

DESIGN AND ACCESS STATEMENT
LAND SOUTH OF BARTONS ROAD, HAVANT
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SUMMARY:

This document is submitted on behalf of Chidden Farms, the applicant, as part of the Outline Planning Application for a residential development on the open farmland known as ‘Land South of Bartons Road, Havant’, hence forth known as the site.

INTRODUCTION:

The proposed development will comprise up to 175 dwellings and public open space.

The purpose of this Design and Access Statement is to ensure that the development of the site is carried out in accordance with best practice approaches to urban design and place-making and follows the principles set out in Havant Borough Council’s Supplementary Planning Document.

The design intention is to create an attractive neighbourhood with homes and open spaces that provide a valuable and sustainable contribution to the proposed and existing community at Havant.

This statement has been prepared to explain the design proposals in support of the outline planning application, as set out in a series of parameter plans and to guide later reserved matters planning applications. The parameter plans will be submitted separately and should be referred to in this Design and Access Statement, together with the following documents:

- Planning Statement
- Design and Access Statement
- Parameter Drawings
- Landscape Appraisal and Strategy
- Arboricultural Report
- Transport Assessment
- Drainage (SW and Foul)
- Ecology Report
- Archaeology and Heritage Assessment
- Statement of Community Consultation
- Section 106 Heads of Terms
- Planning Application Forms and Schedules

All the plans contained in this Design and Access Statement are illustrative. The submitted Site Plan, as referenced in the planning application forms and Planning Statement, represents the formal planning application boundary and overrides any minor variations of the red edging that may appear in all other supporting plans and illustrations.

This outline application has been submitted to establish the principle of new development for residential purposes and strategic drainage infrastructure, identifying the general location of development and

associated access arrangements. Other than access, all other matters are reserved.

Scheme Description – planning history

This application follows the principle requirements of draft planning policies AL1 (Presumption in Favour of Sustainable Development), EM1 (Emsworth Housing Allocations) which is allied to planning allocation HB1: UE3b (Land south of Bartons Road, Havant) and Policy DM25 (Managing Flood Risk in Emsworth).

The allocation HB1: UE3b was identified by Havant Borough Council (HBC) as part of their SHLAA reviews as a site that is capable of delivering sustainable urban growth. It was also included in the strategic landscape study by Kirkham (on behalf of HBC) which looked at robust development boundaries and concluded that the integrity of the ‘Emsworth Gap’ would be maintained.

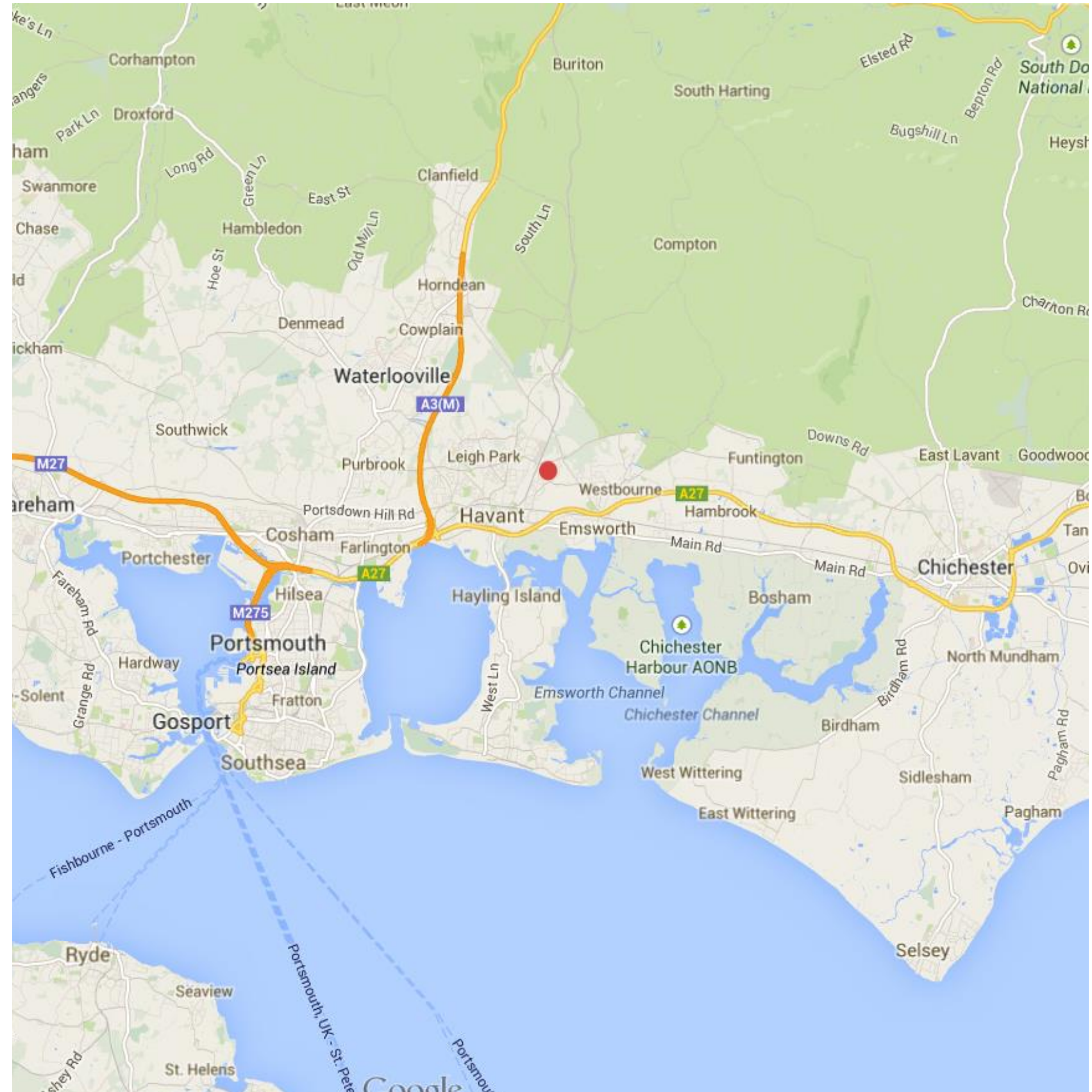
The allocation provides for up to 203 new homes.

ASSESSMENT: Wider context

Havant is a small town on the South Coast of England with a shoreline to the northern end of Chichester Harbour. The centre has a good range of shops, leisure facilities, schools and churches and is just over 1 mile away. Havant also provides the single bridge crossing to Hayling Island situated within Chichester Harbour immediately to the south.

Other towns and attractions in the area include:

1. Chichester, with its attractive town centre, cathedral, shops, restaurants and Pallant House Gallery is 10.3 miles away.
2. Portsmouth and Southsea with its historic and naval dockyards, quaysides, city centre, shopping, Portsmouth FC and beaches are 9.0 miles away.
3. Goodwood, situated on the top of the nearby South Downs, is famous for its racecourse and motorsports festivals and is 12.1 miles away.
4. Chichester Harbour is an Area of Outstanding Natural Beauty, known not only for its substantial natural wildlife habitats and bio-diversity but also for the more man made leisure pursuits of sailing, boating and fishing and is 3 miles due south of the site at its nearest point. The mainly sandy beaches of Hayling Island and the Witterings at the mouth of Chichester Harbour are popular holiday destinations and renowned locations for windsurfing and kite surfing are 7 and 14 miles away.



ASSESSMENT: Local context

The site is just over 1 mile north-east of Havant town centre on the edge of the town. It is well connected by foot, cycle, car, rail, sea and air.

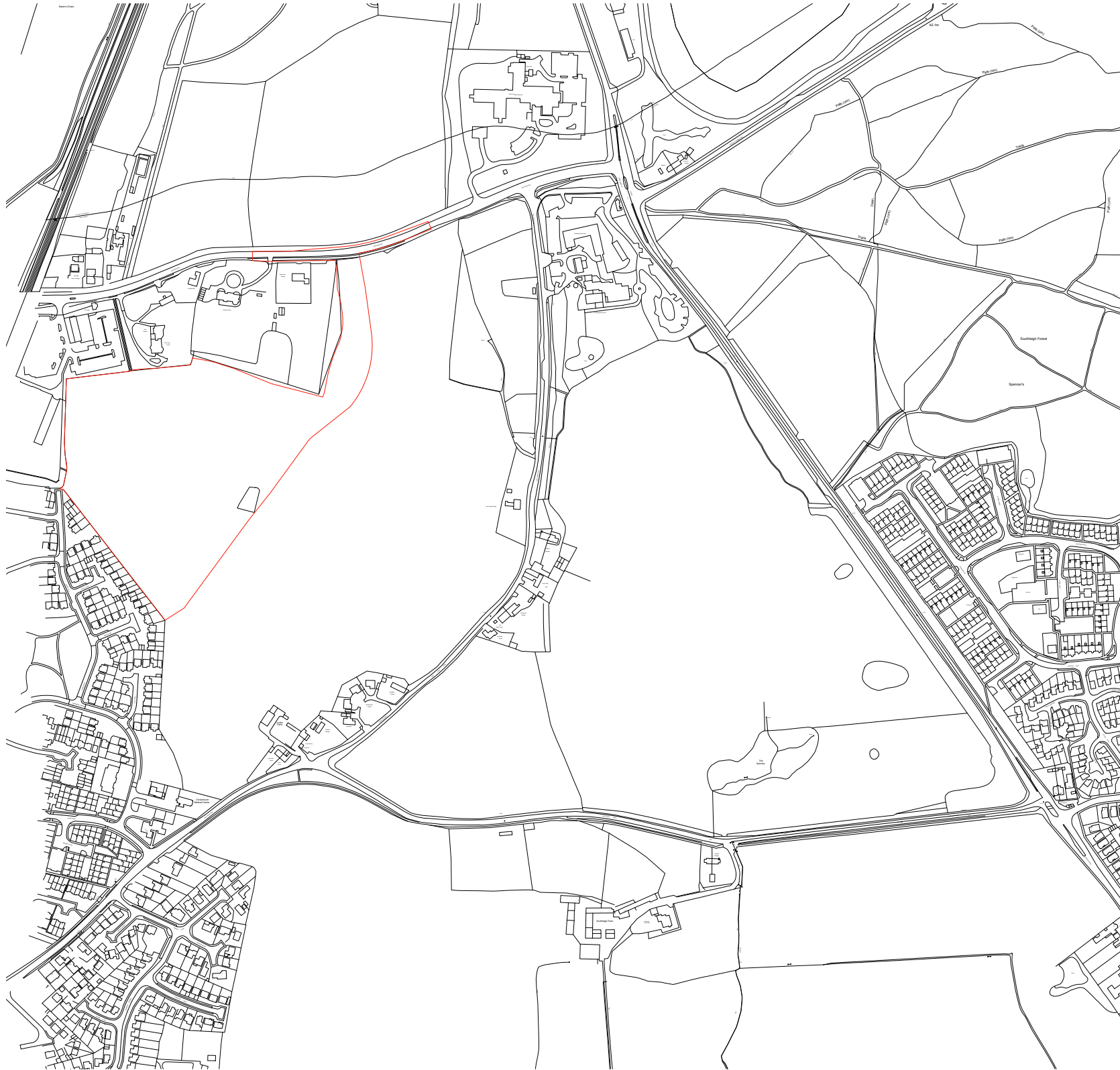
The site is 1.3 miles or 25 minutes' walk to Havant Railway Station which is on the line which follows the coastline connecting Portsmouth to Brighton and from Portsmouth to London, Waterloo.

The site is 1.8 miles to the nearest junction on the A27, the main east /west road along the south coast linking Brighton and Eastbourne with Southampton. The A3 running north to London is also 5.2 miles away at Horndean.

Regular ferry services to the Isle of White, the Channel Islands and France are 9.8 miles away at Portsmouth.

Southampton International Airport is a 24.7 mile drive away.

The nearest playing fields are at Bartons Field (0.4 miles away). There are further playing fields and a skateboard park adjacent to the Havant and Waterlooville Football Club at West Leigh (0.8 miles away) and further playing fields at Emsworth Park (1.3 miles away).



ASSESSMENT: Site

1. The site within the red line boundary is 7.16ha in area and is currently arable farmland, hedges and shelter belt.
2. The site divides into 2 distinct areas:
3. Area A. The smaller portion, to the north and east, provides enough land for the access road and it's associated landscaping. It runs south from Bartons Road following the natural gradient and boundary of the site and avoids the mature trees along the boundary with Helmsley House to Area B, the new residential area. The access road will also provide agricultural access to the remaining agricultural land to the east and the potential future residential development.
4. Area B. The larger, residential portion of the site to the south and west is roughly triangular in shape and is set back into the north east corner of the field so that it is not visible from Bartons Road.
5. The residential portion is bounded to the north by the car park of Wyevale Garden Centre and the gardens of East Leigh House and Helmsley House. There is a secure metal fence along the boundary to the car park of the garden centre. The remainder of the fences to the houses are less secure and missing in places. They are all screened by a substantial mature hedge which contains a variety of trees along its length, identified in the arboriculture report, as worthy of retention.
6. There is a mature oak that stands within the field along the northern boundary which is protected by a Tree Preservation Order (TPO).
7. East Leigh House and gardens are Grade II listed. The majority of the house is Regency in style and dates from 1820. The house was originally set in a much larger parkland setting which included Wyevale Garden Centre, Helmsley House, part of Denvilles as well as the northern part of the site. The main aspect of the house faces south, although the principle approach was originally from another direction. Most of the Historic Landscape Character (HLC) associated with the house was removed during the 20th Century when the site was given over to farming. The only remaining elements of the original parkland setting are the hedge along the western and northern boundaries and the isolated TPO trees. The HLC is thus considered 'low' in the Heritage Statement. The Grade II status of the listing is therefore derived from the quality of the building rather than as an example of a small country estate. East Leigh House is now separated from the site by a substantial hedge which appears to link several original landscape features. This further reduces the historic link between house and its setting and provides only selected first floor views across the site.
8. There is a pedestrian link between Bartons Road in the north and Denvilles in the south. It enters the site from the end of Japonica Way and follows the west and northern boundary with the garden centre around the edge of the field. It then continues between the garden centre and East Leigh House along a rough, unlit tarmac track. There is a Co-Op convenience store just south of the other end of Japonica Way 0.5m from the site.
9. The residential portion is bounded to the south and west by the flank wall and service area of Wyevale Garden Centre and the rear of the properties along Japonica Way, Azalea and Fushia Close. The garden centre is housed in a large industrial shed and the ground levels around it have been raised to meet it so that at the rear the ground level is 2-3 metres higher than the adjacent site levels. There is a mature hedge along the boundary with the garden centre.
10. A substantial, 20 metres wide, shelter belt separates the site from the rear of Japonica Way, Azalea and Fushia Close. It was planted at the time of their development to provide a visual buffer to the then edge of settlement and open farmland. The trees have grown considerably since it was planted and the shelter belt has not been managed on the residential side so that now it overshadows those properties.
11. There are 2 mature Turkey oaks that are in close proximity to another within the site, along the west boundary that are protected by TPO's.
12. The residential portion is bounded to the east by open farmland and the area that defines the boundary between Havant and Emsworth known as the 'Emsworth Gap'.
13. There is a small copse, containing a shallow pond along the eastern boundary that is thought to be part of the original field pattern which made up the historical gardens and that are protected by a TPO.
14. There is a foul sewer pipe running south from East Leigh House and a surface water pipe also running south under the access road and to the east of the site.
15. The land slopes down gently in the southerly direction and falls about 11m or 1:27 across the residential portion of the site.

ASSESSMENT: Site plan



EXISTING: Photographs



EAST ALONG BARTONS ROAD



SOUTH FROM BARTONS ROAD ALONG FOOTPATH



EAST from DENVILLES FOOTPATH LINK



WEST ALONG BARTONS ROAD



SOUTH ALONG BARTONS ROAD - LONG VIEW TO SEA



WEST ALONG BARTONS ROAD



WEST ALONG NORTHERN BOUNDARY



NORTH TO EAST LEIGH HOUSE



SOUTH ALONG JAPONICA WAY, DENVILLES

EXISTING: Photographs



WEST TOWARDS COPSE



WITHIN COPSE



WITHIN BUFFER PLANTING



NORTH TOWARDS TURKEY OAKS

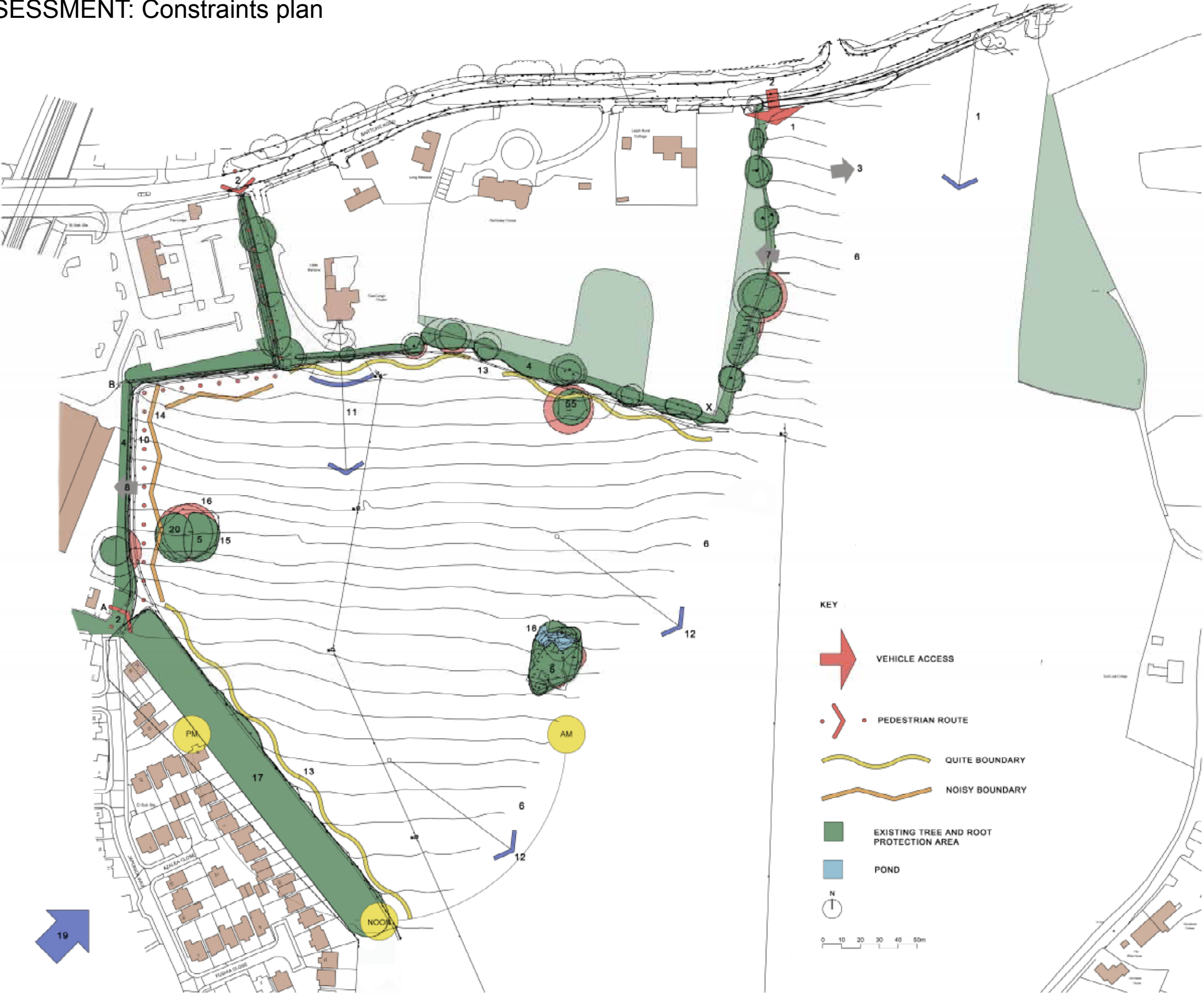


NORTHERN BOUNDARY



NORTH EAST FROM SOUTH WEST CORNER

ASSESSMENT: Constraints plan



ASSESSMENT: Constraints

1. The vehicular access from Bartons Road into the site runs alongside the existing hedge to maintain distant views and provide sufficient stagger distance from the Crematorium entrance opposite.
2. Potential vehicular, cycle or pedestrian entrances to the site.
3. Agricultural access to existing farmland.
4. Substantial mature hedge contains a variety of trees along its length highlighted in the arboriculture report.
5. Mature tree or trees, probably part of the historic field boundaries, set within the existing open field, protected by a TPO.
6. Open boundary to arable farmland.
7. Possible future connection to potential residential development in Helmsley House.
8. Possible future pedestrian only connection to potential residential development in Wyevale Garden Centre.
9. Site Boundary.
10. Existing pedestrian link from Denvilles to Bartons Road.
11. Visual link between historic East Leigh House and site.
12. View across existing farmland known as the 'Emsworth Gap' to Eastleigh Road.
13. Quiet boundary to neighbouring back gardens.
14. Noisy boundary to service yard and carpark.
15. Canopy of significant tree highlighted in the arboriculture report.
16. Root protection area of tree highlighted in the arboriculture report.
17. Shelter belt
18. Shallow pond within copse of TPO trees. Dry in summer.
19. Prevailing wind
20. Bat roost in TPO tree.

ASSESSMENT: Opportunities

1. Retain distant views of the Solent and the Isle of Wight from Bartons Road by locating the access road adjacent to the western hedge.
2. Retain and enhance the existing hedgerows.
3. Provide public open space around the TPO trees.
4. Enhance the existing pedestrian link from Denvilles to Bartons Road with better surfacing, lighting and overlooking. Link runs past East Leigh House and through the new setting of landscaped open space.
5. Provide a suitable setting to historic East Leigh House with a landscaped public open space adjacent to the boundary.
6. Access road within the site is focused on East Leigh House across the public open space.
7. Shelter belt reduced in width and height adjacent to neighbouring properties as part of a managed maintenance programme.
8. SuDs system reduces the risk of flooding to the south from the existing situation and from new development.
9. Existing hedges and trees linked via ecological corridors consisting of new hedges and swales.
10. Swales planted with suitable natural wetland plants, shrubs and trees.
11. Plant new indigenous shrubs and trees along the eastern boundary. Hedges and earthworks help to visually ‘soften’ the edge of development from across the Emsworth Gap from Eastleigh Road.
12. Provide good vehicular, cycle and pedestrian links through the site and connections to the wider network.
13. Provide gateways and landmark buildings to aid navigation around the site.
14. Provide frontage onto and therefore natural surveillance of all public areas including swales to reduce the risk of crime.
15. Reduced lighting levels and additional space around TPO tree with bat roost.

ASSESSMENT: Opportunities plan

