



Copsey's Nurseries

Planning, Design and Access Statement



July 2013

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Section 1 - Introduction

Copsey's Nurseries - Planning, Design and Access Statement



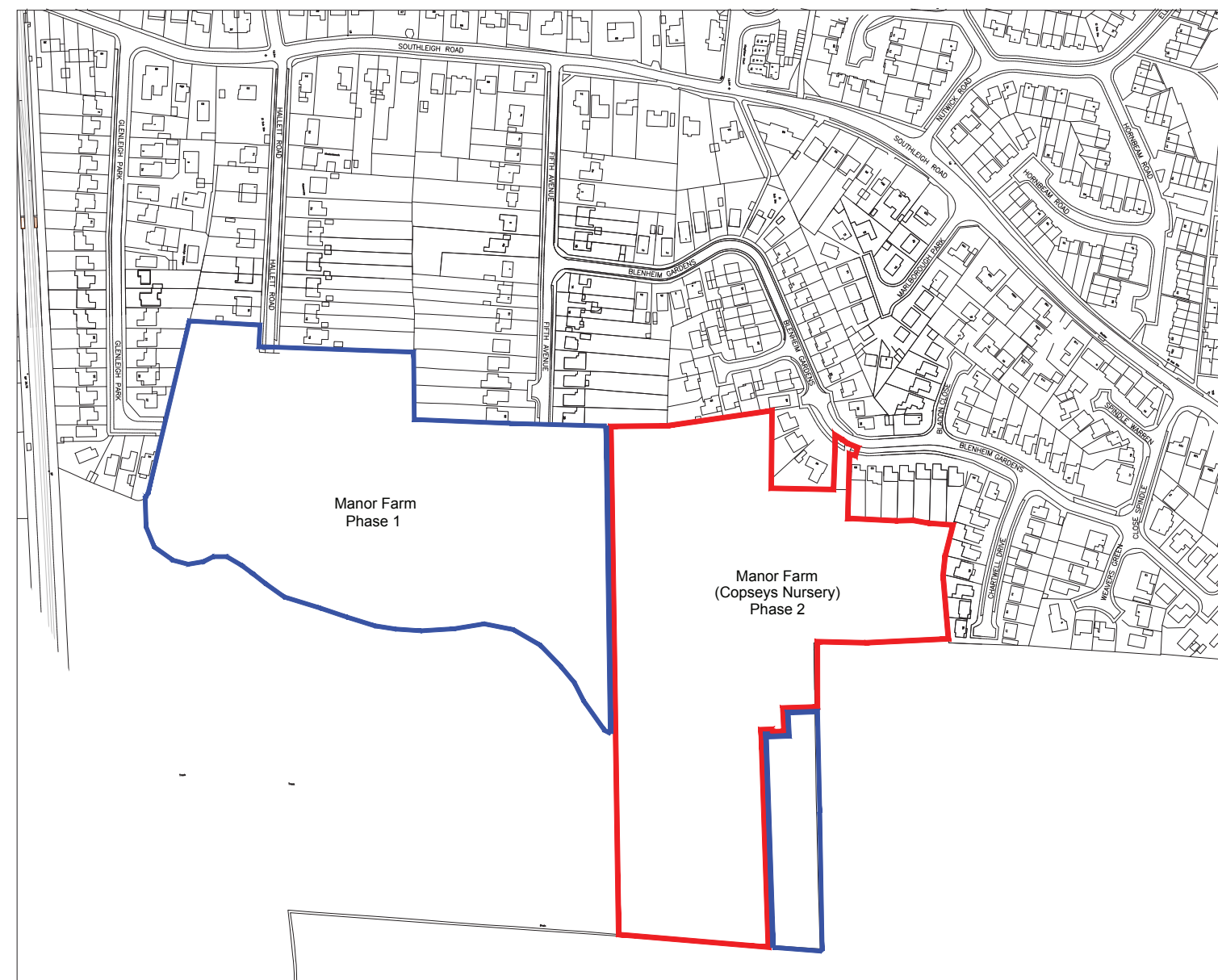
1.0 Introduction

This Design and Access statement relates to a Reserved Matters submission following the grant of Outline Planning Permission for 100 dwellings at Copsey's Nurseries.

Barratt David Wilson have secured the land at Copsey's Nurseries from the Generator Group following the grant of Outline Planning Permission, which established the access and principle of development.

This Reserved Matters application seeks to provide the remaining details with regards the layout, scale and appearance of the properties and landscaping details. The scheme still proposes to provide 100 dwellings, comprising of 65 open market and 35 affordable homes.

The Reserved Matters application excludes the allotments and community building which will be the subject of a separate full planning application following further public consultation to ensure this delivers a facility that is needed and wanted by the local community.



Site Location Plan



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Section 2 - Site Context & Character

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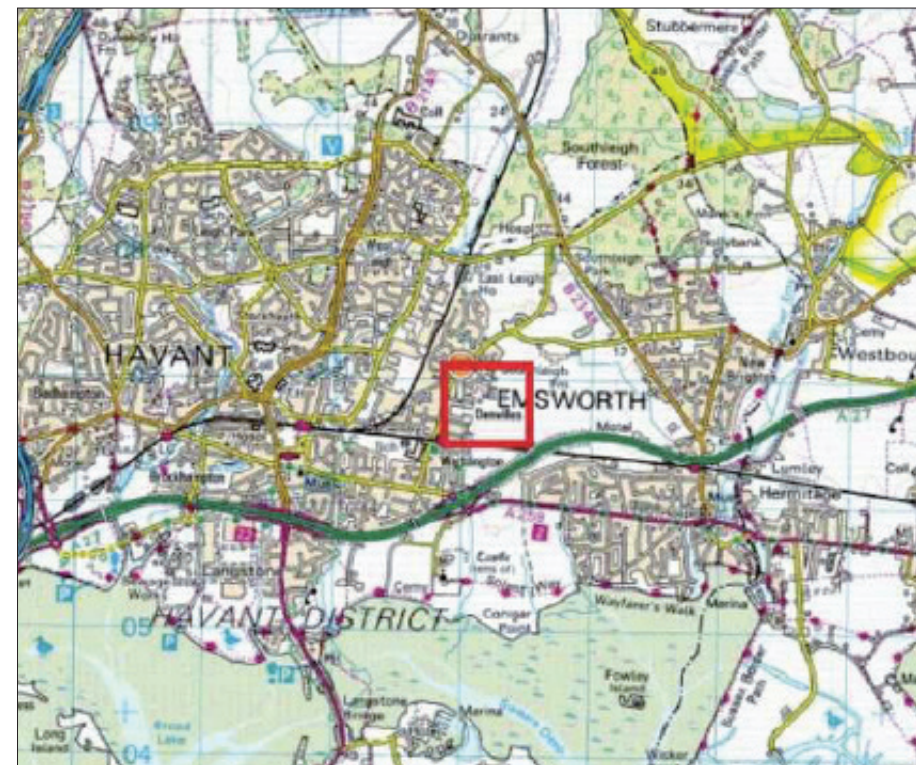


2.0 Site Context & Character

The development site is located on the eastern side of the residential area of Havant known as Denvilles and to the north of the main railway line. It lies approximately 1.4 km east of the Havant town centre and within approximately 0.5 km of local facilities, bus routes and a train station. The site is an irregular shape (see Fig. 2), defined by the existing urban edge to the west; and the eastern boundary created by 'rounding off' the existing built up area boundaries to the north and south. The site has an overall area of over 9ha and is predominantly flat and in arable and horticultural use. Parts of the western side, abutting the built up area, is more overgrown with trees and scrubland with informal access points. Copsey's Nursery lies to the north of Manor Farm. It is a large nursery site, now vacant but occupied by a range of buildings and glasshouses. To ensure that appropriate comprehensive development of the two sites together is achieved, a master plan for the development of both sites is included to demonstrate how the two sites can be delivered together or separately to achieve an overall scheme, and the planning guidance will also comment on both sites.

The Manor Farm /Copsey's Nursery site (site ref. UE4 of the SHLAA) has been assessed by the Council concluding that landscape impact concerns could be mitigated through the treatment of the urban edge, development of the site would 'smooth' the urban edge. There is potential to provide some on-site play facilities. Overall, this site rates reasonably well against the sustainability appraisal objectives and falls within the 'favourable' category. The SHLAA acknowledges that urban extension sites will be required as sites within existing urban areas will not be capable of delivering the required housing numbers. The current Allocations Document confirms this position.

The proposals have been developed in response to this assessment by the Council and the definition of the urban edge has been influential in the scheme's development, particularly in landscape terms. From a review of the Council's website, there is no evidence of any recent planning history for this land, directly relevant to this application confirmed by the SHLAA assessment.



Site Location



Aerial Location

© Google Earth



Section 3 - Planning Policy

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3.0 Planning Policy



Given outline planning permission has been granted and established the principle of development it is considered, however that local planning policies are influential in the design of the proposals and where appropriate are briefly précised below.

Havant Borough adopted its Core Strategy in March 2011 which identifies strategic sites and policies. Of relevance are the following Core Strategy Policies:

Policy CS9 Housing: Planning permission will be granted for housing proposals that will:

- Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026; deliver on average 30-40% affordable housing; ensure mixed communities are created; achieve a suitable density of development for the location and provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

Policy CS16 High Quality Design: Planning permission will be granted for development that is designed to a high standard and should respond to and respect local context, not cause unacceptable harm to the amenity of neighbours; produce a positive relationship between buildings, street and spaces; contribute to the improvement of the public realm; be inclusive, ensuring safe and convenient access for all; integrate affordable housing with market housing and mitigate negative environmental impacts through sustainable design and construction methods and resource efficiencies.

Affordable Housing: The SE Plan identified that 35% of housing on new development should be affordable.

Policy CS14 Efficient Use of Resources: Planning permission will be granted for residential development that achieves Level 3 of the Code for Sustainable Homes with particular attention paid to water efficiency measures.

Policy CS20 Transport and Access Strategy: Development will be permitted that does not increase congestion and promotes better use of existing transport networks; provides transport management measures to ensure the safe and efficient operation of the strategic and local road network; ensures that highway design responds positively to the characteristics of the area; maintains or improves the range of transport modes accessible to the users of the development site with specific emphasis on public transport, including walking and cycling where appropriate.

DM8 Conservation, Protection and Enhancement of Existing Natural Features: Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness including, protection of natural features of nature conservation and/or amenity importance on the site; sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival; provides new landscape works that integrate successfully with the local environment and existing natural features and make provision for future maintenance of new landscape works.

DM13 Car and Cycle Parking on Residential Development: Residential development will only be permitted where it provides car parking



Section 4 -Design Considerations

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4.0 Design considerations

Further public consultation has been undertaken with the neighbouring properties directly abutting the site and this has further evolved the design process from that indicatively shown at the outline stage. The following section briefly sets out the key changes.

The surrounding residential development also informs the design process. This has a varied character, for example, Glenleigh Park follows a linear street pattern, with existing properties typically comprising post-war single storey and dormer bungalows. Hallett Road and Fifth Avenue also follow a linear street pattern. Properties typically comprise two-storey inter-war and post-war houses. Blenheim Gardens, Windrush, Bladon Close and Chartwell Drive typically comprise more modern two-storey properties. The area is defined by a meandering network of streets. Properties off Southleigh Road generally comprise Victorian, inter-war and post-war properties. Individual properties are generally maintained to a high standard, set back from the street frontage and occupy a defined plot, interspersed amongst mature landscaping.

The key changes are:

- Play area located into larger area of open space away from the roads. The central open space shown as informal planting with larger specimen tree providing a focal point on entering the heart of the site.
- Development broken up adjoining Chartwell Drive to provide a landscape buffer and respond to local residents concerns regarding mass of development and rear footpaths.
- Parking provision broken up rather than large area of parking
- Changes to location / orientation of units to ensure maximum garden size can be provided and to reduce impact on neighbouring properties.

Whilst changes have been made these are on the whole to respond to comments from neighbouring properties or to ensure a better quality and safer environment for future residents.

The proposals have been designed against the criteria of Secured By Design to review the safety and security of the proposals. All these criteria within SBD have been considered to enable a layout that provides maximum safety security within the building envelope and across the site.

PIR lighting within the recessed porches will be provided, to ensure that users are able to see this space as they approach the dwelling. Private paths within the site will also be well lit with carefully chosen lighting.

The Open Space area will be lit to required standards, whilst avoiding any undue light pollution to the proposed properties.

A good community feel is anticipated with residents making good use of, taking pride in, and having a good actual and perceived level of ownership of the clearly defined environment they will live in.

Un-surveilled nooks have been designed out with a vast proportion of the site being well overlooked.



STREET SCENE PLOTS 94-96



STREET SCENE PLOTS 97-100



STREET SCENE PLOTS 101-104



STREET SCENE PLOTS 105-108



STREET SCENE PLOTS 109-112



STREET SCENE PLOTS 113-116



STREET SCENE PLOTS 117-120



STREET SCENE PLOTS 121-124



STREET SCENE PLOTS 125-128



STREET SCENE PLOTS 129-132



STREET SCENE PLOTS 133-136

Example of some of the proposed streetscenes

4.0 Design considerations



Proposed Site Layout



Section 5 - Conclusion

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5.0 Conclusion

Great care and attention has been taken to ensure that the amenity and privacy of the surrounding properties is protected and that the layout and design of the scheme provides an attractive environment for the existing community and future residents. As such some small but important changes have been made to the scheme from those indicatively shown which we believe results in a more attractive and sensitive form of development.



Proposed Site Layout