

Land at Nursery Fields, Denvilles, Havant Planning, Design and Access Statement



July 2014



Section	Page
1. Introduction & Site and Surroundings	03
2. Planning History	04
3. Satement of Community Involvement	05
4. Planning Policy	07
5. The Proposals	08
6. Conclusion	13

Section 1 - Introduction & Site and Surroundings

INTRODUCTION

This planning, design and access statement has been prepared by Barratt Homes to accompany the full planning application that has been submitted to Havant Borough Council for the erection of 35 residential dwellings, community building and allotments with associated access, parking, landscaping, open space and works on land within the Nursery Fields development site at Denvilles, Havant.

The application site forms part of the wider former Copseys Nursery site that has planning consent for development with 100 dwellings, which is currently under construction. This application seeks to amend the approved layout, with the residential development proposed by this application within an area that has already has consent for 26 dwellings.

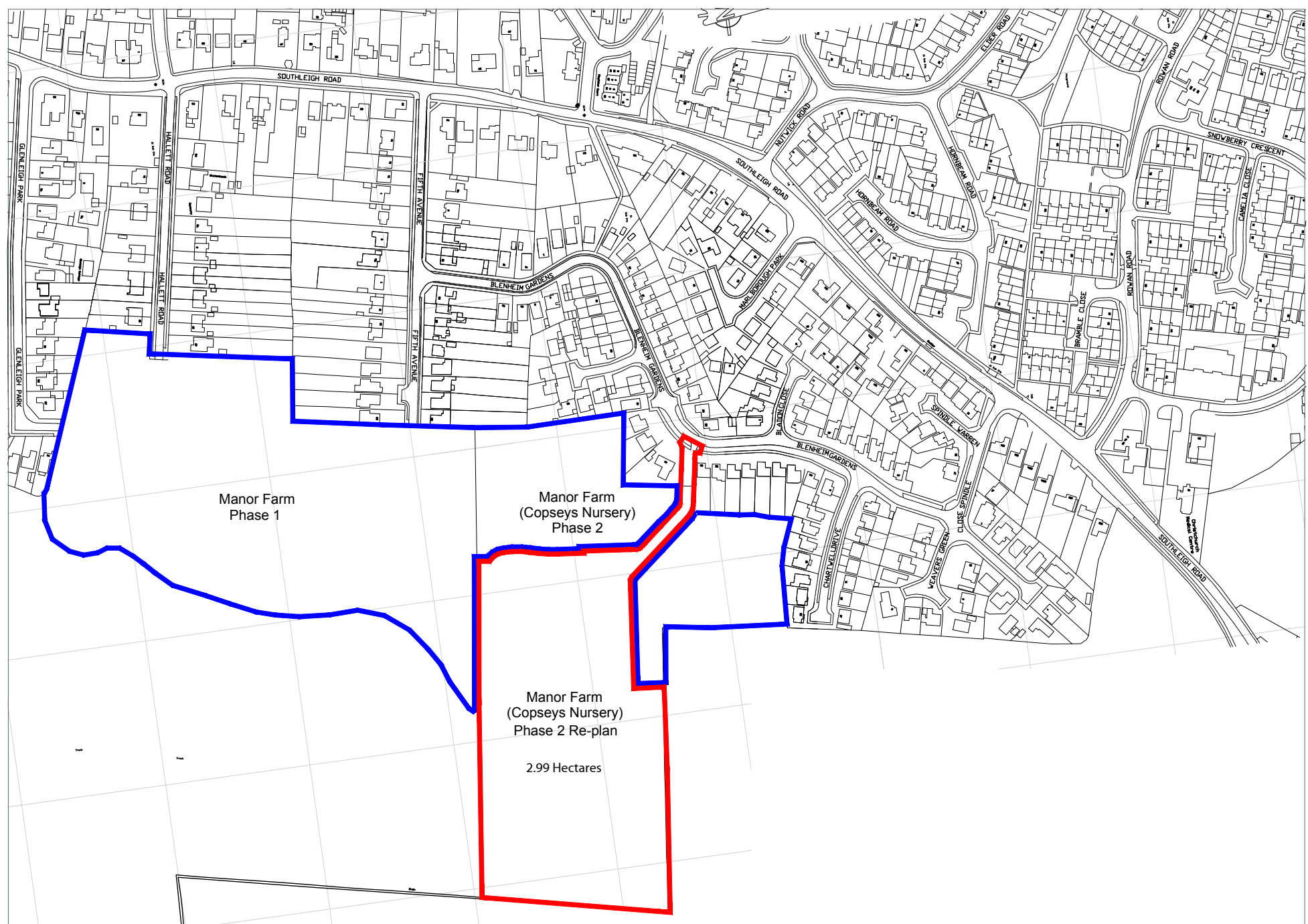
The proposed community building seeks to replace the farmers building that was secured as part of the planning permission for the wider Manor Farm and Copseys Nursery sites.

These proposals have been subject to pre-application discussions with Officers at Havant Borough Council, representatives of Warblington and Denvilles Residents Association and the Scouts and following public consultation.

This document has been prepared in support of the proposals and considers the site and its surroundings, the site's background, planning policy and community involvement before setting out the proposals and reaching its conclusions.

SITE AND SURROUNDINGS

The application site forms part of the former Copseys Nursery site in Denvilles, to the north of the railway and east of Southleigh Road and Blenheim Gardens. The application site forms part of the site originally covered by glasshouses.



Site Location Plan

© AAP Architects

Section 2 - Planning History

A hybrid planning application was approved on the wider Manor Farm and Copseys Nursery site for the development of 191 dwellings on 14th June 2013 (planning application reference: APP/12/01222).

This permission provided full permission for 91 dwellings at the Manor Farm site and outline permission for 100 dwellings at Copseys Nursery.

A subsequent reserved matters application was approved on 2nd October 2013 which consented the details for 100 dwellings on the Copseys Nursery site (application reference: APP/13/00752). This consent approved 26 dwellings within the current application site.

The planning permission for the site also secured the provision of allotments and a farmers building with associated car parking to the east of the site and a wider area of public open space south of the allotments, east of the approved housing.

The 26 dwellings approved on the current application site (plots 35-60) comprised a mix of detached and semi-detached dwellings with a mix of 2 and 2.5 storeys, as follows:

- 4 x 3-bed
- 17 x 4-bed
- 5 x 5-bed



Approved Manor Farm Plan



Approved Copseys Nursery Plan



Section 106 Plan

Section 3 - Statement of Community Involvement

Barratt Homes is committed to informing the community and key local stakeholders about their proposals and involving them in the evolution of schemes and keeping them updated through the development process.

Havant Borough Council adopted its Statement of Community Involvement in December 2013. Paragraph 4.1 states that “it is very important that local people are involved in the development management process as early as possible” and encourages applicants to engage with the community before an application is submitted.

Prior to submitting this planning application a detailed programme of community consultation, local engagement and pre-application discussions were undertaken, as follows:

- Pre-application submission made to Havant Borough Council on 4th April 2014, with subsequent letters and emails to discuss the draft proposals and revisions to the proposals
- Discussions and meetings with Warblington and Denvilles Residents Association and the Scouts to discuss the draft proposals, requirements of the community building and revisions to the scheme
- Public exhibition held on 25th June 2014 at St Faith’s Church Hall, The Pallant, Havant to inform the local community of the proposals and invite feedback

DISCUSSIONS WITH PLANNING OFFICERS

Pre-application discussions have been held with Planning Officers at Havant Borough Council. A pre-application submission was made to the Council on 4th April 2014, with subsequent letters and email correspondences with Officers about the proposals and revisions to the proposals.

INTERESTED PARTIES

The draft proposals were discussed with representatives of Warblington and Denvilles Residents Association and the Scouts, with a meeting held on 13th June 2014 and subsequent emails to discuss the content of the proposals and amendments to the scheme.

PUBLIC EXHIBITION

The public and local ward Councillors of Havant Borough Council were invited to a public exhibition held on Wednesday, 25th June 2014 at St Faith’s Church Hall, The Pallant, Havant between 3.30pm and 7.30pm. At this event the draft proposals were presented, with feedback welcomed to inform the scheme’s evolution before the plans were finalised.

The exhibition was widely advertised, with invitations distributed door-to-door to households in Denvilles in close proximity to the site, leaflets left in local shops and posted on the Warblington and Denvilles Residents Association website.

The exhibition included display materials of the draft development proposals setting out the background to the proposals, approach to development, draft masterplan and information on technical issues. The exhibition was attended by representative of Barratt Homes as well members of the consultant team who explained the proposals to the public, discussed any related issues and answered queries.

The exhibition was well attended, with 49 people completing the attendance register. Each person attending the exhibition was provided with a feedback form with a comments box provided at the event and freepost envelopes available to allow forms to be returned after the event. 25 comments forms were received.

The display material was also uploaded onto Barratt Homes’ community consultation website with an online comments facility available. The website address was provided to attendees at the exhibition and was included on publicity leaflets. The Barratt community consultation website is www.barrattsoncommunity.co.uk. 2 online comments forms were received.

Public exhibition presenting proposals for a new community building and small amendments to the approved residential layout on our site at Nursery Fields, Denvilles, Havant



On Wednesday, 25th June 2014
between 3.30pm and 7.30pm

At St Faith’s Church Hall, The Pallant, Havant, PO9 1BE



Please visit the exhibition and meet us to discuss these proposals
We look forward to welcoming you

Further details can be found on our website: www.barrattsoncommunity.co.uk



Top left field on St Faith’s Church Hall, The Pallant, Havant, PO9 1BE



Nursery Fields, Denvilles, Havant

Introduction

Welcome to this public exhibition which presents draft proposals by Barratt Homes for a new community building and amendments to the approved residential layout on our existing development site at Nursery Fields, Denvilles, Havant.

The site is located in Denvilles, to the north of the railway and east of Southleigh Road and Blenheim Gardens.

The site already has planning permission for development and is currently under construction.

The community building is proposed to replace the farmers building that was previously secured as part of the planning permission for the wider Manor Farm and Coppetts Nursery site.

The following boards explain and include plans of the draft proposals and this exhibition is your opportunity to have a say. We welcome your comments and feedback to inform the overall design.

As part of our consultation process we have also undertaken pre-application discussions with Planning Officers at Havant Borough Council, local Councillors, representatives of the Warblington and Denvilles Residents Association and the Scouts about these proposals.

There are a number of people here today from the project team who are available to discuss general or detailed issues with you.

Site Location Plan



Nursery Fields, Denvilles, Havant

The Proposals

The proposed amendments to the approved residential layout maintain a varied mix of house types and sizes with a variety of different designs, plot widths, housing styles and design features to create diversity in the street scene.

The overall form and layout of the proposals is similar to the consented scheme, with appropriate separation distances between dwellings and good sized gardens provided.

Although the proposed changes result in an increase in dwellings, it provides the same number of bedrooms as the consented scheme (188 bedrooms), with a slight increase in number of bed spaces (from 187 to 193 bed spaces).

The layout plan maintains 2.5 storey dwellings to the north eastern corner (plots 1-6), overlooking the area of open space, in accordance with the approved site layout.

2.5 storey dwellings are also proposed overlooking the area of open space to the east (plots 9-20). The existing consent approved 2.5 storey dwellings in this location.

The remainder of the dwellings proposed are 2 storeys in height.

The increase in dwellings produces a requirement for 3 additional affordable dwellings (20%). It is proposed to provide plots 31-33 as affordable housing (2 x 2 bed and 1 x 3 bed). This mix has been agreed as appropriate with Housing Enabling Officers at Havant Borough Council.

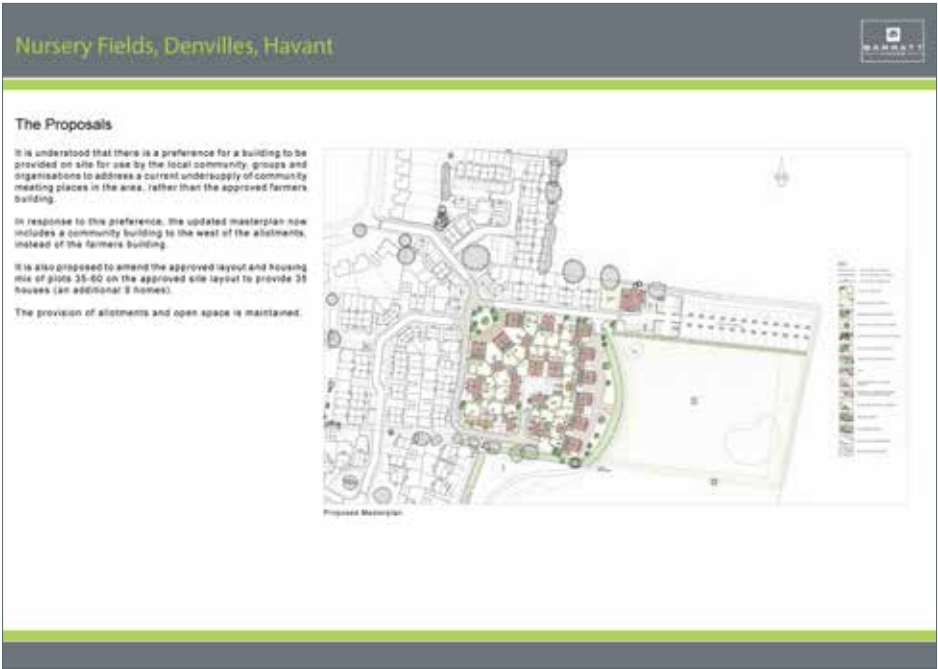


Section 3 - Statement of Community Involvement

RESPONSE TO COMMENTS

As a result of discussions, consultation and engagement with Planning Officers, the residents association and the public the following amendments were made to the proposals:

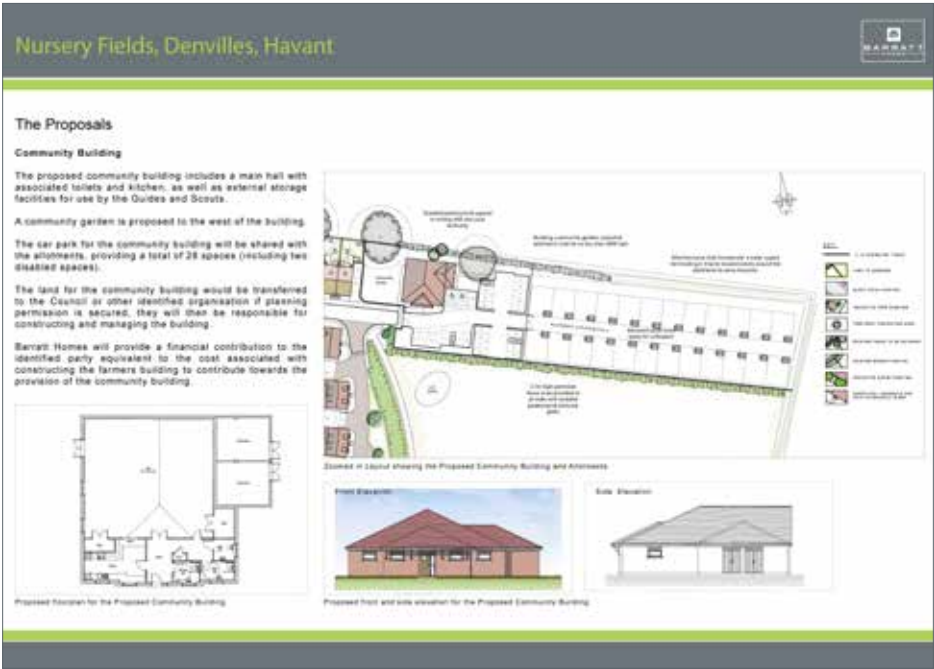
- Amendments to the house types proposed
- Amendments to residential parking
- Amendments to the footprint of the community building
- Amendments to the internal layout and configuration of the community building



NEED FOR A COMMUNITY BUILDING

As already outlined, the planning consent for this site secured the provision of a farmers building, associated with the allotments. However, subsequent discussions have identified that there is a lack of community meeting places/community centres to the north of the railway in this part of the Borough and that a building that could be used by the local community, groups and organisations to address this current under supply could be accommodated on this site, instead of the farmers building.

In response to this identified need and community preference, the proposals now include a community building to the west of the allotments, in place of the farmers building.



Discussions with Warblington and Denvilles Residents Association have identified that they have no permanent meeting place to hold their meetings, with meetings being held in member's homes, but a more satisfactory solution is required. Furthermore, they also don't have anywhere to hold community events. The residents association have confirmed a significant need for a community building in this area to provide community focus and they would use such a building to hold committee meetings and social functions.

The residents association have also had a positive response from local groups in the area for groups such as Zumba, pilates and a group who run classes for older people who require a venue.

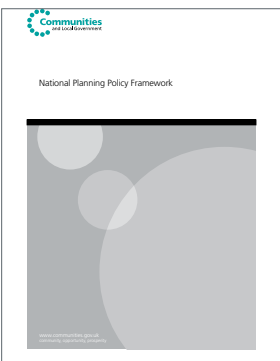
Discussions with the Scouts have identified that they are currently oversubscribed with significant demand from new members and that they currently operate a waiting list, as their current accommodation is constrained to provide for additional capacity for an increased membership. Furthermore, the neighbouring group in Emsworth is also full. The Scouts would also be interested in using and operating a community building on this site to help expand its facilities and enable new members to join.

The public were consulted on the need for a community building on the response form at the public exhibition. There was significant local support for a new community building, 16 responses stating a need for a community building, 2 responses from people who didn't think there was a need and 7 response from people unsure. An online comment was also received following the public exhibition from a youth theatre group who would be interested in using the building.

It is also likely that with the development taking place on the Nursery Fields and Manor Farm developments, as well as other development in the wider local area, that demand for community meeting places will be increased.

The site is located within the jurisdiction of Havant Borough Council, as such the appropriate development plan for the site comprises the Havant Borough Core Strategy (2011) and saved policies of the Havant Borough District-wide Local Plan. The Council is at an advanced stage of preparing its Local Plan (Allocations) document, with the Inspector's Report following the Examination published in July 2014.

NATIONAL PLANNING POLICY FRAMEWORK



The National Planning Policy Framework (NPPF) was published in March 2012 and establishes a presumption in favour of sustainable development, encompassing, amongst other things, building a strong competitive economy, delivering a wide choice of high quality homes and good design. It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (Paragraph 14).

For decision-taking, the NPPF states at Paragraph 14 that the presumption in favour of sustainable development means approving development proposals that accord with the development plan without delay.

Paragraph 17 of the NPPF sets out 12 core planning principles which underpin plan-making and decision-taking. Of particular note, these principles consider that planning should:

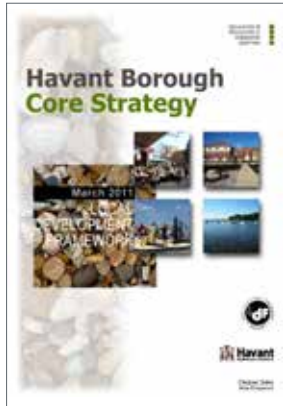
- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs; and
- Always seek to secure high quality design

Section 6 of the NPPF relates to housing and sets out that the Government is committed to increasing the overall level of supply and mix of housing in order to meet local needs. The first bullet point at paragraph 50 states that to deliver a wide choice of quality homes and widen opportunities for home ownership, local planning authorities should “plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, the elderly and people with disabilities etc)”.

Paragraph 56 identifies that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 61 goes further, identifying that securing high quality inclusive design goes beyond aesthetic considerations. Decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

HAVANT BOROUGH CORE STRATEGY (2011)



Policy CS9 relates to housing and sets out the Council's overall housing policy, stating that over the period 2006-2026 a total of 6,300 new homes should be provided in the Borough.

Policy CS9 also seeks to deliver 30-40% affordable housing on site of 15 or more dwellings and create mixed communities, with a distribution of housing styles and mix, avoiding concentrations of affordable housing. This policy also promotes development on previously developed land, to avoid the need for unnecessary greenfield development.

Policy CS16 of the Core Strategy relates to high quality design and states that planning permission will be granted where it is designed to a high standard to create places where people want to live, work and relax.

Section 5 - The Proposal

This application proposes the erection of 35 residential dwellings (within an area already consented for 26 dwellings), community building and allotments with associated access, parking, landscaping, open space and works.

Barratt Homes has taken great care to ensure that the proposal responds positively to the character and appearance of the area and the development already consented, to provide good quality family housing appropriate to the area, as well as significant community benefit through provision of a community building, allotments, open space and recreational facilities to meet local needs.



Proposed Masterplan

Section 5 - The Proposal

RESIDENTIAL PROPOSALS

This proposal for 35 dwellings seeks to amend the housing mix and layout of the consented residential development, to meet current housing demand in the area. This proposal results in an increase of 9 homes on site, providing the following mix:

- 6 x 4-bed
- 23 x 3-bed
- 6 x 2-bed

The proposals provide a mix of housing types and sizes with a variety of different designs, plot widths, housing styles and design features to create diversity in the street scene and an informal and unregimented appearance, which is enhanced by a mix of good quality external finishes, with active street frontages to ensure natural surveillance of the street scene and areas of open space. The layout has been designed with appropriate levels of separation to ensure that there are no unacceptable impacts on the amenity of neighbouring properties.

The layout maintains 2.5 storey dwellings to the north eastern corner (plots 1-6), overlooking the area of open space, in accordance with the approved site layout.

The proposed dwellings along the east, overlooking the area of public open space, are 2.5 storeys in height (plots 9-20). The approved site layout included 2.5 storey dwellings in this location and it is considered that the proposed dwellings are appropriate in this context, fronting onto and framing the open space to create an attractive design feature and backdrop, whilst maintaining natural surveillance.

Appropriate levels of separation are provided with good quality levels of private amenity space, to ensure that their relationship with neighbouring dwellings is acceptable.

The remainder of the proposed dwellings are 2 storeys in height, each provided with private amenity space.

Parking is appropriately provided, in accordance with the Council's parking standards, with parking conveniently located to the dwellings. Additional visitor parking is provided to ensure sufficient parking is provided for residents and their visitors.



Proposed Residential Masterplan

Section 5 - The Proposal

AFFORDABLE HOUSING STATEMENT

This application proposes the erection of 35 dwellings. As already outlined, 26 dwellings are already consented on the current application site, to be provided as market housing. The affordable housing requirement of this part of the wider proposal is provided elsewhere on site and delivery is secured through the Section 106 Agreement.

This application proposes 35 dwellings, an increase of 9 dwellings on site, and as such, in accordance with Policy CS9 of the Core Strategy (which seeks to deliver 30%-40% of housing as affordable housing), this increases the affordable housing requirement by 3 dwellings.

It is proposed that in lieu of providing the additional 3 affordable dwellings that financial contributions are provided instead towards the provision of the community building and secured through the Section 106 Agreement, with the dwellings proposed as market housing.

A viability assessment has been submitted which identifies the level of subsidy generated by changing the additional affordable housing requirement to market housing that can be contributed towards the community building.



Proposed Streetscenes

Section 5 - The Proposal



COMMUNITY BUILDING

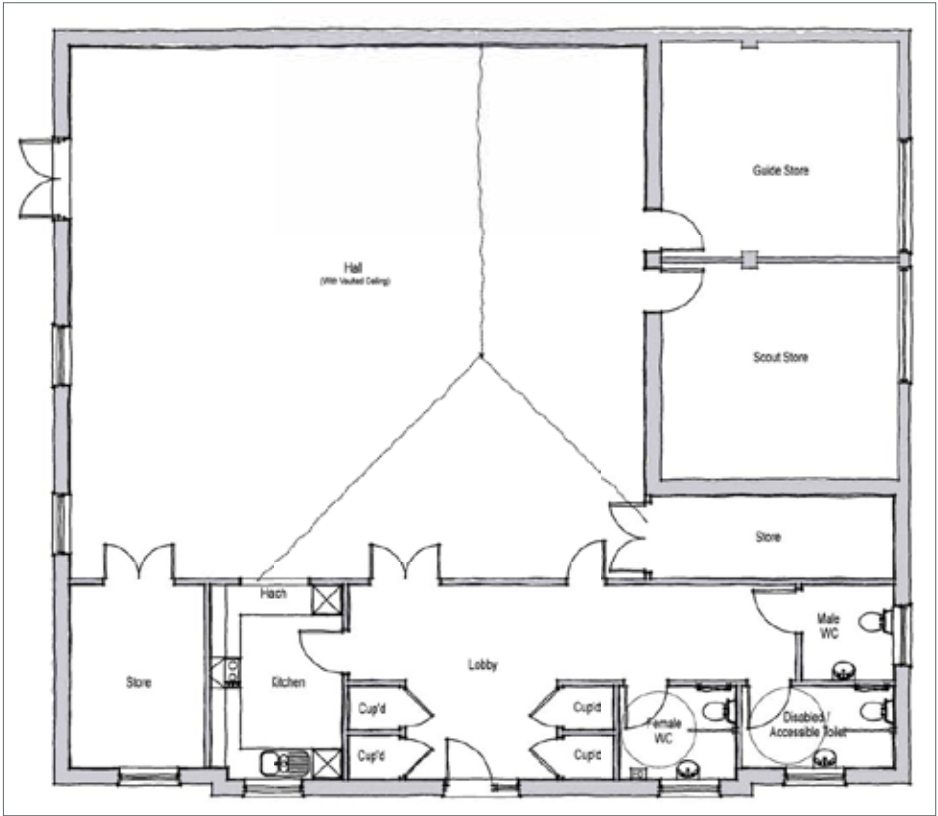
The proposed community building provides a main hall with associated toilets, kitchen and storage space (including storage space for use by the scouts and guides, which are accessible externally from the building).

A community garden is proposed to the west of the building, which will form part of the curtilage of the community building and managed for use as part of this facility.

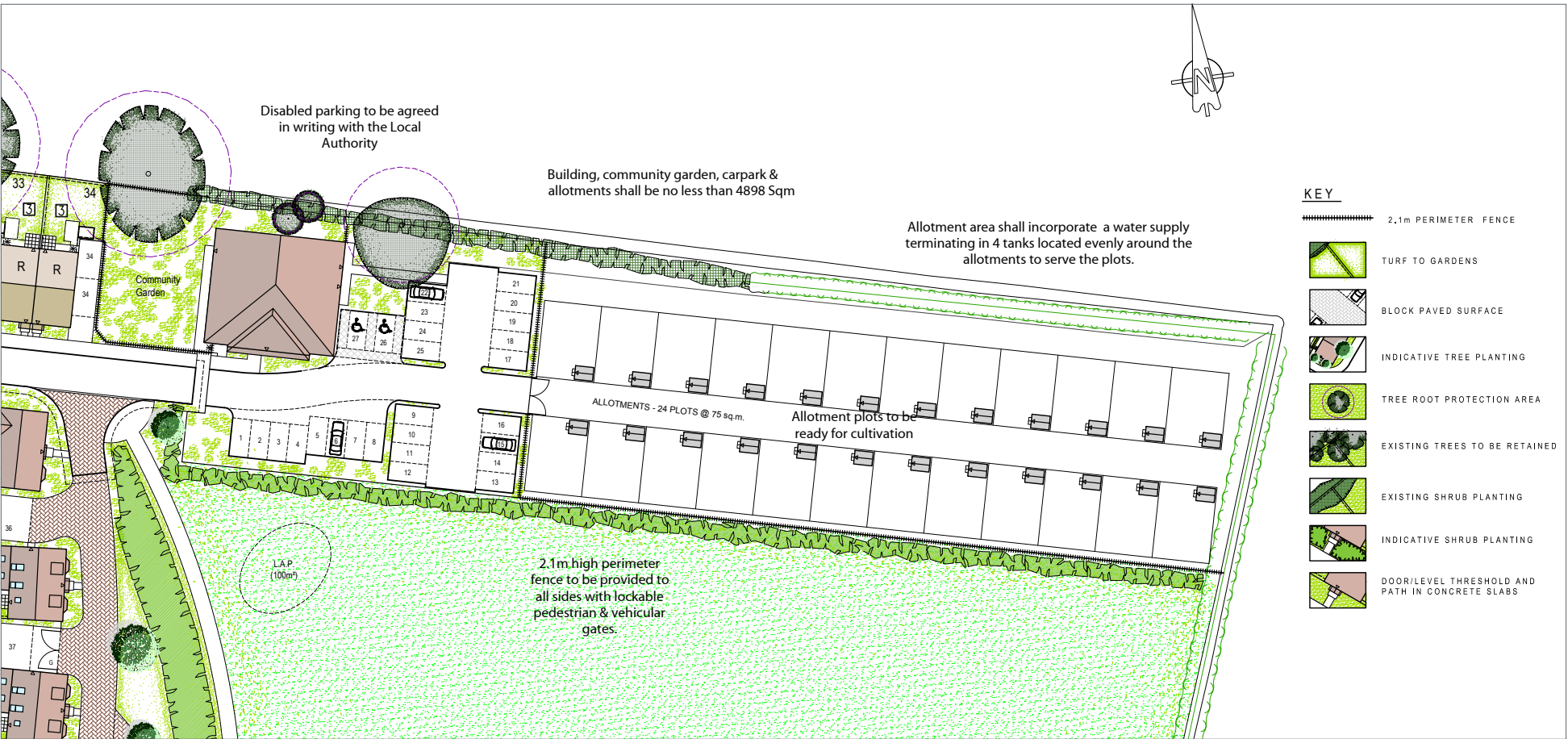
The car park for the community building will be shared with the allotments, providing 27 spaces (including two disabled spaces).

The land for the community building, community garden and car park will be transferred to a third party (either the Council or other identified party), with a financial contribution provided in lieu of the additional affordable housing requirement generated towards the costs of providing the building. The identified third party will then be responsible for constructing and managing the building and car park.

The submitted viability report has concluded that by changing the 3 additional affordable units to open market will generate a subsidy of £207,592 towards the provision of the community building.



Proposed Floor Plan for Community Building



Proposed Community Building and Allotments Masterplan



Proposed Community Building Front and Side Elevation

ALLOTMENTS

The proposals include allotments, to the east of the site. The proposals include 24 x 75sq.m plots, each provided with a shed for the storage of materials and equipment used by allotment holders. The proposed allotments are shown within the same area as the consented scheme.

The allotments will share use of the car park with the community building.

DRAINAGE

MJA have prepared a flood risk assessment and drainage strategy for the site. This has identified that the application is located within the flood zone 1 (lowest Risk), as shown on the Environment Agency's indicative Flood Map and therefore is not within an area subject to either flooding or extreme flooding events.

LANDSCAPE/TREES

ACD have prepared an Arboricultural Impact Assessment which has concluded that the original tree protection can be retained and that the only element of the proposal that is closer to retained trees is the community building, however it is outside of the root protection area of the nearest Oak (T32), but a new footpath is proposed within it.

OPEN SPACE

A large area of open space, with children's play facilities, is proposed to the east of the site, south of the allotments, in accordance with the consented scheme. This will help meet the recreational needs of the area.

HIGHWAYS

Vectos have assessed the highway impacts of this proposal and it has been concluded that the proposals will not result in a material impact on the local highway network. Furthermore, the site can be serviced adequately.

In summary, the proposed development complies with all local, regional and national policy guidance and there is no reason on highway or transport grounds why this development should not be granted planning consent.

A transport assessment addendum has been submitted with the application.

ECOLOGY

Aluco Ecology has provided ecological advice and confirmed that the increase in dwellings is considered insignificant in relation to the existing avoidance and mitigation measures proposed as part of the wider site as they provide a large provision of new open space in an area where open space is currently under provided, and that this has been developed in line with the precautionary principle. The open space provision is of a scale to ensure that the additional c5% increase in population as a result of this application is not likely to have a significant effect on the designated European Sites.

The proposals will not increase the discharge rate into the attenuation ponds and will therefore not increase the level of flood risk.

The peak flow rate into the Nore Farm Stream will not be increased as a result of the current proposals.

In terms of foul water, the proposals will not have an impact on the overall drainage solution for the wider site. The wet well of the pump station was designed with an additional 10% contingency and has sufficient capacity to deal with the small increase in flows associated with the proposals without increasing the flood risk of the site.

A transport assessment addendum has been submitted with the application.

ECOLOGY

Aluco Ecology has provided ecological advice and confirmed that the increase in dwellings is considered insignificant in relation to the existing avoidance and mitigation measures proposed as part of the wider site as they provide a large provision of new open space in an area where open space is currently under provided, and that this has been developed in line with the precautionary principle. The open space provision is of a scale to ensure that the additional c5% increase in population as a result of this application is not likely to have a significant effect on the designated European Sites.



Flood Risk Plan

© Environment Agency

Proposed Tree Plan

Section 6 - Conclusion

This application proposes the erection of 35 residential dwellings, community building and allotments with associated access, parking, landscaping, open space and works on land within the Nursery Fields development site at Denvilles, Havant.

The application site forms part of the wider Nursery Fields development which has planning consent for 100 dwellings, which is currently under construction. This application seeks to amend the approved layout, with the residential development proposed by this application within an area that has already has consent for 26 dwellings.

The proposals include a community building with associated car park providing 27 spaces, instead of the provision of the farmers building that was secured as part of the wider planning consent. This has been provided to address an identified shortfall in community meeting places in this part of the Borough and has been designed following consultation.

The residential proposals have been informed by the consented scheme and designed to positively respond to the character and appearance of its surroundings, providing a mix of dwellings types and sizes, with a variety of designs, plot widths and housing styles to provide diversity and interest.

The proposals also include 24 allotments, within the area of consented allotments, with parking to be shared with the car park for the community building. A large area of open space is proposed to the east of the site.

It is considered that as this site forms part of a wider consented site and is well related to existing development that the principle of development is acceptable. Further the character, appearance and layout responds positively to the surrounding area. As such the proposal complies with national and local planning policy and will not have any significant impacts on any interests of acknowledged importance. It is requested that planning permission be granted.



Proposed Masterplan