

WOODCROFT FARM, HAVANT

DESIGN AND ACCESS STATEMENT

PREPARED BY OMEGA PARTNERSHIP LIMITED FOR GRAINGER PLC



THE PROJECT TEAM

grainger plc

Grainger plc
161 Brompton Road
Knightsbridge
London
SW3 1QP

Tel: (0207) 795 4700
Fax: (0207) 795 4701



Derwent Developments Limited
Derwent London
25 Savile Row
London
W1S 2ER

Tel: (0207) 659 3000
Fax: (0207) 659 3100



Omega Partnership Ltd
Glenavon House
39 Common Road
Claygate
Surrey
KT10 0HG

Tel: (01372) 470 313
Fax: (01372) 470 358



Peter Brett Associates LLP
Caversham Bridge House,
Waterman Place, Reading,
Berkshire,
RG1 8DN

Tel: +44 (0)118 952 0273
Fax: +44 (0)118 959 7498



Ecourban Ltd
Arboricultural Consultancy
62a North Walls
Winchester
SO23 8DP

Tel: (01962) 877 397



Savills
2 Charlotte Place
Southampton
SO14 0TB

Tel: +44 (0) 23 8071 3944



WSP Environmental Limited
Mountbatten House
Basing View
Basingstoke
RG21 4HJ

Tel: +44 (0) 1256 318862

Allen Pyke Associates

Allen Pyke Associates
The Factory
2 Acre Road
Kingston upon Thames
Surrey
KT2 6EF

Tel: +44 (0)20 8549 3434
Fax: +44 (0)20 8547 1075



Richard Hodkinson Consultancy
Evans House
107 Marsh Road
Pinner
Middlesex
HA5 5PAJ

Tel: 020 8429 6760

CONTENTS

1.0	INTRODUCTION		
1.1	Purpose of this Design and Access Statement	Pg 002	
1.2	How to use the Design and Access Statement	Pg 002	
1.3	Site Location	Pg 003	
1.4	Planning History	Pg 004	
2.0	ASSESSMENT		
2.1	Site Context	Pg 006	
2.2	Site and Surroundings	Pg 008	
2.3	Planning Policy	Pg 010	
2.4	Evaluation	Pg 012	
2.5	Design Development	Pg 014	
2.6	Community Involvement	Pg 016	
3.0	DESIGN		
3.1	Use	Pg 019	
3.2	Amount	Pg 020	
3.3	Layout	Pg 020	
3.4	Scale: Height and Massing	Pg 023	
3.5	Landscaping	Pg 024	
3.6	Ecology	Pg 032	
3.7	Appearance	Pg 033	
3.8	Sustainability	Pg 039	
4.0	ACCESS & DRAINAGE		
4.1	Parking Refuse and Cycling Storage		Pg 041
4.2	Movement		Pg 042

1.0 INTRODUCTION

1.1 PURPOSE OF THE DESIGN AND ACCESS STATEMENT

The Design and Access Statement explains the design principles and concepts that have informed the current proposals for residential development of the site. The objective of the Statement is to demonstrate that in preparing the planning application;

The application represents a well considered proposal, incorporating high quality design principles.

The proposals make good use of the site without resulting in harm to the character of the area and amenities of occupiers of neighbouring properties.

The proposals make appropriate provision for inclusive design and access.

The statement also describes how the proposals accord with relevant national and local planning policies.

The Statement has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 'Guidance on Changes to the Development Control System' effective from 10 August 2006. The Statement also draws on guidance in 'Design and access statements – how to write, read and use them', CABE, 2006.

1.2 HOW TO USE THE DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

Providing a summary of the Design and Access Statement's contents, site location, planning status and description of the proposal.

2.0 ASSESSMENT

An assessment and evaluation of the local facilities of the site and surrounding area; a review of the site constraints and opportunities; policy context; and character analysis of the local area to inform the design and characteristics of the proposals.

3.0 DESIGN

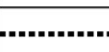
An outline of the proposals for the Master Plan, including an explanation of the concept and design principles informed by the assessment, evaluation and involvement stages. This section also covers the development use and amount, layout, scale and appearance.

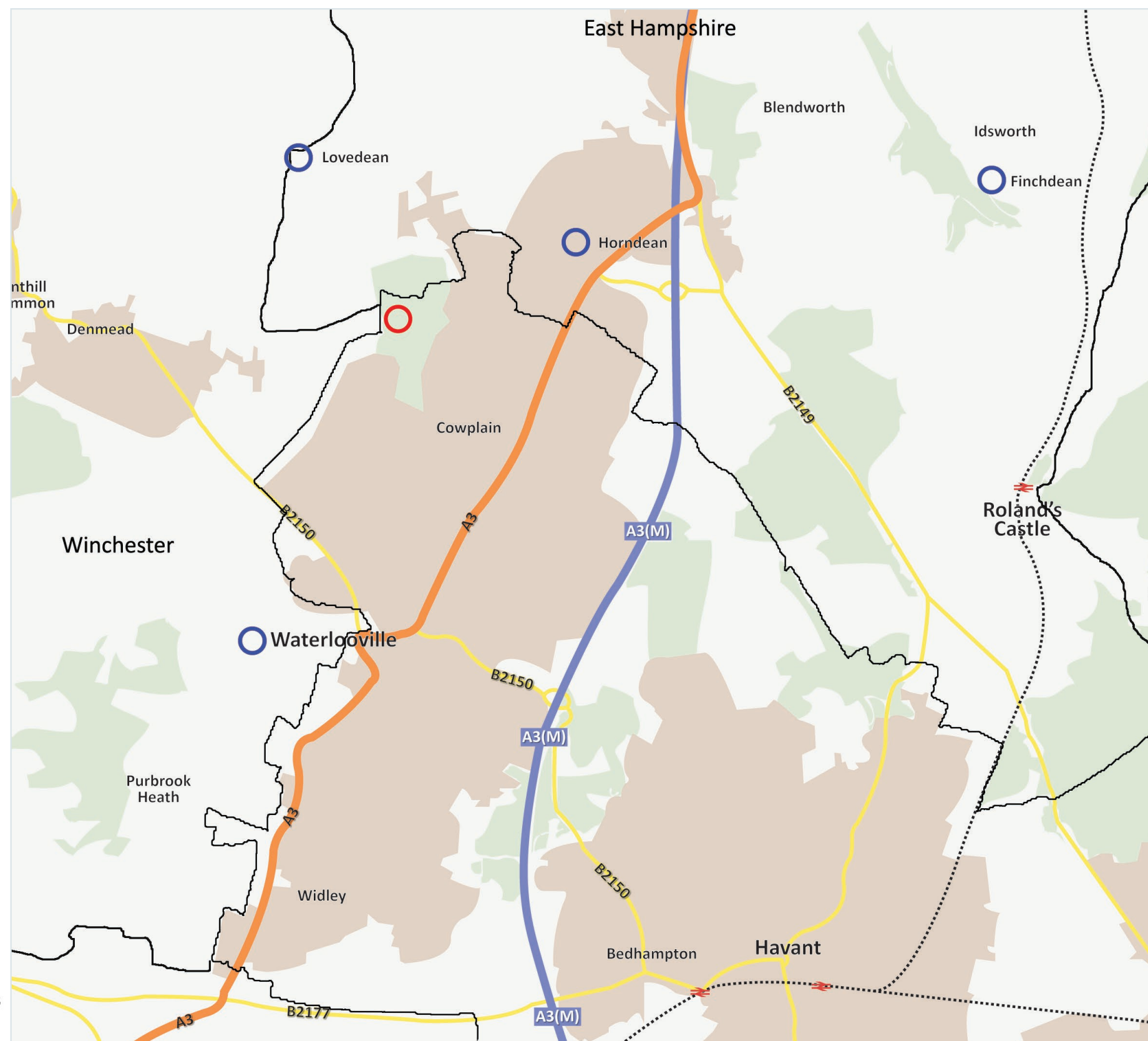
4.0 ACCESS

Providing details of the proposed site's access points and routes of movement. This section also includes parking, refuse and cycle storage.

1.3 SITE LOCATION

The application site is located within Havant Borough, to the north west of the Town Centre and immediately north of Wecock. The site is bounded to the north by East Hampshire District and to the west by Winchester District. The application site benefits from good connections to the strategic road network with the M27 to the south and A3(M) to the east, with national railway connections served from Havant Station.

-  SITE LOCATION
-  ROAD NETWORK
-  URBAN AREAS
-  TRAINLINE
-  STATION
-  TOWNS + VILLAGES REFERRED TO IN SITE CONTEXT



1.0 INTRODUCTION

Map 1

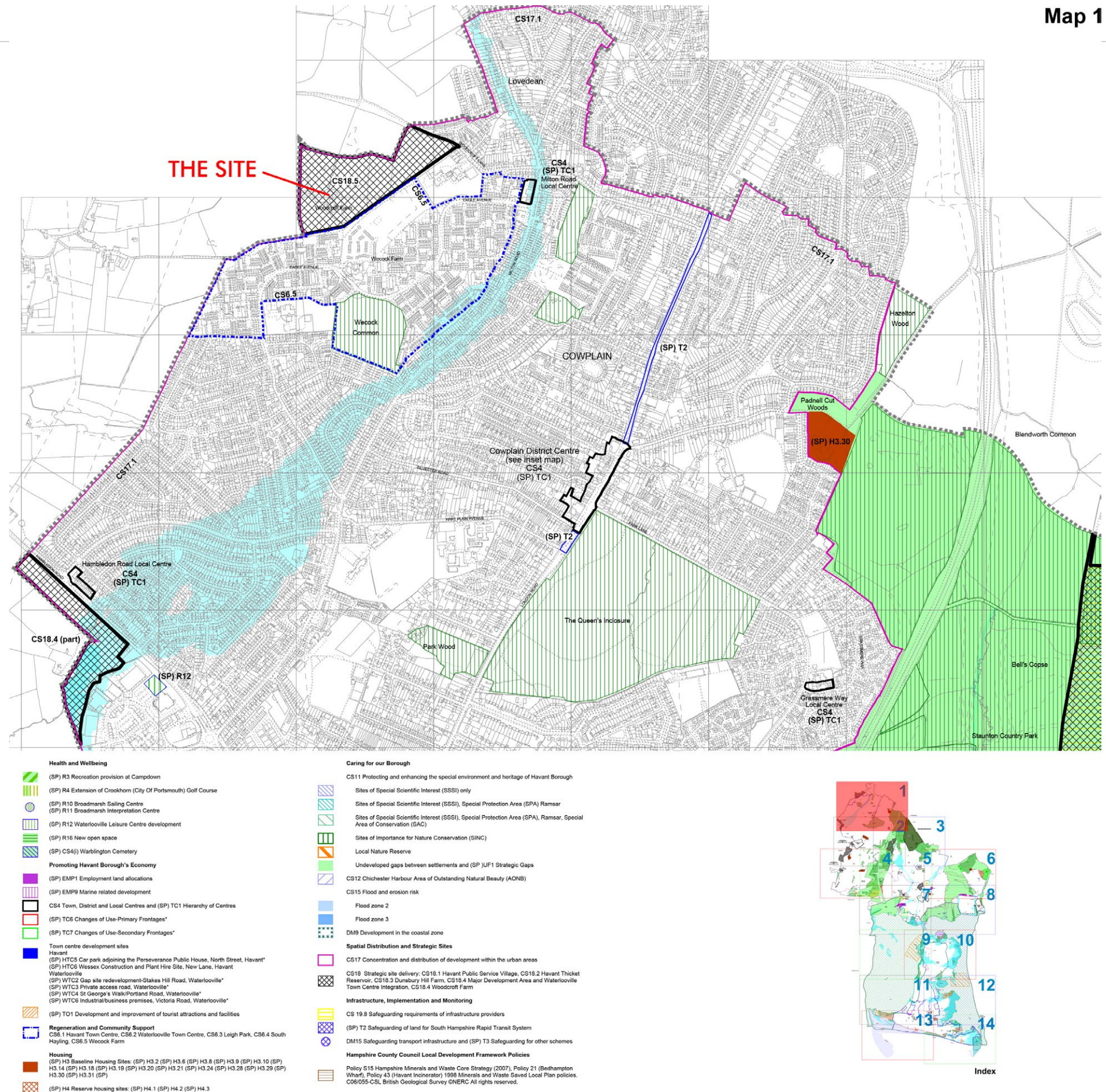
1.4 PLANNING HISTORY

The application site has been the subject of promotion over a number of years, with the previous Local Plan Inspector dismissing the site's inclusion within the former Havant Local Plan on the grounds that it could not be demonstrated that access could be achieved.

Havant Borough Council consulted on its Core Strategy Issues and Options Paper in Spring 2007 where it gave several options for growth including concentration on the main land and disbursed growth within the Borough. In Spring 2008, the Preferred Options Core Strategy consultation was undertaken, where the application site was identified on the Key Diagram as a broad location for development. A further consultation was undertaken in June 2009 where the Woodcroft Farm site was identified as a Strategic Site in draft policy CS15 and in a Strategic Site profile for approximately 340 dwellings.

During this period, Grainger plc and Hampshire County Council overcame previous issues concerning access, with the application site included within the Council's Pre-Submission Core Strategy in March 2010 (draft policy CS16) as a Strategic Site for approximately 340 dwellings. The Core Strategy was submitted for Examination in June 2010 and found sound and adopted on 1 March 2011.

As expanded upon within this D&A and the accompanying Planning Statement, there are no national, regional or local planning policy constraints to the delivery of the application proposal. On the contrary, the recent history of the application site has been to test its suitability for strategic scale housing and identify its future delivery within the Borough's adopted Core Strategy.





ASSESSMENT

2.0 ASSESSMENT

2.1 SITE CONTEXT

The application site, shown edged red on the aerial view, lies on the north western boundary of Havant Borough Council, and is bordered by 2 other districts. Land to the north of the site is within East Hampshire District Council and to the west Winchester City Council district.

The Havant Borough Council Design Guide SPD identifies the areas of Lovedean, Wecock and Cowplain that lie to the north east, east and south of the site respectively as residential suburbs. To the north and west of the site is rural landscape of fields crossed by hedgerows and tracks interspersed with trees and copses that extends northwards to the South Downs.

There are a limited number of older properties in the locality – the oldest are located on Lovedean Lane, an historic route to Lovedean. The illustrations to the right – show a number of these properties including flint faced houses with brick quoins and slate roofing and thatched cottages one with timber framing. Otherwise quoting from the SPD 'the area is characterised by detached and semi-detached, one and two storey homes. On streets with longer rear gardens, such as Lovedean Lane and Frogmore Lane, the landscape backdrop created by the trees and other planting is particularly characterful. Front boundary treatments vary, however, in places there are good examples of brick front boundary walls supported by landscape.'

Waterlooville – has a number of older properties that are Edwardian or Arts and Crafts in style. However the residential character of the area immediately to the south of the site in the Wecock estate – is

determined by a large area of 'Radburn Estate' housing. The buildings typically comprise short terraces of predominately 6-8 flat fronted houses and three storey flat blocks set within open areas of grassland with mature trees and wooded backdrops. The area has been identified as being in need of regeneration in the Core Strategy.

While the immediate surroundings to the site provide limited architectural reference points the wider area is characterised by some attractive towns and villages, such as Horndean and Finchdean (see section 1.3 Site location).



LOVEDEAN

Horndean – is a town with a variety of traditional architectural styles including red brick double bay fronted Victorian houses. Finchdean – is a village with many detached or semi-detached houses in rural settings and some newer interpretations of flint cottages.

James Copse that lies just north of the site in Lovedean is an area identified by Hampshire County Council as a Site of Importance for Nature Conservation (SINC).



WECOCK ESTATE

2.0 ASSESSMENT



WATERLOOVILLE



HORNDEN



FINCHDEAN

2.0 ASSESSMENT

2.2 SITE AND SURROUNDINGS

The site is an irregular shape with boundaries to the south east, south, west, north and north east. The site is split into several fields by established hedgerows incorporating mature trees, and scattered groups of trees. It is currently occupied by a farmhouse building and the fields used as paddock land.

There is a significant fall across the site of 16 metres from the north east corner to the centre of the west boundary. The site is approximately 1km from the A3 via Woodcroft Lane and Lovedean Lane.

The southeast boundary of the site consists of a single track road with passing places - Woodcroft Lane - which turns into the site towards the farm house near the south western extremity of the site. The lane extends beyond the eastern corner of the site in a south easterly direction to Lovedean Lane, providing access to Meadowlands School and a number of small residential cul-de-sacs. There is a ditch and hedgerows either side of the track including many mature trees between the road and the site, and a well-established belt of trees the other side outside of the site through which runs a designated bridleway. To the south of the trees is Meadowlands School to the east and a recreation field to the west which are separated from each other by a further belt of trees. Within this tree belt and the one between the field and the site is a footpath / cycle track. To the south of the school grounds and the fields the primary road is Eagle Avenue. A rectangle 90x59 metres north of the school and the bridleway is reserved for a fenced

off sports pitch for the school. To provide the school with direct and uninterrupted access to the sports pitch the bridleway will be diverted through the site to rejoin Woodcroft Lane.

The southern boundary extends from where Woodcroft Lane turns into the site to the western boundary. There is a continuation of the bridleway, the tree belt and the footpath / cycle track south of the site. Beyond is Linnet Close – part of the 'Radburn Estate' style housing off Eagle Avenue (see section 2.1).

The west boundary consists of a narrow line of trees and hedgerow and a bridleway that forma a 'T' junction to the bridleway to the south of the site. The footpath is within the Winchester City Council district and although within the ownership of the applicant is for the purposes of the application outside of the site boundary.

The north boundary is 'L' shaped and follows the District boundaries between Havant Borough Council and East Hampshire District Council. In places it is slightly south of natural features and fence lines that form natural boundaries, which consist of a track and natural hedgerows interspersed with trees. The applicant owns this land and other land north of this boundary.



2.0 ASSESSMENT

To the north of the eastern tip of this boundary is James Copse. As noted James Copse is an area identified by Hampshire County Council as a Site of Importance for Nature Conservation (SINC). A 'By-way open to all traffic' runs along the southern side of the Copse which extends along the north east boundary to the site as a 'road used as a public path' (refer to Hampshire County Council map of Public Rights of Way). It is intended to link the bridleway diversion into the point where these join.



The northeast boundary includes the 'road used as a public path' noted above. There is a narrow group of trees separating the site from the housing to the north in James Copse Road. James Copse Road is a residential cul-de-sac off Lovedean Lane.

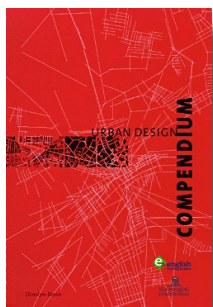


2.0 ASSESSMENT

2.3 PLANNING POLICY

In preparing the application the design team has been guided by central government, regional and local planning policies and documents.

The design proposals for this site seek to take account of relevant guidance in the following documents.



By Design –DETR / CABE

The DETR Guide – By Design – aims to promote higher standards of urban design. It sets out a number of key objectives based on what makes successful places:

CHARACTER

Sense of place and history
A Place that responds to and reinforces locally distinctive patterns of development and landscape

CONTINUITY AND ENCLOSURE

Clarity of form
A place where public and private space are clearly distinguished

QUALITY OF THE PUBLIC REALM

Sense of wellbeing and amenities
A place with public spaces and routes that are lively and pleasant to use

EASE OF MOVEMENT

Connectivity and permeability
A place that is easy to get to and move through

LEGIBILITY

Ease of understanding
A place that has a clear image Is easy to understand

ADAPTABILITY

Ease of change
A place that can easily change

DIVERSITY

Ease of choice
A place with variety and mixes uses



URBAN DESIGN COMPENDIUM – ENGLISH PARTNERSHIPS / HOUSING CORPORATION

The Urban Design Compendium sets out the process by which developers and other practitioners achieve good design through the establishment of good practice and creative thing. The document considers a number of key principles for urban design and how they can be achieved. These are:

PLACES FOR PEOPLE

To be well used and loved. Places must be safe, comfortable, varied and attractive. They need to be distinctive and offer variety of choice;

ENRICH THE EXISTING

New development should enrich and complement existing urban places at both region, city and neighbourhood scale;

MAKE CONNECTIONS

Places need to be accessible particularly for pedestrians and cyclists and integrated physically and visually with their surroundings;

WORK WITH LANDSCAPE

Maximise each site’s intrinsic resources – climate, landform, landscape and ecology to maximise energy conservation and amenity;

MIX USES AND FORMS

Stimulating, enjoyable and convenient places should meet demands from a wide range of users and utilise various built forms, uses, tenures and densities;

MANAGE THE INVESTMENT

For projects to be developable and well cared for they must be economically viable, well managed and maintained; and

DESIGN FOR CHANGE

New development should be flexible enough to respond to future changes in use, lifestyles and demography.



BY DESIGN: BETTER PLACES TO LIVE – DTLR / CABE

This guide aims to promote deeper thought and greater flair from those entrusted with creating Better Places to Live. The guide draws together the principles of good urban design as

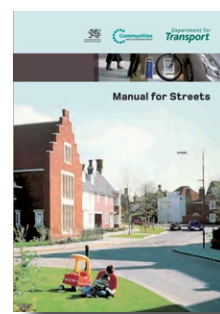
they relate to the residential environment to help move the practice of good design forward. Better places to live focuses on the attributes that underlie successful residential environments in order to provide guidance on implementing the approach to planning for housing. It highlights that:

'Good design is not an extra that can be ignored. It is central to creating more attractive living environments and central to the delivery of sustainable development through:

- *Making more efficient use of land;*
- *Promoting better accessibility to local facilities and public transport;*
- *Supporting crime prevention and community safety*
- *Creating more socially inclusive communities; and*
- *Promoting energy efficiency.'*

The guide identifies the following for successful housing developments:

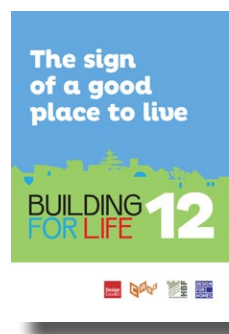
- | | |
|------------------|---------------|
| • MOVEMENT | • MIX |
| • COMMUNITY | • STRUCTURE |
| • LAYOUT | • PLACE |
| • AMENITY | • PARKING |
| • SAFETY | • SPACE |
| • ADAPTABILITY | • MAINTENANCE |
| • SUSTAINABILITY | • DETAIL |



MANUAL FOR STREETS 1 & 2

Streets in context
The design process - from policy to implementation
Layout and connectivity
Quality places
Street users' needs

Street geometry
Parking
Traffic signs and markings
Street furniture and street lighting
Materials, adoption and maintenance



BUILDING FOR LIFE 12 - HBF/CABE

Building for Life is the industry standard, endorsed by Government, for well designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating

good places to live.

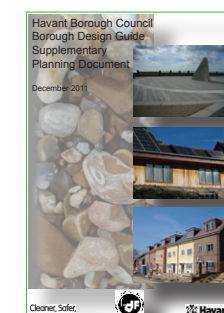
The 12 questions reflect our vision of what new housing developments should be: attractive, functional and sustainable places. Redesigned in 2012, BfL12 is based on the new National Planning Policy Framework and the Government's commitment to build more homes, better homes and involve local communities in planning.

The 12 questions are designed to help structure discussions between local communities, the local planning authority, the developer of a proposed scheme and other stakeholders.

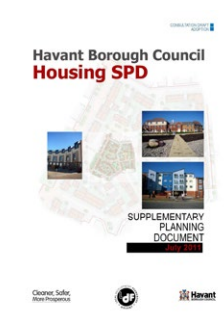


HAVANT BOROUGH CORE STRATEGY - MARCH 2011

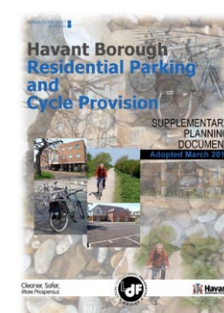
Local Development Framework including Strategic Site 5 - Woodcroft Farm



HAVANT BOROUGH DESIGN GUIDE SPD - DECEMBER 2011



HAVANT BOROUGH COUNCIL HOUSING SPD - JULY 2011



HAVANT BOROUGH RESIDENTIAL PARKING AND CYCLE PROVISION SPD - MARCH 2010

2.0 ASSESSMENT

2.4 EVALUATION

The land at Woodcroft Farm is considered by Havant Borough Council as suitable for residential development and is identified as a strategic site in the Core Strategy Policy CS18. This states that ‘The site is important in order to maximise regeneration opportunities in the Wecock Farm Area of Waterlooville. In addition to this, the size of the site and the likely number of homes delivered is significant when considered against the overall housing target for the borough.’

The document identifies that the site is suitable for residential development of approximately 340 homes. It states that ‘A larger site has been promoted to the neighbouring authorities of Winchester City Council and East Hampshire District Council. It is therefore possible that the overall site could be larger than just the component within Havant Borough Council’s administrative area. This will be considered as part of the individual authorities’ Local Development Frameworks.

The Council identify 3 Key Site Constraints:

- 1) James Copse woodland adjacent to the site is a Site of Importance for Nature Conservation.
- 2) There are some trees on the site covered by Tree Preservation Orders.
- 3) The most appropriate access point will be through Meadowlands School site. The principle for this has been established through negotiations with Hampshire County Council in relation to its partial disposal of the Meadowlands School Site.

2.4.1 CONSTRAINTS AND OPPORTUNITIES PLAN

Following analysis of the site through surveys, site visits and technical studies a plan showing the constraints and opportunities presented by the site is shown opposite:

Constraints:

- Integration with adjacent residential area
- Preservation of existing Ecological features and Bat Roosts
- Sloping site with some steep areas
- Existing trees and hedgerows
- Relationship with surrounding countryside
- Access road location
- Bridleway diversion
- Solution features
- Drainage strategy and SUDS
- Possible future extension of road network

Opportunities:

- Improve and Enhance the existing character of the area
- Create new public amenity areas and open space
- Provide well overlooked play areas
- Integration with existing pedestrian / cycle routes
- Promote a mix of sustainable housing types
- Retain and enhance the setting of existing trees
- Enhance the existing Farmhouse setting



Constraints and Opportunities plan

2.0 ASSESSMENT

2.5 DESIGN DEVELOPMENT



2.5.1 SKETCH APPRAISAL

Following the analysis described in the previous section, a detailed sketch appraisal of the site was then undertaken, shown left. This plan shows how the potential proposed development sits within the surrounding residential and rural context with the site highlighted by the red line. The plan formed the basis of a series of detailed studies by all the consultants and was presented to Havant Borough Council at a Pre-application meeting and shown at a public exhibition. Key aspects of the plan which have remained throughout the design development are:

- Retention and enhancement of existing hedgerows and trees – removal only where necessary to allow road access through the site – and extensive new landscaping
- Creation of new footpath, cycle path, and bridleway links to the countryside and local communities including
- A simple and legible road arrangement for ease of movement through the site and from the new access link from Eagle Avenue
- Provision of play areas for children
- Existing farmhouse retained



2.5.2 LAYOUT ANALYSIS

The drawing on the bottom left shows a diagrammatic presentation of the layout showing a draft dwelling distribution, developable land parcels, primary vehicle route, open space and green corridors. It shows the potential vehicular links to adjoining land to the north and west.



2.5.3 CONSULTATION FEEDBACK

PRE APPLICATION MEETING

Feedback from the Pre-application meeting included the following Urban Design aspects from the Urban Design officer to assist in developing the Urban character of the proposals:

- Character Areas: Identification of three distinguishable character areas – the entrance area and playing field to the east, the solution features and pond area to the west, and the area between defined by mature north/south hedgerows
- Vision: A strong and easily articulated vision for the site
- Integration with the existing urban area through the creation of attractive, safe and convenient routes to encourage walking and cycling – especially with clear links to the southern boundary
- Hierarchy of streets and navigability within the development and the ability for the design not to compromise possible later phases
- Site Entrance and Playing field to be attractive, safe and overlooked with the feel of a 'gateway'. Consideration of the boundary with the playing field
- A mixed approach to car parking to consist of on-plot and on-street parking as well as parking courts. A maximum of 5 parking spaces between landscaping
- Sympathetic treatment to the area surrounding the farmhouse has been incorporated within the design.
- A mix of building and surface materials, fencing, street furniture, signage and public art to help deliver a high quality development

TWO DAY PUBLIC EXHIBITION

The responses to the two day public exhibition held at the Acorn Community Centre were supportive of the new family and smaller starter housing and the new access road from Eagle Avenue. The following site specific concerns were raised:

- Lack of an alternative and emergency vehicle access to the site
- Pressure on the local infrastructure
- School access and use of access road as a drop off point
- Amount of social housing (too much)
- Against high rise flats
- That James Copse Road will not be used for site access
- An increase in antisocial behaviour

2.0 ASSESSMENT



2.5.4 PROPOSED SITE LAYOUT

The site layout to the left was developed in response to the feedback from the Local Authority and the public consultation and further detailed design analysis including ecological surveys, highways consultation, drainage design, geotechnical advice etc. The revised layout included the following improvements:

- Greater permeability to the wider context
- Incorporation of proposed balancing ponds and swales
- Creation of major central public open space and enlargement of open spaces around retained trees and solution features
- Public accessibility to all hedgerows – for maintenance
- Emergency vehicle only access added from James Copse Road, and alternative emergency vehicle routes created within the site
- Loop road added around central open space
- Increased and improved car parking
- Improved setting of the existing farmhouse



2.6 COMMUNITY INVOLVEMENT

As set out in full within the Planning Statement, a significant period of public consultation was held to inform the Planning Application submission. A public exhibition was held on Friday 7 October 2011 from 12pm to 7pm and Saturday 8 October 2011 from 10am to 3pm. The exhibition was advertised in the local press, letters were sent to Ward members and posters were displayed in the local area, community centre and school. The exhibition was a manned display with Grainger's consultants in attendance to explain the proposed development, answer questions and receive comments.

41 written responses were received over the two days, with overall support for new housing and a mix of family housing to meet local needs. The provision of affordable housing was also supported. Some stated they would like to see community facilities supported

Woodcroft Residential Development Exhibition

Display of preliminary proposals for residential development at Woodcroft, north of Wecock

Grainger Plc will be holding a two day exhibition on:
Friday 7th October 12pm – 7pm, and
Saturday 8th October 10am – 3pm
at

ACORN COMMUNITY CENTRE,
3 The Kestrels, Wecock Farm,
Waterlooville,
Hampshire
PO8 9UB

An exhibition is being held to display the proposals for residential development at Woodcroft which will include a range of new homes and open space. Prior to submission of a planning application we would welcome your comments on the emerging design.



For more information on the Exhibition please contact Chris Rees at southamptonplanning@savills.com

grainger plc

and improved as part of the development including schools, the community centre, children's play space and bus services. The majority view was that the development would have a positive impact on the area, although as would be expected there were concerns raised over the impacts of population growth and traffic. Full analysis of the comments received is set out within the Planning Statement.

DEVELOPMENT CONSULTATION FORUM

As part of the application's preparation a presentation was given at the Development Consultation Forum (DCF) on 26 January 2012 to provide Members, local residents, stakeholders and the Council with information on the proposed development and the opportunity to ask questions and comment. Exhibition boards were displayed before the commencement of discussion to allow attendees to view a proposed site layout and information on how key issues were to be addressed. Full details of the outputs from this Forum are set out within the Planning Statement.

COMMUNITY BOARD

A presentation was given by Grainger at the Community Board meeting on 18 January 2012 followed by a question and answer session and a more informal exhibition. The presentation was advertised on posters displayed by the Council and attendees included Ward members, local residents and community groups. Comments were received on the mix of dwellings, affordable housing, access arrangements, open space and the link with the school. It was confirmed that the proposal would provide a range of dwelling types with associated parking and amenity space. Access was confirmed to be from Eagle Avenue with access from Woodcroft Lane to a small number of dwellings with no through road.

STAKEHOLDER ENGAGEMENT

During the preparation and detailed design for the proposed development Grainger has been engaging with a range of stakeholders including the Council and Statutory Consultees to ensure key issues are identified and addressed. Comments received from these have been fully considered in developing the detailed design and are set out in the accompanying supporting studies and report.

Welcome

Welcome
Welcome to the Exhibition for Grainger plc's proposals for an exciting new development on land at Woodcroft. The Exhibition is intended to provide you with a background to the proposals, a guide through how the land has been identified for new housing and an opportunity to comment on the development and related issues.

This is your opportunity as a local resident to provide Grainger plc and the Project team with your views on the development. Members of the team are available to answer any questions you may have and listen to any points you wish to raise.

The feedback we receive from this consultation event will aid us in forming a Planning Application to be submitted to Havant Borough Council in the future. There will be further opportunities to comment on the development proposals during the Planning Application process, but it is important that we understand at this stage the views of local residents.

Before you leave the Exhibition, we would be very grateful if you could complete one of the questionnaires available to allow us to record as many views as possible.

Thank you, and we hope you find the Exhibition informative.

Grainger Plc
Established in Newcastle in 1912, Grainger plc is the UK's largest specialist residential property owner, manager and developer traded on the London Stock Exchange.

Grainger has a track record of working in Hampshire, including the delivery of over 1,200 new homes with a further 2,500 with planning approval.

Grainger will bring a real commitment to sustainability, social inclusion, community and stakeholder involvement.

Core Strategy Allocation
The suitability of land at Woodcroft Farm being developed for housing was considered through the Council's production of its Core Strategy. This document establishes the level of new housing required within Havant Borough and where these should be built. In identifying Woodcroft Farm as a suitable site, the Council and Grainger plc has assessed many issues, such as:

- Access,
- Transport impact,
- Ecology,
- Trees
- Type of housing
- Open space and landscaping

With the Core Strategy now adopted by Havant Borough Council and the site deemed suitable for circa 340 houses, this Exhibition is the first stage of forming the details of the housing scheme, which will form the basis of a Planning Application in 2012.





Woodcroft Farm, Havant



Design Development

When assessing the existing constraints of the site a number of reports and investigations have been undertaken, resulting in the production of the adjacent plan. This plan shows the constraints and opportunities as listed below:

Constraints:

- Adjacent to residential area
- Potential existing ecological features
- Existing trees and vegetation
- Relationship with surrounding residential areas
- Relationship with surrounding countryside

Opportunities:

- Improve and enhance existing character area
- Create new pedestrian links Woodcroft Farm
- Promote a mix of housing types
- Retain and enhance setting of existing trees
- Create appropriate access for site
- Provide new cycle way link





Woodcroft Farm, Havant



Masterplan

The Site
Following the analysis shown of the previous board, the first detailed sketch appraisal of the site was undertaken, shown on the right.

This plan shows how the potential proposed development sits within the surrounding residential and rural context and is highlighted by the red line.

See below for the key benefits delivered by this scheme.

Key benefits:

- High quality housing
- Retention and enhancement of existing trees and hedgerows
- Creation of new footpath, cyclepath and bridle way links to the countryside and local communities
- Provision of play areas for young children
- Creation of sustainable homes and community
- Potential benefit for wider community via S106 contributions





Woodcroft Farm, Havant



Landscape

Landscape Strategy Plan



Landscape & Ecology

- Retain mature trees (predominantly oaks) and hedgerows provide a strong landscape structure
- Additional native tree and shrub planting within areas create green corridors and links

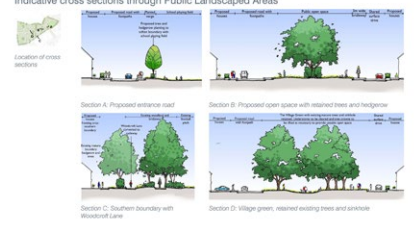
Play

- A 400sqm equipped play area for all ages
- Additional informal play areas throughout the proposed development

Public open space

- Doorstep greens and areas of green open space throughout
- Existing orchard plots retained as landscape features within public open space

Indicative cross sections through Public Landscaped Areas





Woodcroft Farm, Havant



What Happens Next

Following this Exhibition, Grainger plc will utilise the feedback on the proposals in progressing to the detailed design stage in advance of submission of a planning application. There will be a period of discussion with statutory service providers such as water and energy, as well as continued dialogue with Officers at both Havant Borough Council and Hampshire County Council.

The following timetable provides an indication on how the development may progress, although could be subject to change:

October 2011 / January 2012 - Evidence gathering and Pre-Application discussion	January 2012 / Spring 2012 - Finalising of Application proposals and submission of Planning Application	Summer 2012 - Determination of Planning Application by Havant Borough Council
Autumn 2012 / Winter 2012 - Commence preliminary infrastructure works	Autumn 2013 - Completion of first houses	Winter 2016 - Completion of the Woodcroft development

If you have any further questions following today, please contact Chris Rees on:
Tel: 02380 713 900
Email: southamptonplanning@savills.com





Woodcroft Farm, Havant



Appearance

When assessing the potential style and appearance of the proposed development it is necessary to look at the buildings from the surrounding area. These are typified by small farm houses and cottages from the Victorian era, and more contemporary post war development of Woodcroft Farm.

The proposed palette of materials and detailing is summarised below:

Style / Materials

- Plain tiles
- Gable features
- Feature brickwork
- Crispal windows
- Kropped felt work
- Feature chimneys
- Buck arch
- Slate roofs
- Hanging tile work
- Georgian proportioned windows
- Plain render on key buildings






Woodcroft Farm, Havant



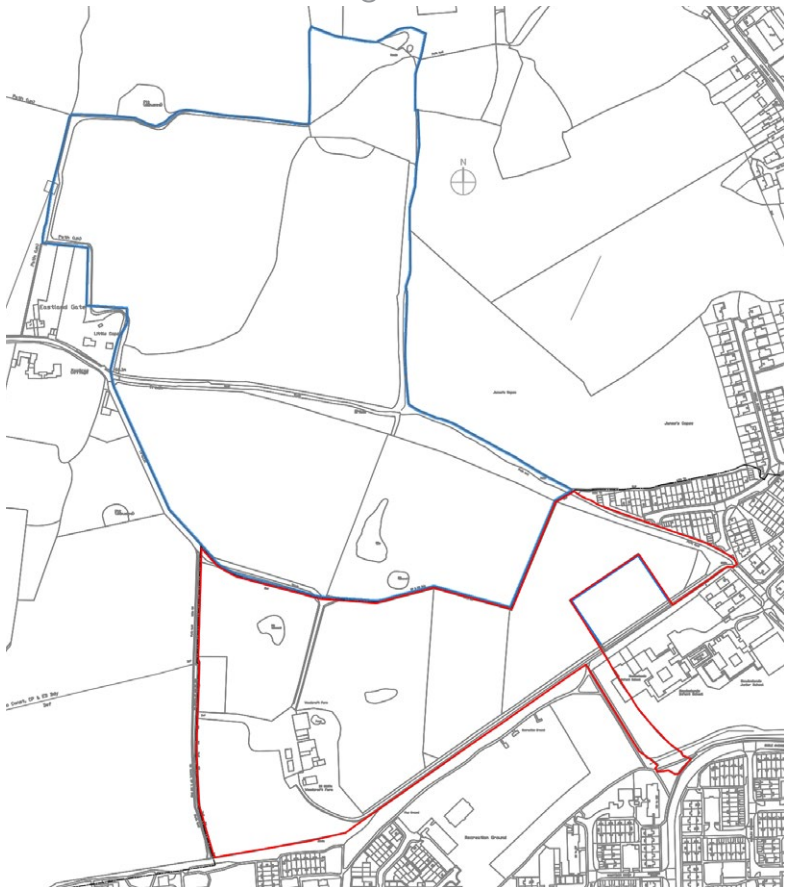


DESIGN

3.1 USE

The use of the site for residential development is established in the Havant Borough Council Core Strategy Proposal. Whilst the aim was to achieve 340 dwellings the site constraints including the preservation of existing Hedgerows and trees on the site and also the presence of solution features that require a 10 metre zone around them free from construction has resulted in a lower density than originally considered deliverable.

The mix of dwelling types has been established to be economically sustainable with the quantum of affordable housing. The proposal provides 293 additional dwellings, of which 89 are affordable. The dwellings provide a sustainable mix of accommodation from 1 bedroom flats through to 4 bedroom houses. The scheme will provide affordable and private housing that meets the Council's Housing SPD requirements and the needs and expressed wishes of the community for both family homes and homes that are affordable or available on a shared ownership basis.



3.2 AMOUNT

	REF	TYPE	NO. BEDROOMS	NO. BED SPACES	STOREY	SIZE	NO. UNITS	TOTAL SQ.FT
Private:	1BF1	Flat	1	2	N/A	528	1	528
	1BF2	Flat	1	2	N/A	567	1	567
	1BF3	Flat	1	2	N/A	557	1	557
	1BF4	Flat	1	2	N/A	546	1	546
	1BF5	Flat	1	2	N/A	627	2	1254
	2BF1	Flat	2	4	N/A	710	3	2130
	2BF2	Flat	2	4	N/A	706	2	1412
	2BF3	Flat	2	4	N/A	697	2	1394
	2BF4	Flat	2	4	N/A	730	2	1460
	2BF5	Flat	2	4	N/A	710	3	2130
	2BF6	Flat	2	4	N/A	650	2	1300
	2BFOG	Flat over garage	2	4	2	723	10	7230
	2BH1	House	2	4	2	680	32	21760
	3BH1	House	3	5	2	834	15	12510
	3BH2	House -side entry	3	5	2	921	2	1842
	3BH3	House	3	5	2	930	23	21390
	3BH4	House	3	5	2	985	10	9850
	3BH4+	House	3	5	2	1008	5	5040
	3BH5	House - side entry	3	5	2	999	5	4995
	3BH6	House -angled	3	5	2	1050	8	8400
	3BH7	House -2.5 storey	3	6	2.5	1152	33	38016
	3BH8	House -side entry	3	5	2	1025	5	5125
	4BH1	House	4	7	2	1280	13	16640
	4BH2	House	4	8	2	1405	18	25290
	4BH2-F	House	4	8	2	1375	5	6875
	FARMHOUSE	House			2		0	0
Total Private (Units):							204	198241
Total Private (Parking):			459		2.25	/unit		
Affordable:	2BF1-AFF	Flat	2	4	N/A	723	9	6507
	2BF2-AFF	Flat	2	4	N/A	723	18	13014
	2BMAIS-AFF	Maisonette	2	4	N/A	723	2	1446
	2BFOG-AFF	FOG (over parking)	2	4	N/A	800	1	800
	2BH-AFF	House	2	4	2	807	29	23403
	3BH-AFF	House	3	5	2	915	26	23790
	4BH-AFF	House	4	6	2	1076	4	4304
Total Affordable (Units):			137		1.54	/unit	89	73264
Total Affordable (Parking):								
TOTAL SITE:			293	units	=	271505	sq.ft	
OVERALL PARKING:			596	spaces	=	2.03	/unit	
NET DEVELOPABLE AREA:			6.48ha	/	15.814	acre		
TOTAL SITE AREA:			10.51ha	/	25.97	acre		
COVERAGE:			17168.6	sq.ft/acre				



Existing figure ground



Proposed figure ground

3.0 DESIGN

3.3 LAYOUT

The plan opposite shows the layout design for the proposed development. This layout has been formulated by taking into consideration all the constraints, opportunities, consultation and design development outlined in the previous sections of this statement.

The client and design team's key aim for the layout is to create an attractive residential environment that meets the needs of the existing and new local residents, whilst also making best use of the available land. The Havant Borough Design Guide SPD's seven key principles of good design are useful guides to achieving this aim:

Distinctive Character

The distinctive character of this site is primarily a result of its rural setting. The layout has sought to make the most of the existing landscape features – the hedgerows and trees - which create a backdrop around the site and also determine key features of the site. The retention of these is important ecologically for the safeguarding of bats and wildlife and they form natural green corridors. The hedgerows naturally divide the site into three areas and the interconnection between these has been made at points of least ecological disadvantage.

The entrance area will create a gateway to the development. The natural location for a formal gateway is just in front of the 'T' junction where piers either side of the road will link back to the adjacent house and the fence around the sports pitch. A three metre wide footpath leading to this point, where natural setts rumble strips either side of a footpath crossing interrupt the road, will be a line of avenue trees and formal planting next to the metal railings and hedge around the pitch. The slight incline of the road and footpath to the 'T' junction, which as a 'raised table' will have distinctive surface treatment heightens the sense of arrival. The buildings and entrance piers around the junction will use flint and render as well

as brick in the detailing to emphasise their importance, with a pinnacle gable feature on the building at the exact centre of the road. Site Sections A-A, B-B and Y-Y and the perspective view show the entrance area.

The smaller central section between the two hedgerows that cross the site is generally 'low key' in the detailing of the buildings – using a palette of traditional materials – three colours of bricks – two stocks and a smoother red for detailing and plain tile hanging. The main exception is the gateway to the main part of the site to the west which features rendered 3 storey corner flats either side of the road which leads through the hedgerow to a pair of flint faced houses.

Finally the largest part of the site is defined by a group of quite large areas of open space surrounded by loop roads with mature trees, including at its centre a larger space rather like an informal village green incorporating a play area. This green is surrounded by mainly detached or semi-detached houses that are often detailed with render to the walls.

A green to the south forms part of the existing farmhouse setting, and there are two greens to the north determined by the solution features present underground.

Ease of Movement

The central east west spine road creates an easily understood main route through the site that is designed to be suitable for a bus route. The loop road provides the bus a natural way of turning and a sense of arrival at the 'village green' – the focal point of the proposals. The site tends to be naturally inward looking with only one vehicular access point and dense tree belts or hedgerows around the perimeter. For emergency vehicular access only a link is proposed to James Copse Road which would have folding and lockable bollards. Woodcroft Lane would also provide emergency vehicular access also controlled by bollards. These also provide pedestrian and

cycle links to the neighbouring areas. Should residential development occur to the west and north of the site as described in the Havant Core Strategy Site Profile for Woodcroft Farm the road network would comfortably accommodate this.

Good Legibility

The layout has a clear hierarchy of primary and secondary routes with turning heads for service vehicles leading to shared surface roads and some courtyards with flats over garages. Some local landmark buildings using flint and render and an extra storey height have already been described at the gateways to the entrance area, and to the 'village green' and around the farmhouse. In addition houses with rendered gables and pinnacle features are often sited at the end of road vistas as shown on the Facing materials Strategy drawing (pg38) to provide further visual markers to aid legibility of the scheme and make it an easy place for children and infrequent visitors to find their way around.

Good Continuity and Enclosure

To achieve a clear distinction between the public and private realm the site is divided into developable areas with frontages to roads and hedgerows. Rear garden fences facing the boundary have been avoided where possible, to ensure the active surveillance of public areas, footpaths and bridleways. Where side boundaries of gardens are beside roads then these are proposed to be brick walls 1.8m high. Similarly in accordance with Havant Borough Design Guide SPD private rear boundaries to rear parking courts and mews are brick walls with railings where no conflict with privacy and overlooked by flats over garages.

Good Quality Public Realm

The public open spaces are of sufficient size to be useful outdoor spaces that will be of benefit to all residents, providing valuable outdoor amenity in addition to



3.0 DESIGN

the street and flats with patios have defensible space in front of ground floor doors. Corner plots often utilise semi-detached houses that have entrances and windows on both sides. Where accesses to rear gardens of terraces is provided for cycle and refuse storage, the path is gated close to the street. The layout seeks to adhere to the principles of Secured By Design. Parking is provided in a variety of ways including on-plot, shared areas and courts, and on street parallel parking. Landscaping is used to break up larger groups of car parking where no more than 5 spaces are arranged beside each other.

Diversity and Detailing

While the scheme provides both Private and Affordable dwellings the architectural detailing of both types is identical, using the normal palette of materials described in the Materials section. Some flint detailing similar to the existing farmhouse on the site has been used sparingly on the site in places of emphasis and importance to create local landmark buildings, including the 'entrance' to the site, the entrance through the hedgerow to the main open space, and around the existing farmhouse. This is shown on the Facing Materials Strategy drawing (pg38).

Adaptability and Sustainability

The variety of dwelling types and tenures provide adaptable living arrangements and where residents may not readily have the opportunity to move homes to suit their requirements the Affordable Homes are designed to the Lifetime Homes standard. In accordance with Core Strategy Policy CS14 Efficient Use of Resources, all homes are to be to Code for Sustainable Homes Level 3.

Residential Amenity

Great care has been taken to comply with the Havant Borough Design Guide SPD to achieve residents' expectations of privacy, outlook and garden size. The minimum distance of 20m between first floor rear habitable windows has been achieved and frequently

been exceeded. Where terraced houses back onto each other and have rear access paths between gardens the distance is 21.2m to allow for the normal minimum garden length of 10m. In a few cases gardens are less than 10m long and these normally have extra width to compensate. All blocks of flats have access to private amenity space, and where space has allowed the flats over garages have small private amenity spaces at ground level. Living rooms to flats have either patios or 'juliette' windows. Balconies have not been used on account of the extensive amount of public landscape that is readily accessible in addition to the private spaces, and that balconies facing the public realm can detract rather than add to the appearance of the block.

3.4 SCALE : HEIGHT AND MASSING

The scale and massing of the development is in response to the rural setting with the majority of dwellings two or two and a half storeys in height, and either detached, semi-detached or in short terraces. Three storey flat blocks form landmark buildings in specific locations along the main access road, and in a corner between an area of steep ground and hedgerows where to maintain the existing levels around the building an undercroft area is a necessary part of the building. A group of larger mostly detached houses is arranged around the open space at the north west extremity of the site, and a small group with access from Woodcroft Lane in the south east corner.



3.0 DESIGN

3.5 LANDSCAPING

LANDSCAPE STRATEGY

The landscape strategy is informed by the significant structural vegetation on the boundaries and across the site. All the trees are subject to a TPO and tree loss has been minimised in the development of the lay-out. The mature hedgerows which form the field boundaries are also being retained, creating strong green corridors through and around the site. This has both visual and amenity benefits, in the form of the many areas of incidental green open space throughout the proposed development, as well as being of significant ecological value. A Central Green is proposed which will contain an equipped play area as well as areas of wildflower planting and tree planting.

The landscape strategy has the following features:

- Retained mature trees (predominantly oaks) and hedgerows provide a strong landscape structure
- Additional native tree and shrub planting within streets will create additional green corridors and links
- Existing hedgerows will be enhanced with appropriate native tree and shrub planting
- There are doorstep greens and areas of open space throughout which will be as green as possible, with areas of hard surfacing kept to the minimum
- 400sqm of equipped play will be provided as well as additional informal playable spaces across the development
- The existing four solution features will be retained as landscape features within public open space, several incorporating informal play opportunities
- A green swale and two ponds which are part of the site-wide sustainable drainage strategy will be planted with appropriate native species, creating attractive landscape features as well as providing ecological benefits





3.0 DESIGN

HARD LANDSCAPE AND MATERIALS STRATEGY

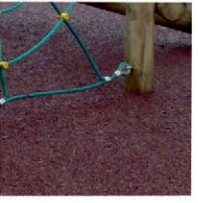
The choice of hard landscape materials will respond to the design of the built form. Materials will be robust and able to withstand public use whilst of sufficient quality to contribute to the creation of an attractive and coherent public realm. Materials have been selected for their visual qualities, for example complementary colours and patterns within areas of shared surface streetscapes, as well as for their robust and low maintenance qualities.

The hard landscape proposals will create a sense of arrival within each parking court or residential street by contrasting the tarmac to the access roads with block paving, with entrances defined by a paving detail of either a simple rumble strip or a raised table using blocks. Contrasting trim and edging colours will be used within the paved areas to provide visual interest and to delineate parking bays. As part of the site-wide sustainable urban drainage strategy, some of the block paving will be permeable.

Buff paving slabs are proposed for pavements and private entrance paths while footpaths within the green open space will be resin bound gravel and the rerouted bridleway, pressed gravel. Where a safety surface is required beneath play equipment, it should be a resin-bound mulch or other material with a low-key visual character. Seating, litter bins and cycle racks will be provided within the open space.



Indicative Surface Treatments

Description	Product	Dimensions	Colour / Finish
Parking courts & Secondary streets		Concrete permeable block paving Coarse, rumbled finish	134mm gauge, Thickness 80mm Colour Burnt Ochre
Edging to parking spaces		Concrete permeable block paving Coarse, rumbled finish	134mm gauge, Thickness 80mm Colour Pennant Grey
Parking spaces		Concrete permeable block paving Coursed, rumbled finish	160mm gauge, Thickness 80mm Traditional Stretcher bond
Pedestrian paths and private entrance footpaths		Concrete slab paving	450x450mm Buff, textured
Safety surface beneath play equipment		Resin bound mulch	Depth to accommodate critical fall height of equipment Terracotta
Footpath within Public open space		Resin bound gravel	Timber edging Golden
Bridleway		Pressed gravel	Min 100mm depth of compacted MOT type 1

Description	Product	Dimensions	Colour / Finish
Tables		Concrete block paving Chamfer edge	100x200x80mm Brindle Herringbone
Primary routes		Tarmac	N/a To engineer's specification

Street furniture in public open space

Description	Product	Dimensions	Colour / Finish
Seating		Woodscape or similar approved	Treated timber
Cycle stands		Sheffield stand or similar approved	600mmx715mm Galvanised steel
Litter bins		Marshall's Sineu Graff or similar approved	912x420 58l capacity Lockable Powder coated steel / hardwood body

3.0 DESIGN

SOFT LANDSCAPE AND MATERIALS STRATEGY

A coherent soft landscape strategy which capitalises on the significant existing structural vegetation on the site will provide aesthetic, ecological and amenity benefits for the whole development.

The key objectives of the soft landscape strategy are to:

- Provide an attractive setting for development,
- Emphasise routes and private boundaries,
- Integrate the development with surroundings,
- Offer seasonal interest,
- Provide ecological benefit.

Planting should be specified to relate to scale and location and provide a variety of form and colour with seasonal change as well as linking to the wider area. A variety of street trees will be used with smaller specimens used in areas closer to buildings. Both native (particularly oak) and ornamental species will enhance local bio-diversity and contribute to the greening of the development. There will be a high proportion of robust evergreen shrub species to provide year-round interest and create a strong green framework. Flowering and fruit varieties will be used to encourage wildlife.

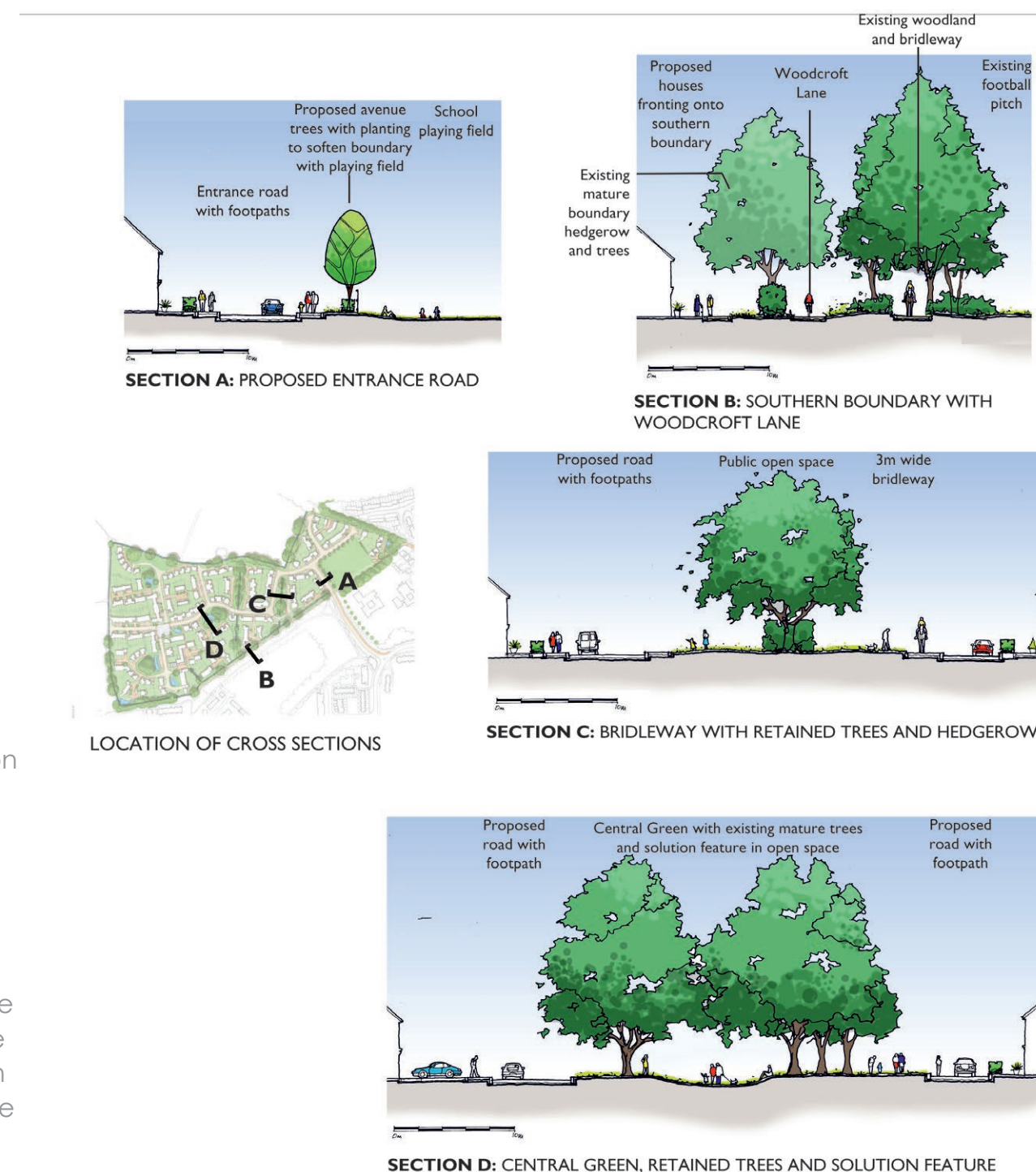
Management is a key consideration, both for existing and proposed planting, and whilst plants are selected to be low maintenance, for the scheme to thrive and continue to look good ongoing management will be required as detailed in the Landscape Maintenance Plan which accompanies this submission (ref 2326-RE-02).

The final location and size of all proposed planting will be subject to confirmation when the location of services is specified at detail design.

Existing vegetation strategy

The site contains some significant mature trees and hedges, both within the site and on the boundaries. The trees are subject to Tree Protection Orders. The root protection areas (RPAs) of all retained trees have been determined by an arboricultural consultant and considered in the design of the layout to safeguard their future health and visual amenity. Protective fencing must be erected prior to the commencement of development to ensure that existing trees and hedges are protected in accordance with guidance in British Standards BS:5837:2012. Any work required within the RPAs, for example to lay footpaths, will be carried out by hand to ensure minimal impact on the roots.

In developing the masterplan, the amount of vegetation lost to development has been minimised. It comprises trees along the route of the access road, a tree adjacent to the eastern pond and a section of hedge to the southern boundary (at the entrance to the proposed development).



INDICATIVE CROSS SECTIONS THROUGH PUBLIC OPEN SPACES ILLUSTRATING THE

The proposed planting will fulfil different functions across the development and can be subdivided into our broad categories:

Public Open Space and Boundaries

The existing tree belts to the southern and eastern boundaries are composed of predominantly oak and ash and create a strong green boundary which will be supplemented by additional native tree and hedge planting on the northern edge. The new boundary planting will supplement the existing vegetation, linking the development to the wider area.

Within the site, mature hedgerows and groups of trees will be supplemented with additional native planting. These will provide 'green' corridors across the site which will provide important ecological benefits. The pond margins and the swale will be planted with suitable damp-tolerant native species and grassed areas will include areas seeded with a wildflower meadow mix and bulb planting to provide seasonal interest.

Main access route and entrance

Informal groupings of native trees are proposed along the access road to replace tree cover lost to development. As the road enters the development, a more formal arrangement of specimen trees and specimen shrub planting is proposed, both to soften views of the fence around the sports pitch and to create a more formal entrance feature.

Parking courts, streets and private frontages

Wherever possible tree and shrub planting will be used to green the parking courts and streets along fence lines and end wall elevations and between parking bays, using an appropriate palette of species. Planting will be in the form of small trees and ornamental beds.

Private frontages will include planting wherever space allows and ornamental hedges to define front garden boundaries. Ornamental shrub species are proposed within the full depth of front gardens with larger species to the rear and low flowering ornamentals to the front of the bed. Ornamental species and trees have been selected to provide year round visual interest and wildlife value.

Ponds and swale

There are two ponds and a vegetated swale proposed which will be planted with damp-tolerant and aquatic native species.



SOFT LANDSCAPE STRATEGY

3.0 DESIGN

The following species lists are indicative only.

Indicative tree species

- Acer campestre
- Amelanchier lamarckii
- Carpinus betulus
- Crataegus monogyna
- Fagus sylvatica
- Magnolia kobus
- Malus trilobata
- Prunus avium
- Prunus calleryana 'Chanticleer'
- Quercus robur
- Sorbus aucuparia

Indicative ornamental shrubs

- Aucuba japonica 'Salicifolia'
- Choisya ternata 'Sundance'
- Cistus 'Silver Pink'
- Cotoneaster horizontalis
- Escallonia 'Apple Blossom'
- Hebe 'Midsummer Beauty'
- Hebe albicans
- Hedera colchica 'Arborescens'
- Hypericum 'Hidcote'
- Hydrangea quercifolia
- Lavandula angustifolia 'Hidcote'
- Ligustrum ovalifolium
- Lonicera pileata 'Loughall Evergreen'
- Mahonia aquifolium 'Apollo'
- Pachysandra terminalis
- Photinia x fraserii 'Red Robin'
- Rosa 'Canary Bird'
- Rubus 'Betty Ashburner'
- Symphoricarpos x chenaulti
- Viburnum tinus 'Eve Price'

PUBLIC OPEN SPACES AND BOUNDARIES

Native trees, native shrub mix, wild flower mix and trees commonly found in the district



Crataegus monogyna



Quercus robur



Acer campestre



Native shrub mix



Wildflower mix



Bulb planting



Native hedge

MAIN ACCESS AND ENTRANCE

Avenue trees and formal shrub planting to the entrance - informal groupings of native trees along the access road.



Acer campestre 'Streetwise'



Sorbus aucuparia 'Streetwise'



Choisya ternata



Prunus laurocerasus 'Otto Luyken'

Native Hedgerow / Shrub Species

- Acer campestre - 15%
- Corylus avellana - 15%
- Crataegus monogyna - 40%
- Ilex aquifolium - 10%
- Rosa canina - 5%
- Viburnum opulus - 15%

PARKING COURTS, STREETS AND PRIVATE FRONTAGES

Ornamental shrubs and trees to provide colour and year round interest, give structure and soften the hard landscaping. Tall and slender street trees to add vertical structure to the streetscene.



Malus trilobata



Amelanchier lamarckii



Magnolia kobus



Pyrus calleryana 'Chanticleer'



Hebe spp



Photinia x fraserii 'Red Robin'



Lavandula spp



Viburnum davidii

SWALE AND PONDS

Native aquatic and marginal planting.



Iris pseudocorus



Caltha palustris



Butomus umbellatus



Lythrum salicaria

Indicative aquatic/marginal species

- Butomus umbellatus
- Caltha palustris
- Carex pendula
- Filipendula ulmaria
- Iris pseudocorus
- Mentha aquatica
- Sparganium erectum

PLAY STRATEGY

Using Havant's average household size of 2.2 and the FIT standard for space provision of 800sqm/1000 population, 517sqm of play should be provided to meet the needs of the development - 162sqm of equipped play and 356sqm of informal playing space.

In the Central Green, approximately 400sqm of equipped play (LEAP) is proposed. Although the whole of the Central Green will be playable, the fixed equipment should be located in the centre of the Green to take account of the required 10m buffer zone around the two solution features.

Play equipment should be of timber or other natural materials in keeping with the rural character of the surroundings.

In addition to the main central play area, a further five LAPs, or informal doorstep play areas are proposed. These should also contain low-key, natural play elements, such as boulders, tree trunks and localised mounding. There will also be informal play opportunities throughout the development within the areas of open space.

Seating will be provided beside all play areas, and access will be via paths or hard surfaces wherever possible to ensure maximum accessibility for all.



PLAY OPPORTUNITIES FOR ALL AGES



3.0 DESIGN

3.6 ECOLOGY

During the course of preparing the Application, a significant amount of ecological assessment has been undertaken, which has ultimately influenced the proposal in both design and layout terms. Throughout the application site area, existing trees and hedgerows have been retained, preserving existing habitat wherever possible. Full details of the ecological assessment of the site, its findings and these have influenced the proposal are set out within the Ecological Report prepared by WSP that accompany this application. In full, the assessments undertaken to inform this application include:

- Extended Phase 1 habitat survey,
- Badger survey;
- Habitat suitability assessment for reptiles;
- Habitat suitability assessment for wintering birds;
- Bat surveys, including:
- Detailed building inspections for bats;
- Emergence and re-entry surveys of suitable buildings;
- Automated detector surveys of potential roosts;
- Ground level tree inspections for bats;
- At height tree inspections for bats;
- Bat activity surveys (comprising walked transect and static detector surveys);
- Dormouse surveys;
- Breeding bird surveys;
- Habitat suitability assessments for great crested newt of the solution features; and
- Hedgerow surveys.





3.0 DESIGN

3.7 APPEARANCE



3.0 DESIGN

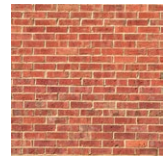


The photographs shown in 2.1: Site Context and in this section, show some of the traditional local vernacular styles and detailing that have influenced the detail design of the development. These include red brick Victorian double bay fronted detached houses with vertically proportioned windows and slate roofs, Edwardian houses with decorative tile hanging and white Arts & Crafts style windows, and cottages with flint walls, brick quoins, Georgian style windows and plain tiled roofs. These identifiable styles are used in specific locations against a backdrop of simple cottage style dwellings with tile hanging to first floors over facing brick to the ground floor. The submitted drawings indicate the design intention while the selection of the exact bricks, tiles etc. will be subject to a later submission.



3.0 DESIGN

3.7.1 MATERIALS



1. Red Brick
For detailing window heads and quoins, strip courses, window marches and cills will be picked out in a smooth red brick



2. Red Facing Brick
The red brick vernacular is used on traditional style houses.



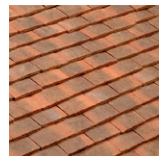
3. Red/Brown
A facing red/brown stock brick will be used as a contrast for cottage and contemporary style dwellings.



4. Hung Tiles
Hung Tiles will be used to upper floors and projecting gables to some houses and flats. Generally, a contrasting colour to the roof tile will be used.



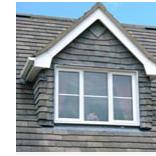
5. Render
Render will be used in some feature locations to add a further texture to the vertical surfaces



6. Plain Roof Tiles
Plain roof tiles will form part of the palette of roof finishes.



7. Slate Style Roof Tiles
Slate style tiles will form part of the palette of roof finished to more traditional style.



8. Dormer Windows
Simple dormers with lead lined cheeks will be used with gabled fronts



9. Roof Canopy's
Traditional pitch roof canopy details are a projecting feature of some of the landmark houses.



10. Bay Windows
Simple bay windows are used on a number houses.



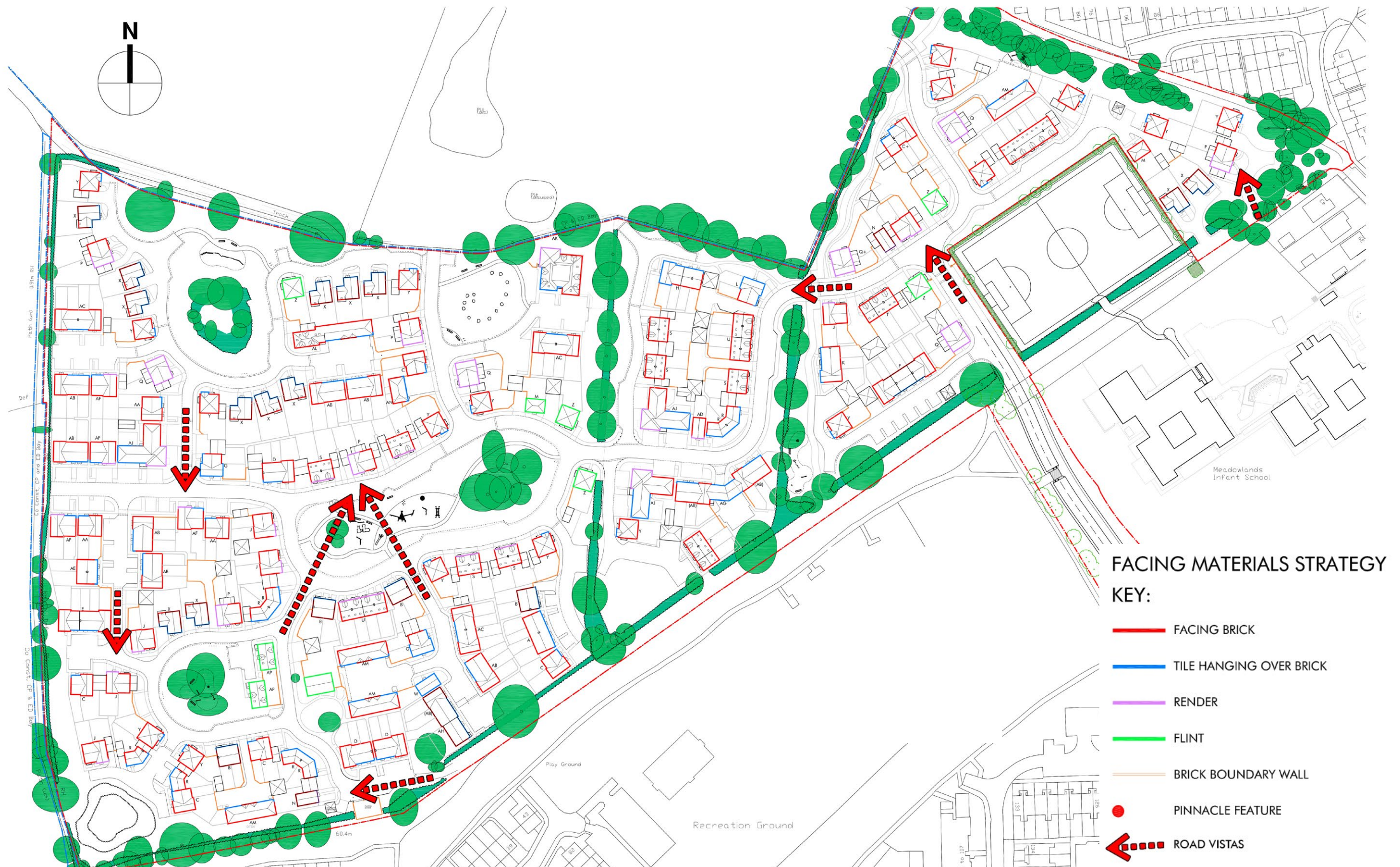
See below for a list of the proposed details and materials:



- | | |
|----------------------|-----------------------------------|
| ① Plain tiles | ⑦ Feature Brick arch |
| ② Gable features | ⑧ Slate roofs |
| ③ Feature brickwork | ⑨ Decorative Hanging tile work |
| ④ Cottage windows | ⑩ Vertically proportioned windows |
| ⑤ Knapped flint work | ⑪ Plain render on key buildings |
| ⑥ Chimney features | |



3.0 DESIGN



3.8 SUSTAINABILITY

Grainger confirm their commitment to sustainability and energy efficiency and that this development will be of high quality and comply with all current standards, including the Code for Sustainable Homes Code 3.

3.7.1 SITE LAYOUT AND DESIGN

The homes have been designed to achieve good natural daylight and to maximise passive solar design.

Safety and security are promoted through good design to ensure the risk and fear of crime is designed out as much as possible.

3.7.2 ECONOMIC SUSTAINABILITY

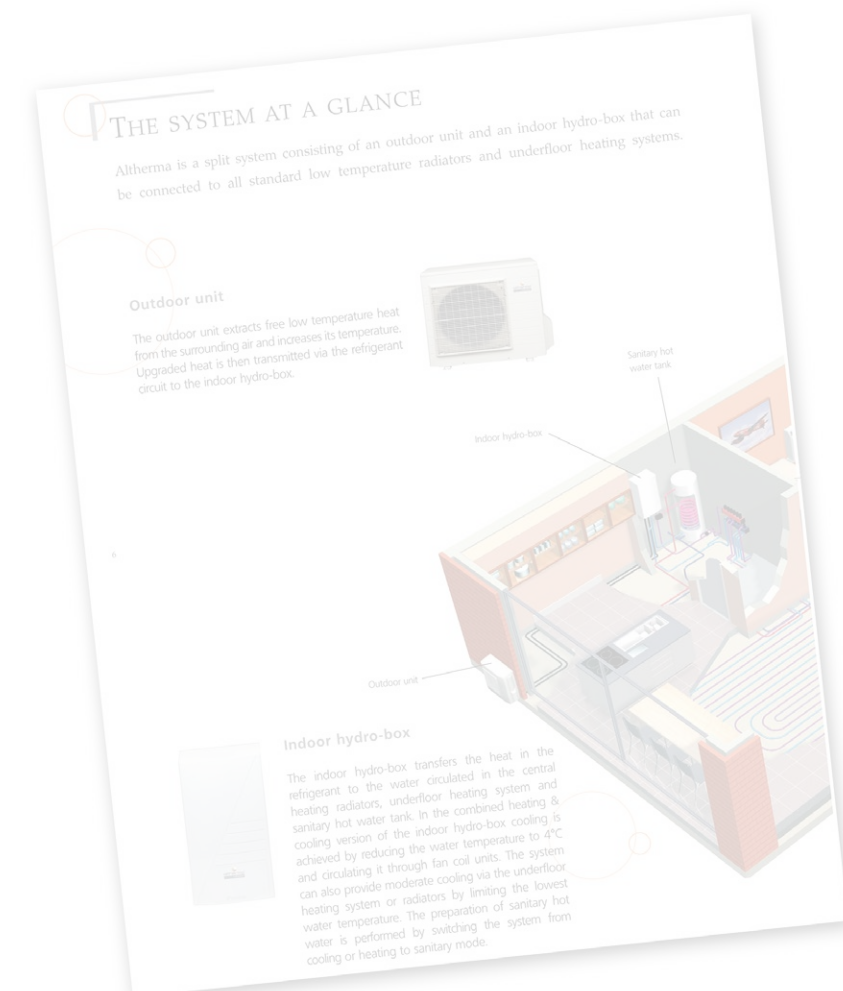
During construction works on the site, Grainger will pursue a local employment and purchasing policy, by offering suitably qualified companies the opportunity to tender.

3.7.3 SOCIAL SUSTAINABILITY

Local residents have been actively consulted by Grainger to provide feedback and an opportunity to discuss the proposals.

3.7.4 ENERGY EFFICIENCY

A report by Richard Hodgkinson Consultancy has been prepared to show how the proposals will meet the Council's Energy Efficiency standards and strategic site requirements.





ACCESS

4.1 PARKING, REFUSE AND CYCLE STORAGE

Parking:

Parking is provided in accordance with Havant Borough Residential Parking and Cycle Provision SPD – March 2010:

Allocated:

- 1 bed unit – 1 space
- 2 bed unit – 2 spaces
- 3 bed unit – 2 spaces
- 4+ bed unit – 3 spaces

Unallocated:

- 1 bed unit – 0.9 spaces
- 2 bed unit – 1.3 spaces
- 3 bed unit – 1.9 spaces
- 4+ bed unit – 2.4 spaces

Larger private houses are provided with allocated parking, either on plot or nearby. Many houses have garages on plot or integral to the house design, while terraced houses typically have garages in parking courts and on street visitor parking nearby. Larger parking courts have flats over the garages for security and surveillance. Affordable flats and houses and some smaller private houses have unallocated parking spaces as shown on the Parking Spaces Allocation drawing. These are located in the appropriate proportions close to the dwellings they serve. Visitor parking is provided around the site.

Refuse:

The proposed locations of Refuse bins, Bin Collection Points, and turning arrangements for the refuse vehicle are shown on the Site Layout drawing 1924-A-1011. These are provided in accordance with Guidance from Havant Council.



Cycle Parking / Storage:

Cycle storage is provided in accordance with the SPD, and also to meet the requirements of the Code for Sustainable Homes. Garages are 6.3m internal length by 3m or 6m in width to allow for one or two car spaces and 2 cycle spaces 0.75m wide. Houses without garages have external storage in sheds capable of accommodating 2 cycles and garden tools. Larger (4 bedroom) houses with

only single garages also have sheds to enable 4 cycles to be stored per 4 bed house (to meet the higher Code for Sustainable Homes standard). Flats have secure cycle storage allowing for 1 space per 1 bedroom flat and 2 spaces per 2 bedroom flat. For short stay each property will have a hoop fixed close to the front door, and communal 'sheffield' stands will be provided in various public locations throughout the site as shown on the Landscape Masterplan.

4.0 ACCESS

4.2 MOVEMENT-

The plan illustrates the proposed vehicular, cycle and pedestrian routes through and around the site. Normal vehicular access is via the new road off Eagle Avenue. Additional Emergency vehicular access only is proposed from James Copse Road with lockable bollards to prevent other use. A similar access controlled route along Woodcroft Lane will provide an alternative route to the western side of the site.

Although the site is sloping – quite steeply in places - the design team have taken care to enable 'level' access from pavements to house and flat entrances. This is shown on the engineer's drawings which indicate both road and finished ground floor levels. These levels have been used in the street elevations and informed the design of the elevations.





Omega Partnership Ltd.
Glenavon House
39 Common Road
Claygate
Surrey
KT10 0HG

Tel: (01372) 470 313
Fax: (01372) 470 358