



SCRATCHFACE LANE, BEDHAMPTON

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT



PREPARED BY PRO VISION PLANNING & DESIGN FOR AND ON
BEHALF OF CRAYFERN HOMES LTD

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1. INTRODUCTION

1.1

This combined Planning, Design and Access Statement has been prepared and is submitted in support of an application for the approval of the remaining reserved matters, namely appearance and landscaping, for the development of 92 open market and affordable dwellings on land off Scratchface Lane. The application is made on behalf of Crayfern Homes Limited.

1.2

This statement has taken account of the guidance published in Circular 01/06 entitled "Guidance on changes to the Development Control system" and the CABE document entitled "Design & Access Statements".

SITE LOCATION

1.3

The site is located in Bedhampton between the existing urban area and the A3 (M). The location of the site is shown on the Site Location Plan to the right.

SITE DESCRIPTION

1.4

The application site comprises undeveloped land that occupies an area of approximately 3.67 hectares. The site is effectively split into two sites, with the northern part of the site gently sloping down to the stream which passes through the site. The southern land parcel slopes up from the stream initially gently before becoming steep for a section adjacent to the dwellings in Brooklands Road, then flattening out at the end of the site. Photographs of the application site are shown on the following page.

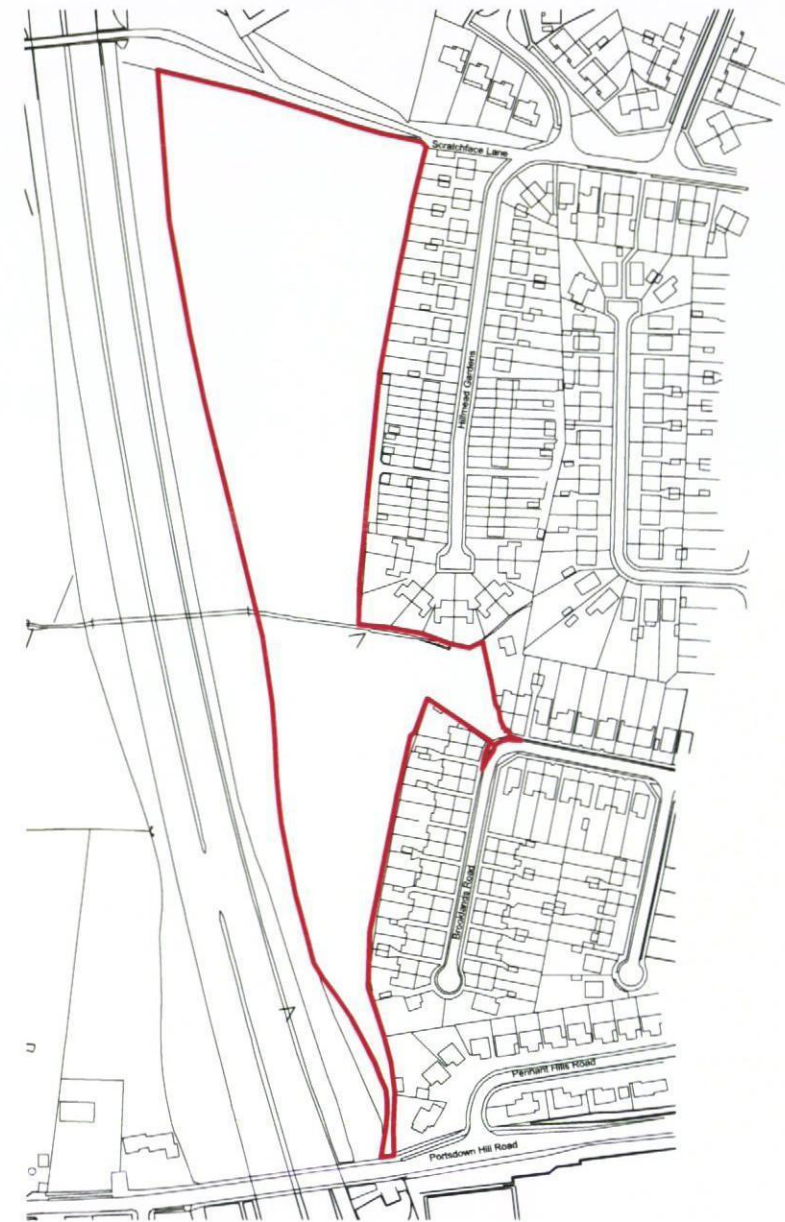


Fig 1.1 - Site Location Plan

PLANNING HISTORY

1.5

There have been a number of planning applications made on parts of the application site. Following extensive pre-application discussions and consultation with the local community, an application was submitted in August 2010 that sought outline planning permission for the development of 92 dwellings on the site.

1.6

Although the application was recommended for approval by the Council's planning officers, with no objections from any of the statutory consultees including the Highway Authority, the Environment Agency, Natural England and the Council's Environmental Health officers, it was refused permission by the Council's Development Management Committee (DMC)

1.7

An appeal was subsequently lodged against the DMC's decision to refuse planning permission for the scheme. The appeal was heard at a Public Inquiry earlier this year. Whilst the appeal was dismissed, this was on a technicality and the appeal Inspector made it clear that he considered the proposed scheme to be acceptable in all respects

1.8

Following the appeal inspectors endorsement of the 92 dwellings scheme, the original outline planning application was resubmitted. Outline planning permission was subsequently granted by the Council on the 29 November 2012 for the development of 92 dwellings.

1.9

On the 1 January 2013 a further application was made to Havant Borough Council which sought a number of changes to the proposed layout to ensure the viability of the scheme was maintained. At the time of writing Havant Borough Council resolved to grant consent pending a signed S106 agreement. This application seeks the approval of Layout and Appearance for this revised scheme



Fig 1.2 - View of application site looking South towards centre of application site



Fig 1.3 - View of centre of application site



Fig 1.4 - View of application site looking North towards centre of application site

PROPOSED SCHEME

1.10

As shown below, the proposed scheme would involve the development of a total of 92 open market and affordable dwellings.



Fig 1.5 - Proposed Scheme

2. SITE AND CONTEXTUAL ANALYSIS

2.1

The appearance of the dwellings and the proposed landscaping scheme have been informed by both an analysis of the site and surroundings and consideration of the site layout approved at the outline planning stage. The plan below sets out constraints and opportunities within the surrounding built and natural environment.

2.2

The approved site layout is more informal than the existing adjacent residential area to the east with an emphasis on the provision of quality open spaces to soften the transition from the urban environment to the rural landscape beyond the A3 (M). The rural fringe location is emphasised by the site being heavily treed.

2.3

The different character of the rural fringe location and the more organic site layout has necessitated a different design response.

2.4

As the photographs on the following page demonstrate, the existing dwellings located adjacent to the application site in Brooklands Road and Hillmead Gardens, have a fairly nondescript architectural, typical of the post war era in which they were erected.

2.5

The dwellings are of conventional construction with pitched roofs, red brick chimneys, white painted barge boards and soffits and white plastic rainwater goods. The dwellings feature little in the way of architectural detailing.

2.6

Building materials in the area around the application site generally comprise red brick (with some render) and concrete tile. The fenestration arrangement of existing dwellings has a regular pattern with windows being largely white uPVC although there are some examples of timber effect and metal framed windows.



Fig 2.1 - Contextual Analysis

2.7

In general the existing residential area is characterised by its uniformity and features little in the way of variation. Whilst most properties have generous private amenity space, there is little in the way of public amenity space or soft landscaping. There is therefore the opportunity to improve upon the existing urban environment and create a form of development that reflects the individual characteristics of the site.

2.8

The main opportunities and constraints presented by the site are set out in summary form below:

2.9

Constraints:

- Restrained post war architectural style and limited palette of materials ;
- Existing building heights generally 1-2 storey, and
- Structure of landscaping scheme to be set by shape of development site and strong tree belt.

2.10

Opportunities:

- To respect the traditional forms and scale of surrounding buildings but adopt a more organic and varied architectural style and create a 'sense of place';
- To adopt a more varied palette of materials, and
- To create a varied and soft landscape setting appropriate to the rural fringe location.



Fig 2.2- View of existing dwellings in Brooklands Road adjacent to eastern boundary of application site



Fig 2.3- View of existing dwellings in Hillmead Gardens adjacent to eastern boundary of application site

3. DESIGN

3.1

This section of this statement considers the design of the proposed scheme in relation to the two remaining reserved matters, namely appearance and landscaping.

APPEARANCE – HOUSES

3.2

As stated in the section above, the character and appearance of the proposed development has evolved from the contextual analysis stage and the identification of site specific constraints and opportunities. The informal arrangement of dwellings approved at outline planning stage has influenced the overall character of the development which has an informal and varied appearance.

3.3

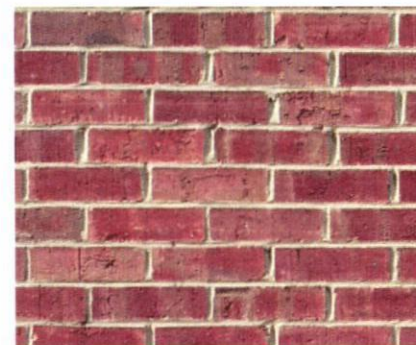
The enclosed Street Scene drawings provide a good indication of what the development will look like when complete.

3.4

The architectural style proposed is clean and modern and unadorned by excessive detailing. However, some discrete traditional details are incorporated including brick lintels and paned windows. All dwellings will have pitched roofs and many will feature canopy porches in a variety of modern designs. No chimneys will be included within the development.

3.5

Whilst all roofs are pitched, there is significant variation in the roofscape with conventional pitched roofs having varying eaves and ridge heights. Some dwellings also include small projecting gable features above first floor windows which bring additional visual interest to the streetscene (e.g units 24 and 25). Gabled fronted designs are also included (units 11 and 12) as are half hipped roof designs (units 75 and 76) and fully hipped properties (units 37 and 51). Different roof types have generally been used to differentiate dwellings in prominent locations (on the end of a row or turning a corner).



Red Brick



Buff Brick



Render



Fibre Cement Weatherboarding



Interlocking Concrete Tiles



Slate Effect Tiles

Fig 3.1 - Material Palette

3.6

Whilst a significant number of dwellings will utilise red facing brick to correspond with the character of the existing built environment, a rich a varied palette of materials is proposed including facing materials of red brick, buff brick, render, part render and fibre cement weatherboarding with either terracotta coloured interlocking concrete tiles or slate effect tiles. Dwellings will have either timber panel or timber plank style doors and garage doors.

3.7

Garaging (where provided) will be mostly integral or provided by an attached garage. However, a small number of properties will have detached garages with pitched roofs with facing materials to match adjacent dwellings.

APPEARANCE – APARTMENTS**3.8**

An apartment building is proposed on the north western corner of the development site. The building will contain 6 no. apartments set over three floors (4 x 2 bed and 2 x 1 bed). The ground floor and first floor of the building will be faced in red brick with the upper floor in render. The ground and first floor apartments will be served by casement windows, whilst the second floor apartments will include casement windows, roof lights and feature circular windows on the western elevation.

3.9

The building will have half hipped pitch roof with the third level of accommodation set within the roof space. The front elevation features a projecting element with a cropped gable end set at a slightly lower ridge height than the principal roof structure. The projection will incorporate the front door and stairwell for all six apartments. Externally accessible store rooms are proposed either side of the projection at ground floor level, these will incorporate the cycle store and bin store for the apartment building.

3.10

The side elevations will have cropped gable ends with the top floor windows situated just under the eaves. The ground floor properties will benefit from French Windows (leading out on to communal amenity space) and the first floor properties will have Juliet Balconies in the same position.

3.11

The rear elevation will include two attractive gable features with centrally located circular windows with feature brickwork set within the gable apex.

SOFT LANDSCAPING**3.12**

A full hard and soft landscaping scheme has been prepared by Terrafirma and is submitted with this his application.

3.13

The scheme has been designed to meet multiple objectives including:

- Facilitate a soft transition between the urban and rural environments;
- Complement and enhance the organic and informal approved site layout;
- Create of a pleasant and durable living environment for both existing and future residents;
- Conserve existing wildlife habitats and include ecological enhancement measures, and
- Incorporate sustainable drainage strategy into the landscaping scheme.

3.14

For the soft landscaping, the general approach has been to work with the strong framework of existing trees and planting and supplement and improve the environment where necessary with new planting to maintain a 'feathered edge' between the urban environment to the east and the rural landscape beyond the A3(M) to the west.

3.15

Additional native tree planting is proposed to the rear of most dwellings, with in most cases, at least one tree being provided in each back garden. This will ensure high levels of privacy and amenity for future residents. Large varieties will be planted along the eastern boundary to provide screening for residents of Hillmead Gardens and Brooklands Road.

3.16

The proposed species will include pine, oak and field maple. Small back gardens which cannot accommodate large trees will have smaller fruit trees. Trees will also be planted in the front gardens where space allows. In these locations fastigate varieties with a limited crown spread will be used to make the most efficient use of available space.

3.17

The cumulative effect of both front and rear tree planting will be the creation of attractive green corridors throughout the scheme and a loose boulevard type arrangement of planting on the main road through the northern part of the site. Additional tree planting will be provided within the public realm to reinforce the organic and verdant character of the site. A large landmark oak tree is proposed in the tuning area of units 76 and 77 adjacent to the main access road.

3.18

Elsewhere within the public realm existing shrubs and hedgerows will be supplemented with new native planting including:

- Mixed native hedge – along the boundary of the wildlife corridor;
- Long grasses and wildflower seed planting within the proposed floodwater detention basin;
- Permanent pond planting within the newly proposed 300mm deep clay lined pond, and
- Wildflower bulb planting including daffodils, wild garlic and bluebells.

3.19

The overall scheme will include a number of areas where long grass will be retained to provide connectivity between habitats and maintain high levels of biodiversity. To the far south of the development a Reptile Conservation area will be established which will include a habitat connectivity tunnel and 3 hibernaculums to provide a safe haven for reptiles.

3.20

Long grass areas which abut roads and paths will be mown back by 1 metre to provide a neater appearance and parking areas will be planted with a mix of robust shrubs and seasonal flowering plants.



Fig 3.2- Trees & Reptiles

HARD SURFACES AND THE PUBLIC REALM

3.21

The organic design approach will be carried through to the hard surfaces, boundaries and street furniture used within the public realm. An emphasis will be placed on ensuring hard surfaces appear warm and welcoming. Conventional bitmac will be used for roads and paths but block paving in warm shades will be utilised for the parking bays with buff coloured paving slabs for front paths and rear garden patios and complemented by similarly coloured gravel paths to rear garden gates. High quality conservation kerbstones will be used to bring a softer and more weathered look to the roadside.

3.22

The boundary treatment of private gardens will mostly comprise close board fencing between 1.2 m and 2.8 m in height with brick walls placed in key public realm locations to bring an increased sense of permanence and solidarity.

3.23

Accessible public spaces such as the detention basin would utilise low timber 'trip rails' to define space without necessary deterring access. On the outer boundaries a more rural style of post and rail fencing will be utilised to signal the end of the build development.

3.24

Robust but attractive street lighting and seating will be incorporated into the scheme, indicative details are provided with this submission.



Fencing



Boundary Walls



Block Paving



Trip rails

Fig 3.2- Hard Surfaces and the Public Realm

4. RELEVANT PLANNING POLICY CONSIDERATIONS

4.1

Section 38 (6) of the Planning and Compulsory Purchase Act, 2004) requires that in making any determination under the Planning Acts, Local Authorities shall make the determination in accordance with the policies of the Development Plan unless other material considerations indicate otherwise. Material considerations in this instance relate to the guidance contained in the National Planning Policy Framework.

DEVELOPMENT PLAN POLICIES

4.2

The Development Plan for the area in which the application site is located currently comprises the Havant Borough Core Strategy.

HAVANT BOROUGH CORE STRATEGY

4.3

The Havant Borough Core Strategy contains a number of policies which are of relevance when considering the proposed scheme. These are

- CS13 (Green Infrastructure);
- CS16 (High Quality Design); and
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features);

MATERIAL CONSIDERATIONS

4.4

The National Planning Policy Framework (NPPF) was published on 27 March 2012. It replaces all existing planning policy guidance / statements (to the extent set out in Annex 3 of the NPPF) and sets out the Government's economic, environmental and social policies for England. At the heart of the NPPF is a 'presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking' (paragraphs 14, 49 and 197).

4.5

Paragraph 2 of the NPPF states that applications for planning permission must be determined in accordance with the policies of the development plan unless material considerations indicate otherwise. The paragraph goes on to state that the NPPF is a material consideration when determining planning applications.

4.6

Paragraph 6 of the NPPF advises that the role of the planning system is to contribute to the achievement of sustainable development, whilst paragraph 7 advises that there are 3 dimensions to sustainable development and goes on to explain that these require the planning system to perform a number of roles, namely an economic role, a social role and an environmental role. Paragraph 8 advises that these roles should not be undertaken independently because they are mutually dependent.

4.7

Paragraph 10 of the NPPF advises that plans and decisions need to take local circumstances into account.

4.8

Paragraph 12 advises that the NPPF does not change the statutory status of the development plan as the starting point for decision making. It goes on to advise that proposed development that accords with an up to date plan should be approved and proposed development that would conflict with it should be refused unless other material considerations indicate otherwise.

4.9

Paragraph 13 advises that the NPPF constitutes guidance for LPA's and decision takers and is a material consideration in determining planning applications.

4.10

Paragraph 14 advises that at the heart of the NPPF is a presumption in favour of sustainable development. It goes onto to advise that for decision taking, this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted

4.11

Paragraph 17 of the NPPF sets out a set of 12 core land use planning principles that should underpin both plan making and decision taking.

4.12

Paragraph 56 of the NPPF states that the Government attaches great importance to good design.

4.13

Paragraph 57 of the NPPF states it is important to plan positively for the achievement of high quality and inclusive design for all development

4.14

Paragraph 60 of the NPPF states that Local Planning Authorities should not attempt to impose architectural styles or particular tastes or stifle innovation or originality to conform to certain development forms or styles.

4.15

Paragraph 61 of the NPPF states that although visual appearance and the architecture of buildings are very important factors, securing high quality design goes beyond aesthetic considerations.

4.16

Paragraph 196 of the NPPF reinforces the advice provided in earlier parts of the NPPF that planning applications should be determined in accordance with the policies of the development plan, unless material considerations indicate otherwise.

4.17

Paragraph 211 of the NPPF advises that for the purposes of decision taking, the policies in the Local Plan should not be considered out of date because they were adopted prior to the publication of the NPPF.

4.18

Lastly, paragraph 214 advises that for 12 months from the date of the publication of the NPPF, decision takers may give full weight to development plans adopted since 2004, even if there is a degree of conflict with the NPPF.

5. PLANNING ASSESSMENT

GREEN INFRASTRUCTURE / LANDSCAPING

5.1

The site layout and proposed landscaping scheme were developed following a thorough contextual analysis of the site and surroundings. It was recognised from the outset that the site with its strong network of mature shrubs and trees already had green infrastructure value. The landscape proposals have been developed from this starting point in accordance with Policy CS13.

5.2

The proposed scheme will:

- Maintain and manage the existing network of trees and preserve grassland for habitat conservation purposes;
- Enhance the amenity value of the site with new planting;
- Maintain and enhance the functional integrity of the existing green infrastructure through the incorporation of a wildlife corridor and habitat connectivity tunnel, and
- Create new, usable public amenity space and new habitats including a pond and reptile conservation area.

DESIGN / APPEARANCE

5.3

The design of proposed dwellings is a natural continuation from the informal theme set by the approved site layout. The design fully accords with adopted Policy CS16 because it:

- Responds to and draws inspiration from the local context in terms of forms, materials and scale;
- Is the result of a contextual analysis of the existing natural and built features of the surrounding area;
- Integrates well with the existing network of planting and incorporates features to enhance biodiversity;
- Takes design cues from the local built environment, including proportions, details and arrangements;



Fig 5.1 - Landscaping Proposals

- Maintains the existing rhythm of the surrounding built environment whilst also being locally distinctive;
- Will ensure high levels of amenity for existing and new residents, and
- Provides a usable, durable and attractive public realm.

CONSERVATION OF NATURAL FEATURES

5.4

The conservation and enhancement of natural features is the central theme of the approved site layout and this has been carried through to the proposed landscaping scheme and detailed design at the reserved matters stage. The proposal complies with Policy DM8 as:

- All key natural features will be protected including significant existing trees and hedgerows and local habitats, and
- The proposed landscaping features will be integrated successfully into the scheme by using appropriate species of trees and carefully considered materials to ensure that the entire scheme assimilates with the built environment and functions successfully.

NATIONAL PLANNING POLICY

5.5

The NPPF attaches great importance to the design of the built environment and considers 'good design' to be indivisible from 'good planning'.

5.6

It is considered that the proposed scheme is an example of both good design and good planning that will respond confidently and appropriately to the natural and built environments and will create a distinctive but fully integrated new urban community within Bedhampton.

5.7

The details submitted with this application are considered to fully comply with the provisions of the NPPF.



Fig 5.2- Proposed Street Scene

6. CONCLUSIONS

6.1

Through the information contained in this document and the plans that have been prepared as part of the application for the approval of the remaining reserved matters, namely appearance and landscaping, it has been demonstrated that the appearance of the approved scheme and the landscaping proposed would accord with the requirements of the relevant development plan policies (CS13, CS16 and DM8) and the guidance contained within the NPPF.

6.2

Consent should therefore be granted for the remaining reserved matters.