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David Wilson Homes



Land at Manor Farm & Copsey's Nursery Denvilles Havant

Design & Access Statement

Hybrid Planning Application: Residential Development

On behalf of

**Barratt David Wilson Southampton Ltd
and
Generator Group LLP**

**Date: Nov. 2012
Ref: A11/011**

INTRODUCTION

This Design and Access statement relates to a hybrid planning application comprising a full detailed planning application at Manor Farm, Havant, together with an outline application on the Copseys Nursery site lying to the north. Despite the different ownerships of these two areas, both elements have been combined in a single planning application, illustrating a comprehensive approach to the development proposals to mirror the Council's public consultation process in respect of Site UE4. The applicants have undertaken pre-application research, technical reports and public consultation exercises together, and a comprehensive Masterplan has been developed across the two sites.

This Report relates both to the full application for the residential development of land at Manor Farm, Havant and the outline application at Copseys Nursery.

At **Manor Farm**, the proposal is for 91 dwellings including 32 affordable (35%), together with access, landscaping, open space and associate works. The mix will be:

Private: 59 units comprising 9 x 5-bed, 38 x 4-bed and 12 x 3-bed
Affordable: 32 units comprising 8 x 3-bed, 9 x 2-bed, 6 x 2-bed maisonette, 3 x 2-bed FOG's and 6 x 1-bed

At **Copseys Nursery**, the outline application is for 100 residential units, comprising a mix of house types and sizes, also including 35% affordable, as follows:

Private: 65 units comprising 7 x 2-bed, 27 x 3-bed, 22 x 4-bed and 9 x 5-bed
Affordable: 35 units comprising 11 x 2-bed, 19 x 3-bed and 5 x 4-bed

The hybrid application is made on behalf of the two applicants; Barratt David Wilson Southampton Ltd and Generator Group LLP respectively. The development proposals have been designed and prepared by AAP Architecture Ltd and the planning application is prepared and submitted by Luken Beck mdp Ltd with Icen Projects, and is supported by a full range of technical documents, adapted where appropriate to address the full / outline applications.

This Design and Access Statement relates to the detailed application of Manor Farm and the outline application for Copseys Nursery. It should be read in conjunction with the submitted Planning Statement, prepared by Icen Projects. These documents together describe the site and its surroundings, set out government guidance and Havant Borough Council's policies against which the application will be considered. The Planning Statement covers the planning issues and sets out the justification for the proposals. AAP Architecture Ltd has contributed the design element of this statement. The application provides information in accordance with the T&CP (GPDO) (England) Order 2006 to demonstrate that the proposals have been properly considered in the light of relevant policies and the site's constraints and opportunities.

This Design and Access Statement covers the development of the Masterplan for the overall site. The Masterplan demonstrates that the two sites have been considered as a single entity to achieve an attractive, comprehensive scheme inclusive of open space, allotments and play areas. It looks at the detailed application on Manor Farm, briefly addresses the outline application on Copseys Nursery and also summarises the technical issues that have influenced the design process.

SITE CONTEXT AND CHARACTER



Fig 1: OS extract showing location of site in its wider district context (AAP)

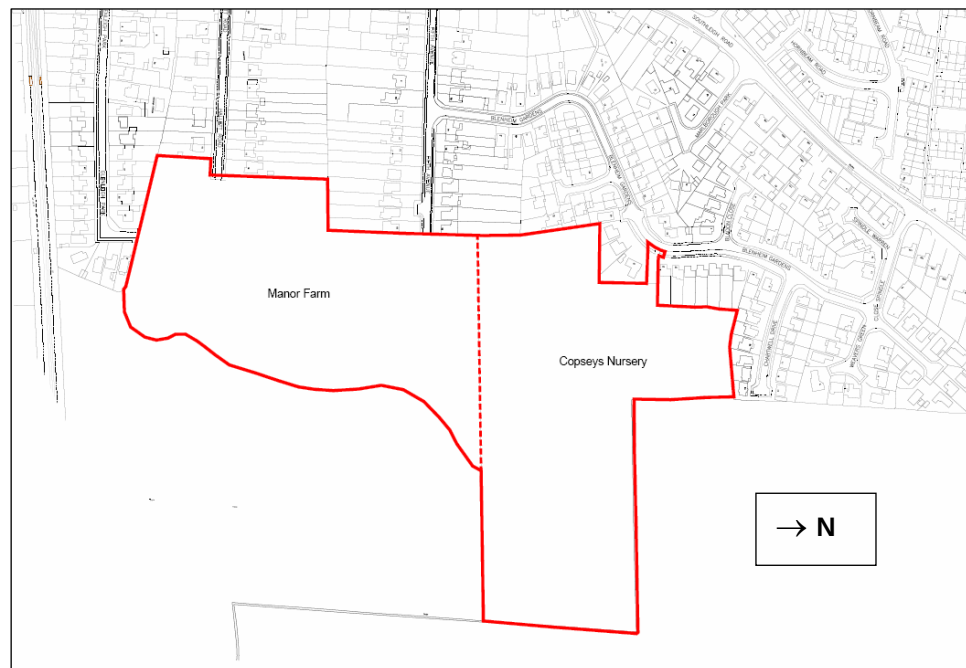


Fig 2: Location Plan – Manor Farm hybrid application (AAP), showing the whole application site with the division between the outline and detailed applications denoted by a dotted red line.

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 boundary, abutting the built up area, is overgrown with trees and scrubland with informal access points. Copseys Nursery lies to the north of Manor Farm. It is a large nursery site occupied by a range of buildings, glasshouses and hard standing. 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 to achieve an overall scheme.

The Manor Farm /Copseys Nursery site has been assessed by the Council in the SHLAA (site ref. UE4), which concluded that landscape impact concerns could be mitigated through the landscape treatment of the urban edge, and that development of the site would 'smooth' the existing urban edge. There is also potential to provide some on-site play facilities within a large buffer zone of public open space to the east of the development. Overall, this site rates 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 relevant to this application, a position confirmed by the SHLAA assessment.



Fig 3: Aerial photo, courtesy of google maps showing site and surrounding areas

The following photographs are taken by ACD Landscape and show detailed landscaped views into the site, demonstrating the urban edge character of the site.



Fig. 4 ACD landscape photographs of the site

PLANNING POLICY GUIDANCE

Planning Policy Guidance is detailed in full in the accompanying Planning Statement prepared by Icen Projects. Local planning policies have been particularly influential in the design of the proposals and where appropriate are briefly summarised here:

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.

Policy CS21 Developer Requirements: Development will be permitted if on-site and/or off-site infrastructure requirements are met.

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.

DM12 Mitigating the Impacts of Travel: New developments will be required to mitigate their travel impact, including the environmental impacts of travel. Adequate provision should be made for integrated and improved transport infrastructure or appropriate mitigation measures.

DM13 Car and Cycle Parking on Residential Development: Residential development will only be permitted where it provides car parking and cycle storage in accordance with the agreed standards.

STATEMENT OF COMMUNITY INVOLVEMENT

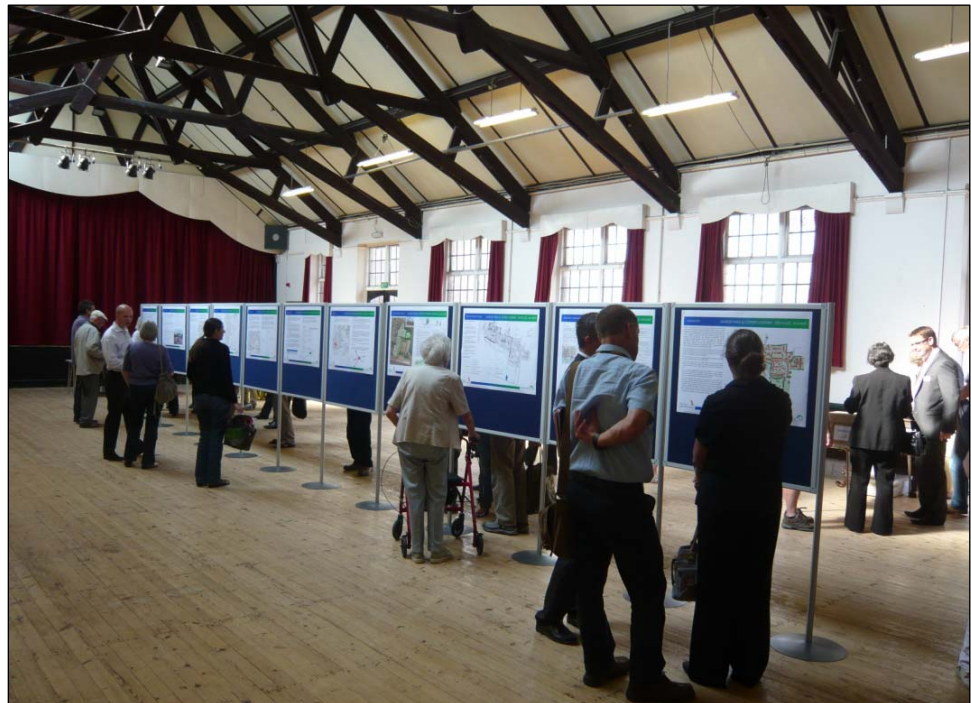
Extensive community consultation has been undertaken, the results of which are detailed in the accompanying Statement of Community Involvement .

The key issue arising from the community concerned the traffic implications of the proposed development. Other areas of concern included, retention of the 'Brownie Hut', localised flooding towards the north west end of the site, the relationship of proposed housing to existing residences, the design of certain aspects of the layout, including different house types and boundary features, the opening up of Hallett Road as a vehicular access road for the site, the inclusion of allotments and retention of the existing vegetable stall / market and the layout / provision of the new open space. Council Officers also made detailed comments during this process.

The interaction with the public has been important in the design and development of the final scheme with many aspects of the scheme design having arisen in response to this feedback. For example, additional traffic management measures to improve traffic flows have been proposed. Detailed talks have also taken place with neighbours regarding the existing localised flooding, and the proposed drainage strategy for the site will, if approved, alleviate these problems. Boundary treatment with landscape buffers, walls, fences and other means of enclosure continue to be discussed with neighbours, the objective being to ensure that planting buffers are maintained and that the physical boundaries and ownership / responsibilities are clear. The design and relationship of the new housing has been reviewed and changed where problems have been identified. The scheme also includes a new permanent brownie's store building to replace the existing hut, a large area of allotments, extensive, publicly accessible open space and a play trail.



*Photographs showing the two public exhibitions as St Faith's Church Hall, Havant.
6.3.2012 above and 18.9.2012 below*



DESIGN AND ACCESS CONSIDERATIONS

Constraints and Opportunities

The diagrams below show the context of the site in terms of access points, important boundaries and views that have informed the design process. 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, with properties typically comprising two-storey inter-war and post-war houses. Blenheim Gardens, Windrush, Bladon Close and Chartwell Drive typically comprise more modern two-storey properties, with this area defined by a meandering network of streets. Properties off Southleigh Road generally comprise Victorian, inter-war and post-war properties, with individual properties generally maintained to a high standard, set back from the street frontage and occupying a defined plot, interspersed amongst mature landscaping.

Master Plan

The detailed proposals for Manor Farm fully integrate with outline proposals for Copseys Nursery to the north. Public consultation has been undertaken jointly and the Masterplan has similarly been developed jointly to ensure a comprehensive approach to the delivery and development of this site.

The following diagrams show the development of the overall Masterplan through the consultation process. All plans are courtesy of AAP Architects.



Fig 5: Initial constraints and concept scheme based on the constraints and opportunities of the site.



Fig. 6: Revised concept scheme, following public consultation, presented in March 2012 – additional open space and allotment land has been added.

Fig. 7.
Early



Masterplan (April 2012). This shows allotments and open space, but access only from 3 points, Hallett Road being only for emergency access. Landscape along the eastern boundary, to soften the urban edge has featured throughout.



Fig 8: Following public consultation a further Masterplan was presented in September 2012. Due to flooding issues, an infiltration swale and pump station have been introduced within the landscaped area to the south and an additional access introduced from Hallett Road in order to more equally distribute traffic flows.

Fig 9 (below): This is the final Masterplan submitted with the application. This is similar to the above but has introduced additional elements requested by the public, including a store area for the brownies (close to the Hallett Rd entrance) to replace the existing, and an allotment store and market/shop building adjoining the allotments.



The aim is to achieve a development that forms part of the existing community addressing the key design principles of:

- Permeability - access into and within the site.
- Appropriate scale - providing for a density of development that respects its surroundings.
- Boundary treatment and landscaping - the creation of a strong landscaped edge to the proposed development and the creation of publicly accessible open space.
- Environmental sustainability - the integration of sustainable building practices.

The entire site has been designed comprehensively along a north south axis and, whilst accepting that pedestrian and vehicular traffic will enter and leave the site to the west, the road and footpath network has been designed to discourage 'rat' running, thereby spreading the traffic equally across all four access points. Both the western and eastern edges of the site are sensitive for different reasons. To the west, where there are existing houses, the objective has been to design a scheme that respects the form and scale of existing properties in particular taking strict account of different boundary treatments and avoiding any overlooking or loss of privacy. To the east overlooking the countryside, the objective has been to create a sympathetic urban / rural edge with a softer landscape so that when viewed from Emsworth, the urban edge will be contained. At the same time some informal open space has been designated to the east enabling the local community to take advantage of a footpath network, open space and allotments.

The extensive glasshouses and warehousing currently located on Copseys Nursery will be replaced by dwellings and open space thus reducing the existing 'intrusion' of the buildings into the countryside. Appropriate landscaping along the eastern fringe is an integral part of the design with hedging and trees allowing glimpses out, whilst creating a solid green boundary when seen from the countryside. By submitting a hybrid application, the provision of all the open space across both sites can be secured.

The development takes the opportunity to 'round off' the urban edge in a sensitive manner whilst creating a strong landscape edge with the gap and countryside located to the east. Generally the development is restricted to two storey development, reflecting the character of the existing locality, but with some rooms in the roofspace and the occasional three storey building in the centre of the site providing a focal point.

The western edge of the proposal respects the form, scale and structure of existing dwellings ensuring that privacy and amenity are safeguarded. Boundary treatment will be considered carefully in consultation with residents. By submitting a hybrid application, the provision of all the open space can be secured.

The development proposals recognise the importance of continuity and integration of character between existing areas and the proposed development. The proposals take design cues from the surrounding character areas and builds on their intrinsic qualities.

Amount

Manor Farm (detailed)

91 dwellings are proposed on the site area of 4.4ha, including public open space. The mix is:

Open Market: 12 x 3-bed houses, 38 x 4-bed houses and 9 x 5-bed houses

Affordable (35% total): 9 x 2-bed houses, 8 x 3-bed houses, 6 x 1-bed flats, 6 x 2-bed maisonettes and 3 x 2-bed FOG's

Copseys Nursery (outline)

100 dwellings are proposed on a site area of 4.8ha, The mix is:

Private: 65 units comprising 7 x 2-bed, 27 x 3-bed, 22 x 4-bed and 9 x 5-bed
Affordable: 35 units comprising 11 x 2-bed, 19 x 3-bed and 5 x 4-bed

inclusive of 4.75ha open space and allotments.

Layout

As set out above, the layout for the scheme has been informed by the position of the site adjoining the urban edge, existing access positions, the topography, trees, hedges and boundary screening, the nature and form of existing surrounding development and drainage and ecology mitigation requirements over the whole site. The layout reflects the linear nature of the site with the access points from the western side, and the need to create a sensitive urban edge on the eastern boundary. This has been created with an area of informal recreation amenity space and allotments to the north. Access into the site is via Blenheim Gardens, Glenleigh Park, Fifth Avenue and Hallett Road.

The development proposals recognise the importance of continuity and integration of character between existing areas and intrinsic qualities and the design and layout reflects character areas of adjoining residential development identified in the constraints and opportunities.

Notwithstanding the Masterplan layout only the details of the Manor Farm site are submitted for consideration whilst the layout for Copseys Nursery remains illustrative only

Scale

There is a mixture of terraced, semi detached and detached dwellings to provide interest and character and allow massing and juxtaposition to create identity. The western edge of the proposal respects the form, scale and structure of existing dwellings ensuring that both privacy and amenity are safeguarded. In sensitive areas chalet bungalows are proposed in order to respect the scale of existing neighbouring residences.

The scale of the dwellings will be restricted to two storeys with occasional rooms in the roof centrally located in order to create a series of new character areas whilst respecting the overall surrounding scale. The development will present a varied roofscape incorporating dormer windows and chimneys to give interest and character.

The application includes fully detailed plans and elevational details for Manor Farm, however, this also establishes the general parameters of height and scale that will be followed at Copsey's Nursery at detailed stage.

Appearance

Only the Manor Farm site is a full application the details of which are submitted to avoid the imposition of unnecessary planning conditions enabling development to commence shortly afterwards. By contrast the details are not finalised for the outline part of the site and the layout provided is indicative.

Manor Farm

It is proposed that durable good quality materials will be used to weather sympathetically and reduce the need for future maintenance. The fenestration and massing are all detailed in the attached drawings. Good quality brick will be used for the majority of the house elevations with contrasting brick window arches, feature stringcourses and dressings as decorative features.

Some colour-washed render will be used for those dwellings on key vistas, and some units will feature flint panels as a contrast. Vertical tile hanging will be used on the upper storey of some buildings.

Roofs will be restricted to plain tiles or larger single lap, slate effect, tiles in order to unify the development.

The overall colour palette will be in the warmer hues of red-orange bricks, orange brown vertical tile hanging under red or dark-grey roofs.



Fig 10: The Manor Farm layout illustrating the palette of materials (AAP)

The dwellings will have a traditional appearance and feel, with good quality materials giving a tactile experience and they should weather in a pleasant manner. Architectural features and varying styles of windows will create a vibrant environment with character.



Fig 11. Typical street scene on Manor Farm layout (AAP)

Sustainability

High levels of insulation combined with accurate building methods will ensure low energy usage in comparison to traditional building methods. Code Level 3 will be achieved in accordance with policy.

Landscape

Technical reports relating to landscape impact and landscaping strategy have been prepared by ACD Landscape and accompany the planning application. The proposals result from a Landscape Visual Impact Assessment, and an assessment of open space and play needs in accordance with adopted policy. In addition, a full Ecological Survey of the site has been undertaken to recommended guidelines. Both reports are submitted in full with the planning application. These surveys recorded low populations of slow worm, a number of common foraging bats (but no evidence of roosting within potentially suitable trees or buildings on the site), farmland birds and common amphibians (smooth newts). The landscape proposals therefore include ecological mitigation measures and enhancements.

The Landscape Strategy (combined):

The development lies on the edge of the Southleigh Agricultural Plain, which is characterised by its wet soils and coastal position.

To screen the development from the surrounding countryside a native mixed hedgerow has been proposed on the eastern edge of the southern public open space. For the northern public open space a hedgerow has been proposed on the eastern and southern edge.

In the northern open space different area types have been included to provide different wildlife habitats, the main area being the large rough grassland area for the reptile translocation of slow worms, following the recommendations set by the suitably qualified ecologists. The ecological credentials of this site are set to be greatly enhanced with the replacement of the existing glasshouses with new habitat.

To provide a further buffer a tree belt is proposed to the western edge of both public open spaces screening the roofline of the development.

A native shrub buffer will also be put in place where possible to provide additional screening. Where natural surveillance for the LEAP is needed this buffer has been reduced to a low (below 1m) ornamental shrub border. This will allow for supervision of the LEAP between the top of the shrubs and the underside of the tree canopy.

The shrub border has been broken up to allow for access to the public open space and LEAP, with an informal path running through the public open space. In the southern public open space the trim trail (LEAP) runs along the footpath. The wooden equipment has been designed for all ages and in such a manner as to work well with the informality of the open space and blend in with its surroundings.

For both public open spaces native plants have been proposed which will thrive in the wet and coastal conditions, these include: *Salix alba* (White Willow), *Alnus glutinosa* (Common Alder), *Betula pubescens* (Common White Birch) and *Carpinus betulus* (Hornbeam). These natives also will be of great benefit to local wildlife. The native hedge will also blend in with the historic hedge rows of the surrounding area.

In the southern part of the scheme, where detailed proposals are submitted, development front gardens have been separated by hedging, where possible, to create individual private spaces. The proposed hedges are ornamental but also chosen for their native or wildlife friendly character, they include: *Cotoneaster*, *Ligustrum* (Privet) and *Ilex crenata* (Non-spikey holly).

The proposed ornamental shrubs are both evergreen and deciduous which will provide the site with all year round colour and interest. These shrubs have also been chosen for their wildlife friendly character providing pollen, nectar and berries. They include: *Hebe*, *Cotoneaster*, *Escallonia* and *Gaultheria*.

In the residential area small natives, native hybrids and fruiting trees have been added to provide tree lined streets where possible and also to create interest to parking courts. The proposed lighting design will not interfere with the position of these trees.

Trees

The arboricultural works package includes a survey and assessment of the existing tree stock on the site and immediately off-site, adjacent to the boundary. The purpose of the survey is to identify and record the principle tree constraints on site in order to inform feasibility studies and design options- in accordance with BS5837:2012 trees in relation to design, demolition and construction. The constraints are then passed to the design team to inform the layout.

The existing tree preservation order that covers many trees on the site was also taken into consideration. All of the better quality trees within the site, and around the boundary have been highlighted for retention, including TPO trees where possible. The 'C' category trees within the site are not considered to be a constraint that would jeopardise a satisfactory design layout.

On completion of the proposed layout, an arboricultural impact assessment was compiled, the purpose of which is to evaluate and discuss arboricultural conflicts within the scheme, and demonstrate to the Planning Authority the viability of the layout. Included within the assessment is an arboricultural method statement and tree protection plan. The method statement informs the methodology for the implementation of any aspect of the proposed scheme and demonstrates that the recommended mitigation measures discussed in the impact assessment can be implemented with minimal risk of adverse impact on trees to be retained. The protection plan is a scaled drawing that shows the positions of trees to be retained and indicates the location of all tree and landscape protection measures.

For the southern part of the site an additional 212 trees have been proposed and 128 for the northern part. This adds up to a total of 340 newly proposed native, fruiting and native hybrid trees to compensate for the trees removed as a result of the development.

Access

A full Transport Assessment accompanies the hybrid planning application. National, regional and local planning policies promote and encourage the use of non-car modes to access development. The proposal makes provision for improved pedestrian and cycle access and facilitates access by bus services. The proposed development complies with all local, regional and national policy on highway and transport grounds.

The existing access point into the Copseys Nursery site via Blenheim Gardens is to be widened and re-used together with 3 further access points from Hallett Road (designed with

a restricted width in order to retain a TPO'd tree), Glenleigh Park and Fifth Avenue, providing four entrances into the proposed development. This allows for maximum permeability and distribution of traffic. Footways will be provided adjoining the access road throughout, with timber footbridges and pedestrian footpaths linking the two parts of the site. All four junctions with Southleigh Road conform to Manual for Streets guidelines in terms of visibility.

Parking will be provided in accordance with policy requirements based on the mix of dwellings and Hampshire County Council parking standards. A total of 391 car parking spaces will be provided averaging 2.05 spaces per unit. Similarly cycle parking will be provided within the curtilage of each property to ensure cycle standards area met.

The internal road layout has been designed so that the scheme is not dominated by cars but can accommodate refuse lorries and emergency vehicles.

From public consultations, it is clear that the main existing issue is the traffic queuing that occurs whilst the nearby level crossing gates are closed, a problem exacerbated by school children and other pedestrians. There is potential as a result of this proposal that highway contributions could be utilised toward the delivery of a footbridge, which would provide improved pedestrian / cyclist infrastructure to the benefit of existing and future residents. This footbridge is the subject of a separate planning application.

The site is in a sustainable location, well located by means of public transport, being close to Warblington Station and within 1.5 km of Havant Station. There is a local bus route along Southleigh Road. There is the potential for many local trips, particularly to Havant town centre, to be made by public transport, cycling or walking, particularly if the footbridge is implemented together with the proposed shared footpath/cycle way to the north of Warblington School.

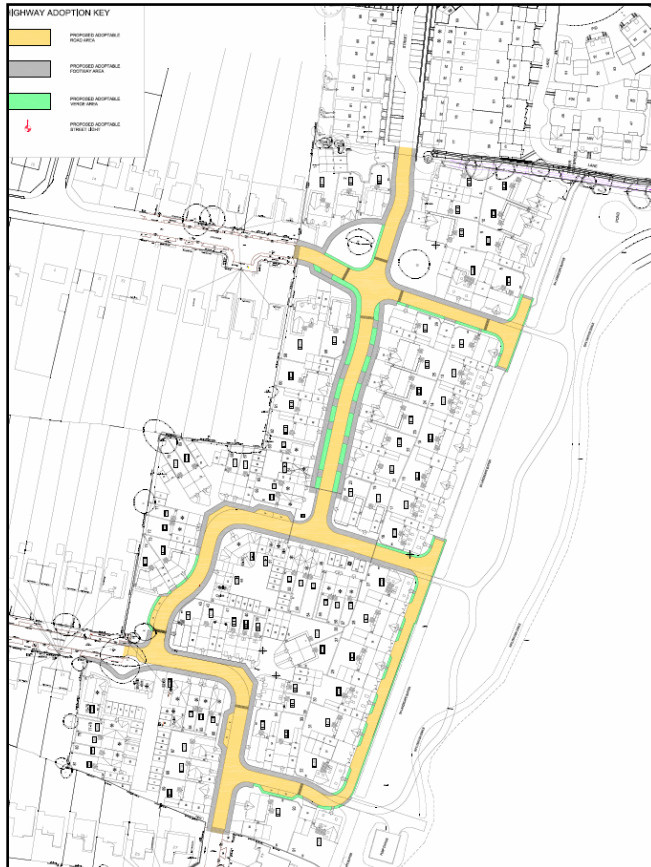


Fig 12: Plan showing proposed adoptable highways within the development (MJA)

The traffic impact of the development has been carefully assessed and detailed in the submitted Transport Assessment. It is projected that traffic associated with the Copseys Nursery Site will arrive and depart via either Spindle Close (northern end of Blenheim Gardens) or Fifth Avenue, whilst traffic associated with the Manor Farm site will arrive and depart via Glenleigh Park and Hallett Road, with an anticipated 6.5%-11.6% increase in traffic flow during peak hours on Southleigh Road. It should be noted that this impact will be even less at other times of the day. The maximum increase in existing queuing at the level crossing would be 4 vehicles during the peak hour period assuming the crossing is activated for 7 minutes. During more typical periods, an additional 2 vehicles would be added to the back of the observed and surveyed level crossing queues.

Whilst the traffic modelling indicates that the existing junctions can accommodate the additional traffic generation associated with the development, a potential improvement to the Southleigh Road/Emsworth Road signalised junction in terms of lane allocation and stage timings has been assessed to demonstrate that benefits to highway operational capacity can be achieved if required. This could be funded using S106 highways and transport contributions if deemed appropriate.

Furthermore, the production and implementation of a Travel Plan will ensure that future residents are aware of their travel options, and encouraged to choose sustainable travel modes.

OTHER PLANNING CONSIDERATIONS

Other technical documents are summarised in this statement, where they have been influential in the design of the submitted scheme. All technical documents are submitted in full with the planning application and others are referred to in the submitted Planning Statement (Iceni Projects) including Archaeology; Land Contamination; Air Quality and Noise.

Drainage /FRA

Surface Water:

The discharge of surface water runoff provides the opportunity to incorporate sustainable drainage solutions into the development. The suitability of various techniques has been assessed using guidance given in CIRIA Report C697 "The SUDS Manual". Initial ground investigations have shown that the ground water level is highly seasonable with rapid fluctuations. However, the water table generally lies at between 0.75m and 1.38m bgl. In some areas, mainly within the fill area located in the N.W. of the site, the ground water is slightly higher, likely because of a perched water table caused by the fill material. Soakage tests indicate that the soakage rate is in the region of 1×10^{-5} m/s.

Adoptable roads and Parking courts:

The adoptable roads will drain via a permeable surface of either permeable block paving or permeable macadam. The sub-base for both will be designed to attenuate for the 1:100 year + 30% climate change event and where possible overflows will be introduced from the permeable paving into the surrounding land drainage system/ditch network/gravity sewers.

Parking courts will be constructed using a mix of permeable block paving in the parking bays and tarmac surfacing on the running areas. Runoff from both areas will drain through the block paving to the permeable sub base below.

Noise

The Noise Impact Assessment prepared by 24Acoustics suggests that the site is subject to noise from the A27 trunk road and from the railway line to the south but the conclusion is that noise levels are likely to be lower than 55dB LAeq within the external amenity areas causing no harm on the grounds of noise to any future residents. The design and layout does not therefore have to be amended to accommodate noise issues.

Archaeology

Considering the available evidence, the potential for archaeology from all periods at Manor Farm and Copseys Nurseries is considered low. The design and layout is therefore not impacted by archaeological considerations.

Waste Management

It is a legal requirement under the provisions of the Site Waste Management Plans Regulations 2008 to have a site waste management plan prior to construction on all new projects worth more than £300,000. It is not therefore necessary to submit a detailed statement at this stage, indeed, the Council confirm in their planning application requirements list that they will not invalidate a planning application if an SWMP is not submitted.

This statement briefly addresses the issues to be covered by a more detailed submission prior to construction, should planning permission be granted.

The Manor Farm site is currently predominantly open land therefore there is no demolition waste to deal with. Regarding other matters, reference should be made to the Sustainability Statement prepared by Icen Projects.

The site layout has been submitted with the application (plan no 754-01-K). The proposed road layout has been designed to allow the turning and manoeuvring of refuse vehicles in accordance with Hampshire County Council standards. Bin storage space is available in the private rear gardens of all the properties, each of which has access to the roadside or collection points, for collection purposes. There is space available for separate bins, provided by the Council, for household and recyclable waste. This is collected on alternate weeks by the Council. This bin storage and collection arrangement is typical of all new residential development in the county.

A full Waste Site Management Plan will be prepared prior to construction in accordance with legislation. The provisions for the collection of domestic waste will comply with County requirements in terms of accessibility by refuse vehicles, and space for bin storage and collection of household and recyclable waste.

Secure By Design

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.

Land Contamination and Air Quality

Both these matters have been covered by submitted technical documentation, but results are such that they have had no impact on the design and layout of the submitted scheme

CONCLUSION

The submitted scheme is the culmination of many months of concentrated work and has evolved following high levels of public consultation and member and officer involvement.

The proposals provide an attractive layout involving different character areas with a mix of size and types of dwellings. 35% affordable housing is provided which will make a considerable contribution towards the affordable housing need in the District. There are considerable benefits to the community resulting from the scheme, including potential contributions towards improved pedestrian access, (such as a footbridge or a proposed shared footpath/cycle way to the north of Warblington School or a potential improvement to the Southleigh Road/Emsworth Road signalised junction); open space, play areas and allotments.

