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Land at Forty Acre Farm, Havant Road, Havant
Design and Access Statement

May 2021

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Section I

Introduction

I.I Introduction

This Design and Access Statement has been prepared by IDPartnership on behalf of Barratt David Wilson Homes Southampton. This document accompanies a detailed planning submission for 147 units that are situated within the approved Land at Forty Acres Farm, Havant Road Planning Permission, APP/18/00450.

Proposals

The development will provide a variety of dwellings ranging from 2 to 4 bedrooms in size. The majority of the development will consist of 2-storey houses, with some 2.5-storey houses placed strategically within the core of the scheme.

Project Team

The project team includes:

- **Developer:** Barratt David Wilson Homes Southampton
- **Architect:** IDPartnership
- **Landscape Architect:** Fabrik
- **Ecological Consultant:** WYG
- **Transport/Highways Consultant:** Paul Basham Associates
- **Geotechnical and Environmental Engineers:** Wilson Bailey Partnership

Section 2

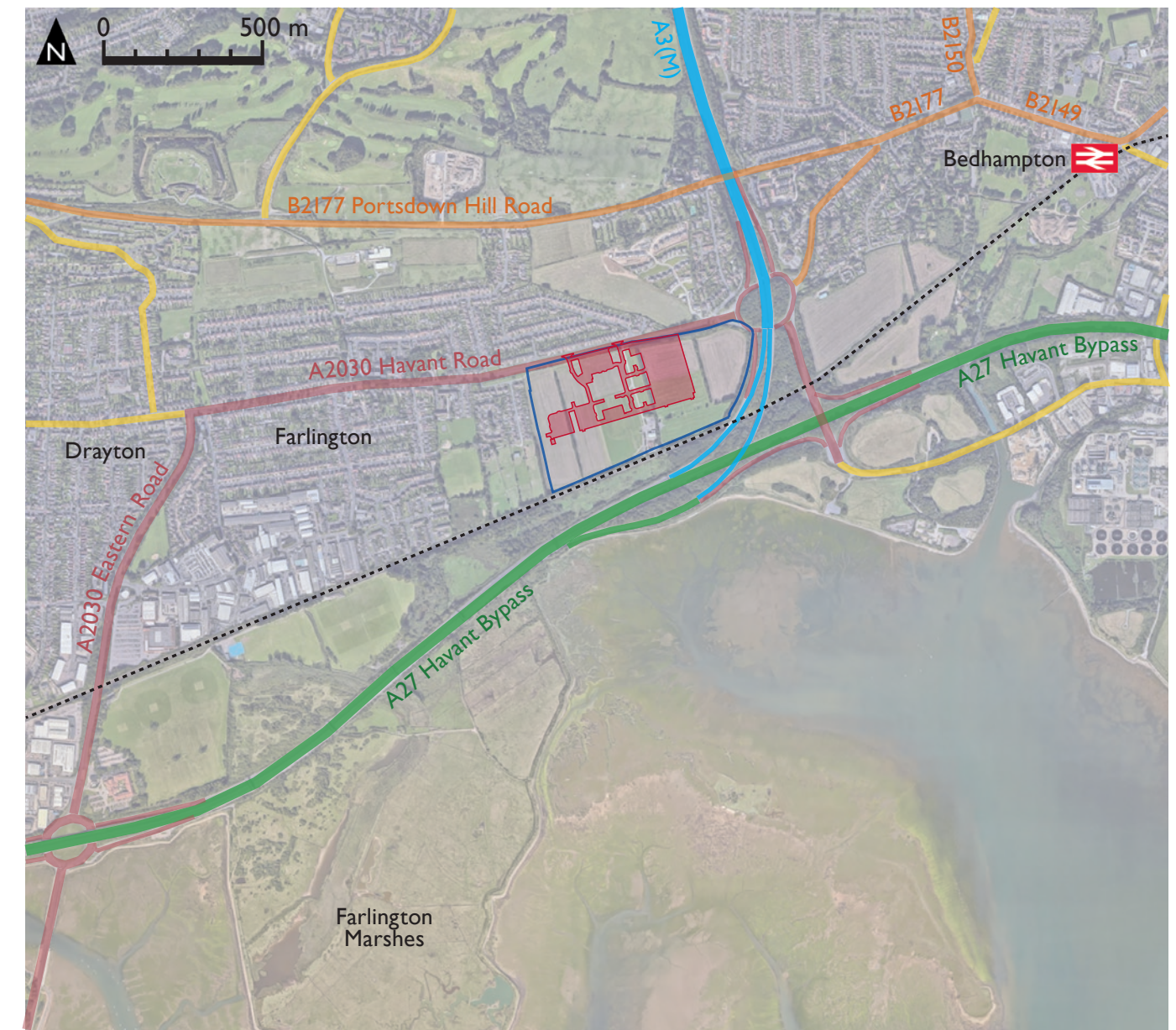
The Site

2.1 Site Location

The site is situated to the east of the Portsmouth suburb of Farlington, and to the west of the Havant suburb of Bedhampton. The site is located 7.5 km north east from the city centre of Portsmouth, and 2.5 km west from the town centre of Havant.



Map showing location of the site relative to Portsmouth and Havant



Map showing location of the site relative to adjacent suburbs and settlements

Key:

- Site location
- Motorway
- Primary A road
- Non-primary A road
- B road
- Railway line
- ⌘ Railway station

Key:

- Site boundary
- Previously consented development boundary
- Motorway
- Primary A road
- Non-primary A road
- B road
- Other main road
- Railway line
- ⌘ Railway station

2.2 Site Description

Site Description

The site is an approximate rectangle shape covering 22.90 hectares. It comprises a number of agricultural fields divided by mature tree lines. The existing farm buildings, known as Forty Acre Farm, which sit adjacent to the site's southern boundary, are the only buildings within the site.

There is a level change of approximately 2 metres from Havant Road (A2030) down to the northern site boundary. The site itself has a gentle gradient which falls from north to south by approximately 6 metres over a distance of approximately 350 metres.

Site Boundaries

The site is bounded to the north by Havant Road (A2030). There is vegetation along some parts of this boundary, screening the road from the site.

To the east, the site is bounded by vegetation screening the site from the slip road and A3(M) motorway beyond.

The site is bounded to the south by vegetation alongside the adjacent railway line.

To the west the site is bounded by the rear gardens of residential properties on Westways, and by a line of vegetation.



Map showing the site and its surrounding context

Key:

- | | |
|---|---|
| — Site boundary | - - - - - Railway line |
| — Previously consented development boundary | Bus stop (showing direction of travel) |

2.3 Visual Context

Site Photographs

The key plan adjacent indicates the locations of the site photographs/panoramas which follow.

Views

The site has a gentle slope from north to south, with Havant Road sitting approximately 2 metres higher than the site along its northern boundary. Therefore the site can be overlooked from Havant Road, and the coast to the south can be glimpsed through the vegetation alongside the A27 (Images 5-8 and 10).

The land to the north of Havant Road rises more steeply, towards a ridge north of Portsdown Hill Road (B2177). From here, the site is overlooked amongst long distance views over Portsmouth, Langstone Harbour and Hayling Island (Image 15).



Map showing location of the site photographs

Key:

— Site boundary

----- Railway line

— Previously consented development boundary

● Location of photograph



View north over the site from Havant Bypass (A27)



View west along Auriol Drive and Havant Road from the junction between Auriol Drive and Fortunes Way



View east along Havant Road with Auriol Drive visible on the left and the site on the right



View into the site between the properties on Westways



View north-west over the site from Havant Bypass (A27) with the railway and Forty Acre Farm visible in the middle ground.



View south-west over the site from Bedhampton Roundabout (known locally as the Rusty Cutter Roundabout)



View east along Havant Road (A2030) with the site visible behind the treeline



View of the existing vehicular entrance to Forty Acre Farm off Havant Road



Panoramic view south over the site from Auriol Drive, with Havant Road in the foreground



View south-east from Auriol Drive, looking at Havant Road and the site's north-western corner



View south over the site from Havant Road, near the site's north-western corner



View south-east from Auriol Drive, looking towards Havant Road and Westways



View of the site's north-western corner from Westways



View south overlooking the site from Auriol Drive



View south from Portsdown Hill Road (B2177), overlooking the site with Langstone Harbour beyond

2.4 Architectural Context

Historic Buildings

Farlington contains a concentration of Grade II listed structures, such as St Andrew's Church (Image 16), the Old Rectory (Image 17), as well as a number of monuments and a milestone. Similarly, Bedhampton contains a concentration of Grade II listed structures, including St Thomas' Church (Image 40), another Old Rectory (Image 39), and a number of houses. The majority of these listed structures date from the eighteenth and nineteenth centuries, with the exception of St Thomas' Church which dates from the twelfth century.

North of the site, on Portsdown Hill Road (B2177), are two additional Grade II listed structures. One of which is Belmont Castle, a large house dating from the early nineteenth century, built in the style of Tudor castle (Image 32). The other, known as 'Sunspan' is a house, dating from 1936, built in the International Modernist style (Image 30).

Local Vernacular

Urban Form

The majority of the development in the vicinity consists of suburban housing developed throughout the twentieth century. Many of these houses, such as those on Fortunes Way (Image 29), are semi-detached two-storey houses. However, the series of houses which overlook the site on Auriol Drive are detached (Image 28). There are also a number of three-storey apartment blocks in the area to the west of the site (Images 20 and 24).

Materiality

A variety of materials and details are present in the adjacent houses. The majority are elevated in brown or red brick, either in combination with white/cream render or terracotta tile hanging. Roof tiles are predominantly terracotta or brown in colour, with some grey roofs.

Details

The use of an arched entrance doorway can be seen on properties at Rectory Avenue (Image 23), Havant Road (Image 25) and Auriol Drive (Image 28). The houses overlooking the site on Auriol Drive also feature round bays, topped with projecting gables or projecting hipped roofs.



Map showing location of photographs



St Andrew's Church, Havant Road, Farlington (Grade II listed, dates from 1872-75)



Old Rectory, Havant Road, Farlington (Grade II listed, dates from circa 1825)



18 Semi-detached housing with sawtooth roofs on Acorn Close, Farlington (dating from circa 1970)



19 Detached and semi-detached houses on St Andrew's Road, Farlington (dating from circa 1930)



20 Three-storey apartment block on East Park Lodge, Farlington (dating from circa 1970)



21 Semi-detached housing on East Park Lodge, Farlington (dating from circa 1980)



22 Terraced housing on East Park Lodge, Farlington (dating from circa 1985-90)



23 Semi-detached houses on Rectory Avenue, Farlington (dating from circa 1930s)



24 Three-storey apartment block on Havant Road, with Grade II listed milestone (dating from 18th century) in foreground



25 Series of detached houses with distinctive gables on Havant Road, Farlington (dating from circa 1930s)



26 Houses on Westways, adjacent to the site's north-western corner (dating from circa 1950s)



27 Semi-detached housing on Almond Close, Farlington (dating from circa 1945-50)



28 Series of detached houses on Auriol Drive (dating from circa 1945-50)



29 Semi-detached houses, elevated with tile hanging, on Fortunes Way (built during the 1950s). Housing on Penk Ridge follows the same style.



33 Semi-detached houses on Spinnaker View, Bedhampton (dating from circa 1980s)



37 Semi-detached houses with distinctive roof forms on Lower Road, Bedhampton (dating from circa 1950)



30 Grade II listed house known as 'Sunspan' on Portsdown Hill Road. Built in 1936. International Modern in style. Elevated in white painted rendered brick.



34 Recently constructed housing estate known as 'One Eight Zero', situated north-east of the site, off Havant Road.



38 Grade II listed house known as 'Spring Lawn' on Brookside Road, Bedhampton. Dates from early 19th century.



31 Large detached houses, elevated in white painted brick, on Portsdown Hill Road.



35 Detached housing of varying styles on Bedhampton Hill, west of Glee Park Avenue.



39 Old Rectory, Bidbury Lane, Bedhampton (Grade II listed, dates from late 18th century)



32 Grade II listed Belmont Castle on Portsdown Hill Road. Built in the early 19th century as a large house in the form of a Tudor castle. Currently a retirement home.



36 Terraced housing on Lower Road, Bedhampton (dating from circa 1900)



40 Church of St Thomas, Bidbury Lane, Bedhampton (Grade II listed, dates from 12th century with various alterations made later)

2.5 Local Facilities and Public Transport

Walking distances given below are taken from the existing entrance to the site on Havant Road (A2030).

Retail and Health Facilities

The nearest supermarket and post office are at Farlington, at a walking distance of 950 metres west from the site. Further retail facilities, as well as dentists and a GP practice can be found at Drayton, at a walking distance of 2 kilometres west from the site. At a 2 kilometre walk south-west from the site, there is a pharmacy and large supermarket off Eastern Road (A2030).

A wider range of retail facilities can be found at Havant Town Centre, situated 2.5 kilometres east from the site.

Educational Facilities

The nearest primary school facilities are Solent Infant School and Solent Junior School. Both are located west of the site, between Drayton and Farlington. Solent Infant School is a 1.5 kilometre walk from the site, and Solent Junior School is a 1.75 kilometre walk from the site.

The nearest secondary school, Solent Junior School, is located within Drayton and is a 2.4 km walk from the site.

Buses

There are two pairs of bus stops adjacent to the site's northern boundary on Havant Road (A2030). The easternmost pair of stops are at walking distances of 160 and 190 metres from the existing entrance to the site. The westernmost pair of stops are at walking distances of 330 and 430 metres from the existing entrance to the site.

The services which serve these stops are summarised in the table below:

Service	Westbound destination	Eastbound destination	Frequency		
			Mon-Fri	Sat	Sun
21	Portsmouth Harbour via Portsmouth and Farlington	Havant via West Leigh, and Leigh Park and Bedhampton	10 mins	10 mins	20 mins
23	Southsea via Portsmouth Harbour, Portsmouth, Cosham and Farlington	Warren Park via Leigh Park, Havant and Bedhampton	10 mins	10 mins	20 mins

Rail

The nearest railway station to the site is at Bedhampton, 1.7 kilometres west of the site. The station can be accessed via bus service 23.



Key:

- Site boundary
- Previously consented development boundary
- Motorway
- Primary A road
- Non-primary A road
- B road
- Minor road
- Railway station
- Railway line
- Bus stops
- Bus station
- Post Office
- Convenience store
- Supermarket
- Retail Area
- College
- Secondary school
- Primary School
- Junior School
- Infant School
- Special Needs School
- Library
- GP Surgery
- Dentist
- Pharmacy