patterned red and burnt brick walls



SUMMARY AND BENEFITS

SUMMARY AND BENEFITS

Bargate Homes believes that the proposed neighbourhood at Land West of Old Manor Farm can contribute to Havant's much needed housing supply. The entire site is within the control of Bargate Homes and there are no land ownership constraints to delivering the development.

The purpose of this DAS is to set out the development principles for the site and support the application for Outline Planning Permission. The masterplan in this DAS has been developed with reference to and in accordance with current design policy and guidance.

The site area is approximately 3.67 hectares and is able to accommodate a range of new dwellings, along with open space, retained trees and hedgerows, informal public open space, surface water drainage (SUDS) and footpath links.

The final scheme has evolved as a result of design development and engagement with the local community.

The development seeks to promote character and quality in its urban design approach. The masterplan has been developed in response to clear constraints and opportunities on the site as well as a review of local context. The design of the masterplan has focused on creating a development that clearly responds to local character.

The scheme responds to the landscape character of the site and surroundings; it is well screened by the existing retained surrounding landscape that creates a defensible boundary to the development.

This DAS explains clearly how the evolution of the masterplan has been influenced by local context and stakeholder involvement.

Inclusive design will be an important part of the new development with the development being well connected to the surrounding area for pedestrians - creating new links and sociable spaces.

The proposed new development Land West of Old Manor Farm, presents the opportunity to provide a high quality development of much needed homes. This will create an attractive and long-lasting place to live for years to come.

Land West of Old Manor Farm, Bedhampton strives to be a valuable addition to the local community. The benefits for bringing the redevelopment forward are:

- Up to 43 high quality homes that have space for home working and are future-proofed for adaptability and flexible living arrangements
- 30% of affordable homes (up to 13 in total)
- Providing a network of natural public open space that supports a range of activities for everyone's participation and enjoyment including a play area and community garden/allotment space
- Connecting people to nature and natural systems by providing growing space, orchards and allotments. Opportunity to promote on-site biodiversity by maintaining and enhancing existing green infrastructure
- Re-wilding areas allowing habitats to develop naturally over time

- The proposed development will incorporate a sustainable drainage system that will discharge surface water in line with the SuDS hierarchy and national and local planning policy
- Land West of Old Manor Farm offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in Bedhampton and maintain all-important friend and family networks
- New homes will be designed in accordance with the Energy hierarchy to meet the requirements of the current Building Regulations and will take account of future changes to the Building Regulations and Future Homes Standard when these are implemented
- A development that compliments the historic character of the Old Bedhampton Conservation Area through the identification of Bedhampton's unique characteristics and conforms to local and national design standards



