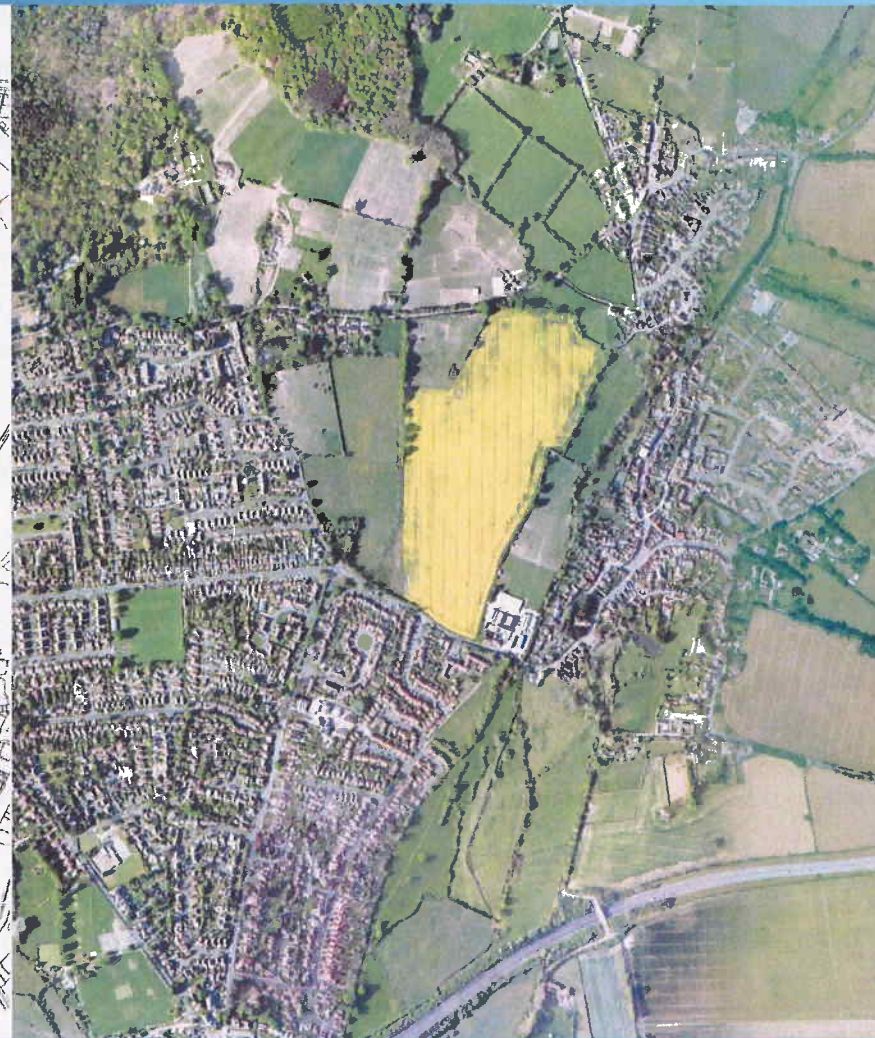




# Hampshire Farm Emsworth

The Outline Submission - March 2010



Re-plan - August 2012



Planning and Design Statement

Reserved Matters Submission

August 2012



## Contents

|                                                  | Page |
|--------------------------------------------------|------|
| 1.0 Introduction and Outline Planning Permission | 1    |
| 2.0 Previous Consultation                        | 4    |
| 3.0 The Proposed Re-Plan                         | 5    |
| 3.1 The Proposed Layout                          |      |
| 3.2 Building Appearances                         |      |
| 3.3 Height, Mass, Scale and Form                 |      |
| 3.4 External spaces and Landscaping              |      |
| 3.5 Access, Including Inclusive Access           |      |
| 3.6 Car and Cycle Parking                        |      |
| 3.7 Security                                     |      |
| 3.8 Waste Storage and Servicing                  |      |
| 3.9 Sustainable Urban Drainage System (SUDS)     |      |
| 4.0 Summary and Conclusion                       | 11   |



## 1.0 Introduction and The Outline Planning Permission

This Planning and Design Statement supports the planning application in respect of the Reserved Matters that need approval following the recent grant of Outline Planning Permission for the development of the Hampshire Farm site.

Outline planning permission has already been granted for:

"The demolition of the existing dwelling and the erection of 280 residential dwellings, doctors' surgery and pharmacy with associated parking and landscaping, improvements to roundabout, and realignment of southern section of Redlands Lane to provide access and provision of public open space with parking, landscaping and the construction of a balancing pond with some matters reserved."

The detail of the access proposals form part of the outline permission.

The outline permission has been granted following acknowledgement that the proposed development is appropriate and acceptable in respect of the principle. Other matters such as drainage, ecology, landscape and visual impact, constitute the Reserved Matters and were addressed in a subsequent Reserved Matters application which was approved on 31 October 2011 (reference APP/11/01089).

Matters relating to the detailed drainage scheme, ecological management, archaeology and details in respect of site management and the construction phase are covered by other conditions attached to the outline planning permission, all of which must be approved before the development commences. Applications to discharge these 'pre-commencement conditions' have been submitted and are being considered.

The Sustainable Urban Drainage System for the site requires the construction of swales and the balancing pond on the public open space land, we have undertaken further work to both refine the design parameters of the system included as part of the previous Reserved Matters application and also to address questions specifically raised by the Emsworth Flood Forum. The current Reserved Matters submission proposes fewer dwellings than its predecessor, however the development team have not sought to reduce the size of swales and the balancing pond. As such, there will be a resultant greater safety net in respect of attenuation than that approved within the extant planning permission. The full details have been submitted in order to discharge the relevant conditions attached to the outline permission.

The site will come forward in two phases, namely the residential development and the doctors' surgery and pharmacy. This is because discussions are ongoing in respect of delivering the doctors' surgery aspect of the scheme and a further Reserved Matters application detailing the design of the proposed buildings and the landscaping associated with them will be submitted in due course. The Development Management Committee that determined the outline planning application stipulated that if the developer had not brought the doctors' surgery facility forwards within 5 years then the land would be transferred to the Council so that they could progress such a development and this matter is addressed in the Section 106 Legal Agreement that accompanies the outline planning permission.



### Summary

Planning permission to develop the site for 280 dwellings and associated public open space has been granted.

Planning permission for the new access arrangements, including the revised roundabout, realigned Redlands Lane and the pedestrian crossing facility has been granted together with all associated access matters including traffic generation and improvements to the surrounding roads, footpaths and cycle ways together with public transport.

A subsequent Reserved Matters application has been granted which approves:

- The siting, design and external appearance of the dwellings
- The landscaping of the scheme including the public open space

This current Reserved Matters application respects all of those matters as approved and simply offers an alternative form of development in a number of areas with a resultant decrease in overall number of dwellings proposed by 32.



## 1.0 Introduction and The Outline Planning Permission

This Reserved Matters application comprises the following:

- This Planning and Design Statement
- Plans showing the layout of the residential development and the specific design of each dwelling or apartment building
- The landscaping scheme for the residential development
- Updated arboricultural report
- Updated highway report

The outline planning permission is discussed in more detail below. The Development Management Committee resolved to grant planning permission subject to a Section 106 Legal Agreement on the 22 November 2010. The Legal Agreement between the owners, the developer, Hampshire County Council and Havant Borough Council was signed on 12 May 2011 and the planning permission was finally issued on 13 May 2011.

The outline planning application was accompanied by detailed illustrative material showing the form of development proposed. This comprised a detailed layout drawing (see overleaf) together with a concept plan for the public open space area that was developed as a direct result of public consultation. In addition, a number of indicative street scene drawings and perspectives were also submitted. It has always been the intention to develop this site in accordance with these illustrative plans and drawings and this is now borne out by the extent to which this reserved matters submission echoes the outline planning permission.

Access formed part of the outline application and it is no longer a matter that needs to be addressed by this submission. Detailed access arrangements have been approved and all of the associated off-site works and highways contributions have been secured via the Section 106 legal agreement that forms part of the outline permission. A summary of those provisions is set out (opposite).

The outline planning permission is subject to planning conditions which must be adhered to/ discharged and some of these are pre-commencement conditions requiring submission and approval of details by the local planning authority prior to the development starting on site.

The rest of this document goes on to detail the public consultation which has taken place and then provides detail in respect of the location, appearance and design of the residential properties which are the subject of this re-plan together with the landscaping of the residential site followed by details of the proposals for the public open space. Finally, the document concludes that this reserved matters submission is fully in accordance with the outline planning permission and it is hoped that a timely reserved matters permission can be granted to facilitate the development of this site and the provision of much needed new housing and affordable housing within the borough. This re-plan offers improvements to the extant Reserved Matters permission in a number of areas.

### S106 Legal Agreement (Deed of Variation)

- A Deed of Variation has been prepared to the Section 106 legal agreement. The Legal Agreement primarily covers the following items:
- Improvements to local highways, footpaths and cycleways and public transport routes funded by the development;
- The transfer of the fully landscaped and laid out public open space area to Havant Borough Council together with a financial contribution towards maintenance of the area, excluding the SUDS which will be maintained by the developers;
- The implementation of the SUDS scheme and its maintenance by the developers together with a bond;
- A contribution to improve primary education facilities in Emsworth;
- A contribution to improve the condition of existing sports pitches and courts in Emsworth;
- Provisions to secure the affordable housing (30%);
- Provisions to secure the allotments provided as part of the public open space area;
- A requirement to deliver the community facilities i.e. the doctors surgery and pharmacy within 5 years otherwise the land will pass to Havant Borough Council at nil cost for them to implement the community facilities;
- A financial contribution towards public artworks as part of the public open space area;
- A range of miscellaneous works and obligations to encourage more sustainable means of travel, provide public rights of way etc.

## 1.0 Introduction and The Outline Planning Permission

Illustrative Outline Planning Proposal

Re-plan August 2012



## 2.0 Previous Consultation

Full details of the public consultation undertaken both in respect of the outline planning permission and the recent subsequent reserved matters application are set out below.

A public exhibition in respect of the original reserved matters proposals was held on 7 February at the Emsworth Sports and Social Club. Some 1,300 local people were invited to the event by letter dated 28th January 2011 which took place between 4pm and 8pm. A total of 156 residents attended the exhibition completing 52 response forms.

In addition the Emsworth Residents Association (ERA) have established an architects review panel and the original proposals were presented to the panel on 2nd March 2011.

### Consultation Update

Representatives of Bellway Homes and Bloor Homes met with the Chair and representatives of the Emsworth Residents Association on 8th March 2012. This was an introductory meeting and a general discussion about the key issues of concern of the ERA in context of a partial re-plan. It was agreed that a regular residents / developer meeting would take place to discuss in part the proposed re-plan but predominately the ongoing construction works at the site.

A further meeting took place on 17th May 2012 during which the applicant team presented draft plans of the proposed re-plan and discussed at length the rationale behind the new approach. Various matters relating to construction were also discussed.

Resident / developer meetings took place on 8th July and 12th July in the context of submission of the re-plan and on a 6 weekly rolling cycle thereafter to ensure that residents are kept informed about progress.

The applicant team met with officers at Havant Borough Council on 15 June 2012 in advance of which draft plans and proposals were submitted in order to allow a full round of consultation with statutory consultees.

At the meeting officers confirmed that the following consultees raised no objection to the draft proposals:

- Highways engineers - no objection to the new layout and level of parking provision proposed to serve it;
- Housing - No Objection based upon the new layout delivering 30% of the proposed development as affordable housing; and
- It was confirmed during discussions that the swale and balancing pond would not be reduced in size despite the reduction in number of dwellings proposed. It was agreed that this would be a welcome benefit of the re-plan with effectively a higher degree of attenuation than approved under the extant Reserved Matters submission.

During the pre-application meeting officers indicated that they were generally happy with the draft re-plan which was considered to offer improvements to the approved scheme in a number of areas.

It was requested that further attention was paid to the design of the proposed dwellings at plots 178-180 in order that these comprise feature properties at this prominent position overlooking the open space.

It was also requested that attention is paid to the design of dwellings fronting two of the prominent internal roads within the site in order that they present stronger frontages to these roads.

Similarly, the relationship of a parking area towards the western boundary of the site was highlighted as an area for some further design consideration.

In summary it was agreed that the design team would give some further thought to the specific areas raised but that in general officers were content that the proposed re-plan offers an improved approach in layout and design terms as well as reducing the pressure on infrastructure and services by virtue of a reduction in the number of dwelling proposed.



## 3.0 The Proposed Re-Plan

This reserved matters submission relates to the northern most part of the Hampshire Farm site. The application provides the detail in respect of the siting, design and external appearance of the development as proposed by the re-plan, together with the detailed hard and soft landscaping of both the residential and public open space areas.

### 3.1 The Proposed Layout

The current scheme generally follows the illustrative residential site layout that was submitted as part of the approved application for outline planning permission. The layout responds directly to the specific site constraints and opportunities. It reflects accepted good design criteria for residential development.

The general principles of the current site layout that were established at the outline application stage include: the position of amenity spaces; allowance for views into, out of and through the site; and the alignment of roads, shared surfaces and the footpath network with perimeter block development with housing courtyards.

At the outline stage, it was established that a key consideration for the overall scheme design is the protection of a view corridor from the northern part of the Redlands Lane boundary, through the development and public open spaces, onto the spire of St John the Baptist Church Westbourne. The current proposal, which relates to the northern portion of the Hampshire Farm development, retains this important viewing corridor through the site.

The layout proposed under the re-plan largely follows that previously approved for this part of the site through the earlier reserved matters application (reference APP/11/01089), albeit with alterations to accommodate changes to the mix of dwelling types and sizes. The changes mainly relate to the removal of several of the apartments and their replacement with family houses.

The re-plan has removed several of the apartments from the scheme, including the two blocks that were previously located at the eastern boundary of the site. Not all the apartments have been removed - there remains an apartment building within the north western corner of the site and another to the east of the Central Amenity Space (as was the case within the previous Reserved Matters proposal).

As with the previously approved scheme, the current layout ensures variety and interest through the site. House lengths vary and the dwellings are formed in terraces, pairs and individually through the site. They are arranged to form perimeter blocks that separate public and private amenity functions.

Footpath routes through the eastern boundary from the residential area into the public open space will result in views into, out of and through the development site.

Buildings are arranged to draw pedestrians through the main access footpaths, streets and courtyard spaces. The public frontages of buildings generally overlook the public areas. An exception to this is at the eastern boundary where the need to provide an active public frontage onto the adjoining housing courtyard has taken priority. This was also the case for the previous reserved matters application.

Focal units are located at key vista points. Changes in building design are incorporated to mark the entrances to housing courtyards and other key vistas within the site layout.



Proposed street elevation

### 3.0 The Reserved Matters Submission

#### 3.2 Building Appearance and Materials

The design philosophy remains one of simplicity that utilises good quality materials and is consistent with the best of the local vernacular. The decision to adopt a "traditional" design approach for the residential buildings was made in response to an analysis of the surrounding area at the outline application stage. The current scheme continues to aim to integrate the development with its surroundings.

The local palette of colours is reflected in the choice of materials. In keeping with the surroundings, the majority of the dwellings are of face brick walls. For variety, some dwellings are rendered and others utilise knapped flint facing block features with face brick edging. Small areas of vertical plain tiles are also used. Face brick chimneys with clay terracotta pots are provided to some of the houses. Unnecessary variation has been avoided where this could lead to a lack of cohesion and identity.

Windows are of traditional proportions in sash or casement style, finished white. Some dwellings have flush gable wall/ roof junctions, others traditional bargeboards. A variety of porch designs are proposed.

To provide legibility, interest and character, the scheme incorporates focal buildings at key locations. As well as being marked by a differing form and massing, contrasting materials are used for these prominent buildings. This may include knapped flint, render and pale buff facing bricks.

In accordance with the advice of Planning Officers at Havant Borough Council at the pre-application stage, particular attention has been paid to the design of the prominent dwellings at plots 178 to 181 as these overlook the Central Amenity Space. The design of the dwellings fronting the two prominent internal roads has also been carefully considered to ensure that strong frontages are provided.



#### KEY:

##### Roof Materials:

-  Roofing slate: blue/black (matching ridge + hip slates)
-  Flat-profile Interlocking tile: Terracotta colour
-  Flat-profile Interlocking tile: Red colour
-  Flat-profile Interlocking tile: Brown colour
-  Chimney Locations

##### Dwelling Materials:

-  Facebrick Type 1 (Pale Buff Multi) in stretcher bond with natural colour mortar
-  Facebrick Type 2 (Light Red/Orange Multi) in stretcher bond with natural colour mortar
-  Facebrick Type 3 (Dark Red/Orange Multi) in stretcher bond with natural colour mortar
-  Facebrick Type 4 (Medium Red/Orange Multi) in stretcher bond with natural colour mortar
-  Smooth Render: colour ivory
-  Knapped flint faced block with facebrick detailing as shown to match main facebrick
-  Plain Tile Hanging: Terracotta colour (with decorative tiles as shown)
-  Facebrick Type 2 with Ivory Render Above
-  Facebrick Type 2 with Plain Tile Hanging Above
-  Facebrick Type 3 with Plain Tile Hanging Above
-  Facebrick Type 4 with Plain Tile Hanging Above
-  Ivory Render with Plain Tile Hanging Above

##### Boundary Materials:

-  1.8m Close Boarded Fence
-  1.8m Privacy Panel
-  1.2m Panel Fence
-  1.8m Brick wall - Brick Type 1
-  1.8m Brick wall - Brick Type 2
-  1.8m Brick wall - Brick Type 3
-  1.8m Brick wall - Brick Type 4

## 3.0 The Reserved Matters Submission

### 3.3 Height, Mass, Scale and Form

Under this proposal, the mix of dwellings sizes has been altered to reduce the number of one bed units compared to the previous reserved matters scheme that was approved in October 2011. This modification responds to changes in market demand.

All the buildings have been designed to a domestic scale and there remains a range of dwelling heights and sizes. While the development predominantly consists of two storey houses in detached, semi-detached and terraced forms, these will be interspersed with chalet properties at 1.5 storeys in height and 2.5 storey houses.

The domestic form of the dwellings incorporates pitched roofs and some chimneys. The plane shape and roof form provides variety, interest and legibility when viewed from within and outside the residential site. The height, mass and scale of buildings has been designed to relate positively to open spaces, treescape and natural features which they front on to.

To identify key buildings at important vistas, changes in roof form and direction, building heights and materials are proposed.

### 3.4 External Spaces and Landscaping

The detailed landscaping strategy for the wider site has been prepared following discussions with officers of the authority. This strategy is carried forward to this proposal, with the use of native species and appropriate planting for specific areas within the site.

The publically accessible external spaces are defined by the buildings that surround and enclose them. Where the public space areas abut a private garden, enclosing walls are of face brick construction. A variety of surface materials are specified for the vehicular and pedestrian areas, as appropriate to the level and type of use.

The soft landscaping for external spaces has been designed in close conjunction with the hard landscape proposals. Important landscape features that have previously been identified for the site are retained in this scheme. This includes the retention and enhancement of the significant boundary landscaping, the retention of the central hedgerow bisecting the northern part of the site, the five metre landscape/ ecological corridor along the north eastern boundary and measures to protect views through the development towards St John the Baptist Church spire in Westbourne.

Native shrubs and hedges will soften the street frontages and courtyards. The site is well screened with mature boundary hedge planting and significant tree belts. The northern and north eastern boundaries will be sown with an amenity wild flower mix. Where appropriate, boundary hedgerow planting will be enhanced with native hedgerow species. Other than the trees that have already been identified for removal to enable access arrangements, all remaining trees are to be retained and protected during construction.

### 3.5 Access, including Inclusive Access

The position of the main access to the site from its junction with Redlands Lane remains unchanged by this proposal.

All the dwellings have been designed to meet current Building Regulations for accessibility and the relevant standards for affordable dwellings are addressed. This includes level access and the requisite internal circulation and activity spaces.



Proposed site access

## 3.0 The Reserved Matters Submission

### 3.6 Car and Cycle Parking

Parking is provided based on the standards within the "Residential Parking and Cycle Provision Supplementary Planning Document" (SPD) adopted by the Borough Council in March 2010.

As with the earlier reserved matters proposal, car parking is generally positioned within the curtilages of dwelling houses. Parking areas have direct surveillance from the surrounding dwellings. Compared to the previous reserved matters application, the amount of parking has been adjusted to reflect the proposed reduction in dwelling numbers. The allocation of spaces is identified on the Site Layout Plan.

Additional visitor parking spaces are provided in suitable public locations across the site to avoid indiscriminate parking on the roads. Should the need arise, the roads and shared surfaces are sufficiently wide as to permit parking without blocking lorry circulation. A proportion of the visitor and unallocated spaces are of a suitable size and location for use by disabled people.

Long term and short term (visitor) cycle stands are provided to the Havant SPD standards, as illustrated on the Site Layout Plan. Where houses do not have a garage they are provided with a garden shed which includes a secure cycle stand.

The apartment buildings that have been retained within this scheme have separate rooms with cycle stands for secure storage. Hoops are provided adjacent to apartment and house entrances for visitor cycle parking.

### 3.7 Security

The previous plans for the site have carefully considered security issues and these principles have been brought forward into this application. Security for visitors, residents and their property is primarily achieved through the overlooking of all public and shared areas from active ground floor frontages of the surrounding housing. This extends to the access points into the housing courtyard areas by the provision of end of terrace dwellings that front onto them.



### 3.8 Waste Storage and Servicing

Facilities for the storage and collection of refuse and recycling to the requirements of the Borough Council have been provided. These arrangements are quantified on the Site Layout Plan.

Access paths between rear gardens and fronts of dwellings, either direct or via their garages, are provided to enable collection of waste from the roadside or housing courtyard area.

## 3.0 The Reserved Matters Submission

### 3.9 Sustainable Urban Drainage System (SUDS)

Drainage is clearly an important local issue. Detailed information relating to the operation of the proposed Sustainable Urban Drainage System (SUDS) is not a reserved matter and will be dealt with in response to the relevant pre-commencement condition.

In advance of the submission of the previous Reserved Matters application, consultants RPS have produced an addendum to the Flood Risk Assessment which details how the proposed system will operate and addresses comments raised by the Emsworth Flood Forum.

The current application supports the approach identified within the previous Reserved Matters proposal for the site. Furthermore, the swales and balancing ponds will not be reduced in size compared to the previous scheme despite the reduction in the number of dwellings proposed. As a result, there will be a greater "safety net" in respect of attenuation than that approved within the extant planning permission. This is a benefit of the re-plan, effectively offering a higher degree of attenuation than that approved under the extant reserved matters submission.

The consultant team remains satisfied that the SUDS will not only address the surface water needs of the new residential development but will also provide a net benefit. The amount of surface water entering the existing system in Redlands Lane will be reduced, thereby avoiding the overtopping of the main field and exacerbating flooding onto Westbourne Road.



Balancing Ponds



Open Space Plan

### 3.0 The Reserved Matters Submission



Proposed street elevations

## 4.0 Summary and Conclusion

Outline planning permission for the development of the entire Hampshire Farm site was granted on 13 May 2011. The scheme has come forward to meet the housing needs of the Borough, including the need for affordable housing. It is critical to maintaining a five year supply of housing land in the Borough, thereby reducing the pressure for speculative applications for new housing being granted on appeal in ad-hoc locations in the countryside.

This reserved matters application relates to the northern most portion of the site. The application specifically addresses the layout, scale and external appearance of the dwellings and the landscaping for the site. The current proposals supersede those previously approved for this part of the site in October 2011 under the earlier reserved matters application reference APP/11/01089.

The design proposed by this application closely follows the principles that have been established by the previously approved applications. The key change proposed by this re-plan application compared to the previous application relates to the removal of 32 dwellings from the scheme previously proposed. Associated alterations have been made to the layout, scale and appearance and landscaping as described in this Statement.

Overall the scheme provides a balanced mix of well designed housing alongside significant public open space and landscaping. It offers a high quality living environment for future residents that is sympathetic to its surroundings and safeguards the amenity of adjoining residents.

The scheme accords with the relevant planning policies of the development plan and national guidance contained within the National Planning Policy Framework by providing a wide choice of high quality homes and creating a sustainable, inclusive and mixed community.



Proposed site layout