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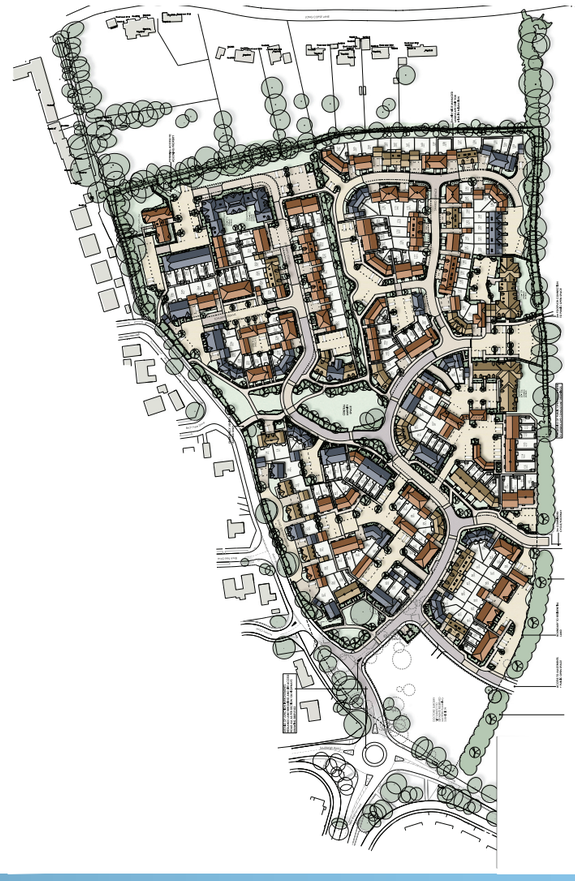
Hampshire Farm Emsworth

The Outline Submission - March 2010





The Reserved Matters Submission - June 2011



Planning and Design Statement

Reserved Matters Submission

June 2011

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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 of other matters such as drainage, ecology, landscape and visual impact. The following constitute the Reserved Matters and are addressed in this application:

- The siting, design and external appearance of the residential properties; and
- The landscaping of both the residential area and the public open space.

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 that must be approved before the development commences. Applications to discharge these 'pre-commencement conditions' will be submitted in due course. However, as 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 this Reserved Matters application and also to address questions specifically raised by the Emsworth Flood Forum. This technical addendum to the Flood Risk Assessment supports the design of the system as shown on the Reserved Matters drawings, but the full details will be submitted in order to discharge the relevant conditions attached to the outline permission in due course.

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. However Linden Homes remain confident that they will bring this facility forward.



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.

This application for approval of the Reserved Matters only concerns the following matters:

- The siting, design and external appearance of the dwellings
- The landscaping of the scheme including the Public Open Space

1.0 Introduction and The Outline Planning Permission

This Reserved Matters application therefore 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
- The detailed proposals for the public open space area

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 2011and the planning permission was finally issued on 13 May 2011. Since the November Development Management Committee, Linden Homes and their consultant team have been busy consulting on this Reserved Matters submission as detailed in Section 2 and these plans and proposals have been designed and have evolved alongside this consultation.

The detailed proposals are explained in Section 3.

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 (25) 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 specifically in respect of this reserved matters submission and then provides detail in respect of the location, appearance and design of the residential properties 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.

S106 Legal Agreement

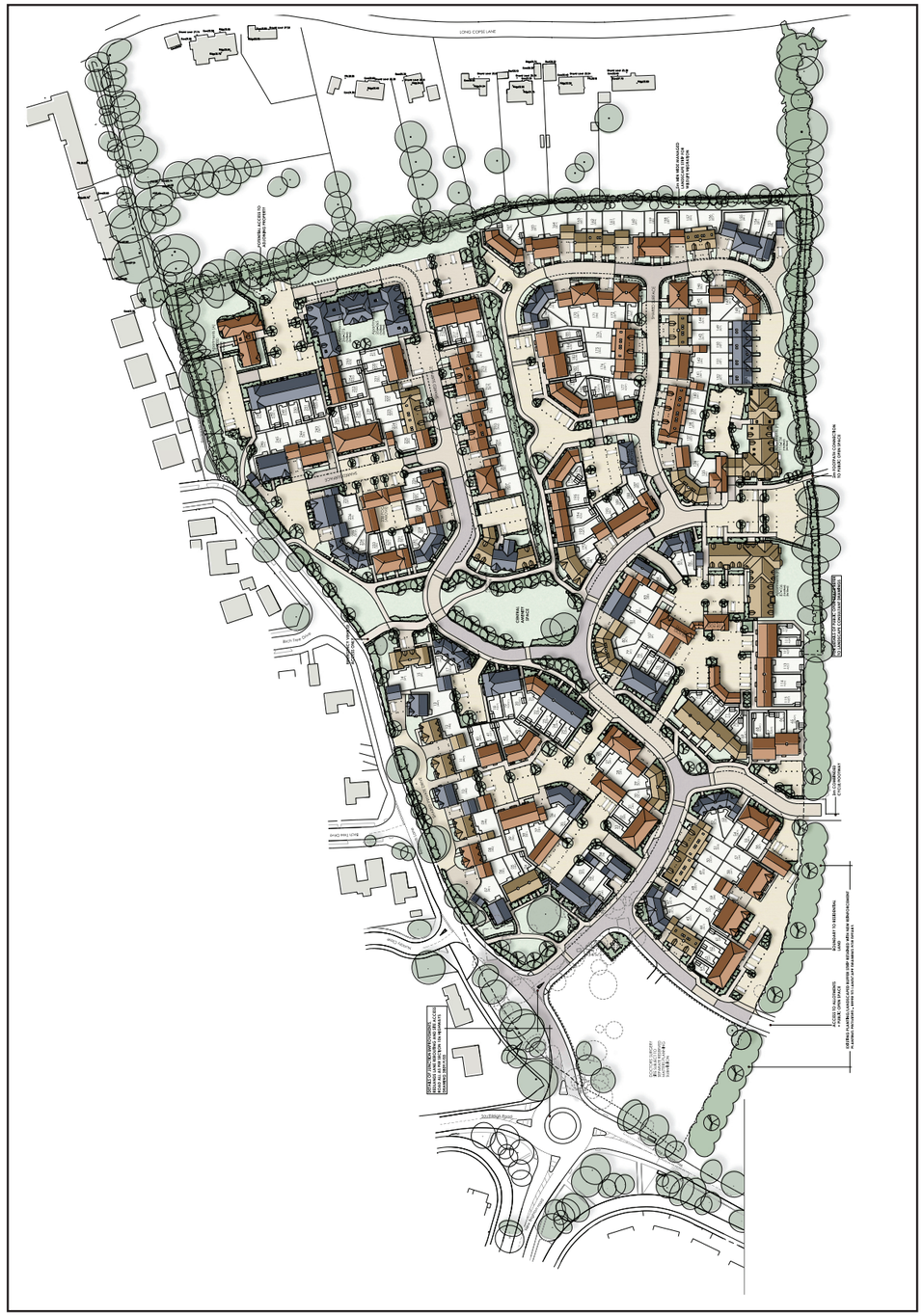
- The Section 106 legal agreement primarily covers the following items:
- Improvements to local highways, foothpaths and cycleways and public transport routes funded by the development to a value of over £777,000;
- The transfer of the fully landscaped and laid out public open space area to Havant Borough Council together with £130,000 towards maintenance of the area, excluding the SUDS which will be maintained by Linden Homes;
- The implementation of the SUDS scheme and its maintenance by Linden Homes together with a bond in the sum of £270,292;
- A contribution of over £686,000 to improve primary education facilities in Emsworth;
- A contribution of £50,000 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;
- Public artworks as part of the public open space area to the value of £20,000;
- 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



Reserved Matters Layout



2.0 Consultation

Full details of the public consultation undertaken both in respect of the outline planning permission and this subsequent reserved matters application are set out in the Statement of Community Involvement (SCI) prepared by PR Consultants, Remarkable Engagement.

Following the resolution to grant planning permission in November, Linden Homes' architect and planning consultants have met with officers of the local planning authority on a number of occasions to present and discuss the detailed proposals for this site.

A public exhibition in respect of the reserved matters proposals was held on 7 February at the Emsworth Sports and Social Club. As before, 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 and these are detailed within the SCI.

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

The public response to the proposals received in the form of 'comment forms' following the public exhibition provided a wide range of views in respect of the detailed proposals. Leaving aside those comments that related to the principle of the development and access issues, which have already been addressed by the granting of outline planning permission, the main areas of concern related to the drainage proposals and these are subject to the accompanying Flood Risk Assessment Addendum report and further information to be submitted in response to the relevant condition attached to the outline planning permission. Single comments in respect of matters addressed by these reserved matters proposals are summarised in the SCI with appropriate responses from the development team.

Discussions with the ERA have primarily covered four specific areas. The Emsworth Flood Forum raised a number of issues in connection with the Flood Risk Assessment and the associated surface water drainage strategy. The exchange of correspondence between the development team and the Emsworth Flood Forum forms an appendix to the Flood Risk Assessment Addendum and the issues raised have been specifically addressed by engineers at RPS Group acting for Linden Homes within the latest FRA document.

The design of the scheme now detailed in this reserved matters submission was presented to the architects panel and this is addressed in the SCI at section 3 and section 4 of this statement. Generally the panel were supportive of the proposals concluding that *"The scheme was thought to be appropriate and well thought out relating to its context. Various elements of the scheme require further consideration and detailed design as described (above)"*.

The archaeological works required by condition of the outline planning permission have been subject to an email exchange with the ERA just to clarify the extent and timing of the works.

Finally, a meeting and a site visit took place on the 24th May 2011 and 2nd June 2011 with representatives of the ERM and Emsworth Tree Wardens as well as Councillors Galloway and Officers of Havant Borough Council, primarily to discuss landscaping issues and the public open space.







3.0 The Reserved Matters Submission

Housing

The Reserved Matters Submission

This reserved matters submission provides the detail in respect of the siting, design and external appearance of the residential development, together with the detailed hard and soft landscaping of both the residential and public open space areas.

3.1 The Proposed Layout

In summary, the proposed layout closely follows that submitted illustratively at the outline application stage to demonstrate that 280 dwellings and a doctor's surgery and pharmacy can be appropriately and acceptably accommodated on this site. Important features remain a constant part of the proposed development, including the retention and enhancement of the significant boundary landscaping, the retention of the central hedgerow bisecting the northern part of the site, the 5m landscape/ ecological corridor along the north eastern boundary and the desire to protect views through the development towards St John the Baptist Church spire in Westbourne.

The position of the main access, the private driveway serving six dwellings fronting Redlands Lane and the emergency access location have already been granted planning permission at the outline stage and, along with the other factors listed above, determine the overall form of the residential layout as does its relationship to the public open space.

Whilst subject to a separate condition, the location of the construction compound is initially expected to be the site of the proposed doctor's surgery and pharmacy until such time as that use is brought forward, which is subject to a separate reserved matters application and is a requirement of the Section 106 legal agreement.

Aside from those trees to be removed to facilitate the access arrangement (already permitted) all other trees are to be retained and where necessary existing boundary planting will be strengthened. This is of particular importance to both the overall visual appearance of the completed scheme and to existing wildlife including bats that are present in the northern tree belt. The trees in this location are predominately oak and range in height from a minimum of 12m (39 feet) to the majority which are 20m (66 feet) and it is within the context of these trees and similar sized trees on the eastern boundary with the public open space area that the taller apartment buildings are set. With this in mind it has to be said that the majority of these buildings are commonly 9.5 m in height with only the central portion of the apartment building housing units 256-278 reaching 12 m.

It is very important to note that it has always been proposed to accommodate a range of storey heights on the site and this is best practice in urban design terms for housing developments of this size. To simply provide the swathe of two storey houses provides little visual interest and is reminiscent of the worst of late 1980's estate development. The proposed development predominantly consists of two storey houses in detached, semi-detached or terraced forms but with chalet properties (1.5 stories i.e. bedrooms within the roof structure) interspersed with this and some 2.5 storey houses (again with rooms within the roof structure) and apartment buildings at 2.5 stories. However, all of these buildings are of a domestic scale and should not be compared, for example, to the very large and tall apartment buildings at the entrance to the west of Waterlooville MDA scheme, south of Hambledon Road.

Street Elevation west from Redlands Lane



3.0 The Reserved Matters Submission

3.2 Design Principles

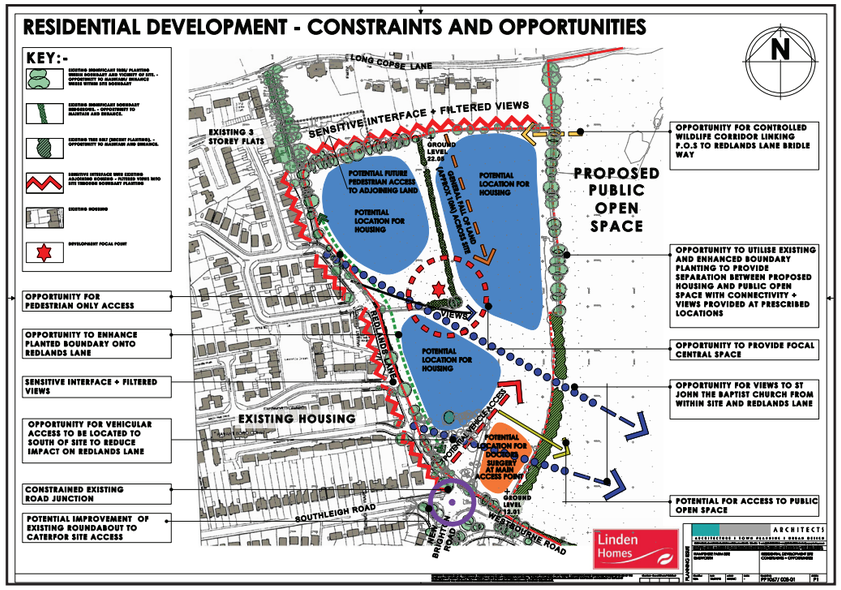
The design of the site layout and of its residential buildings and external spaces of this Reserved Matters Planning Application (RMA) directly follow and build upon the illustrative residential site layout and street scene/elevation proposals previously reviewed by the officers and submitted as part of the approved Outline Planning Application. The accommodation type and numbers remain unchanged at 280 dwellings (including 30% affordable). A total of 571 parking spaces are provided (including visitor and garage spaces).

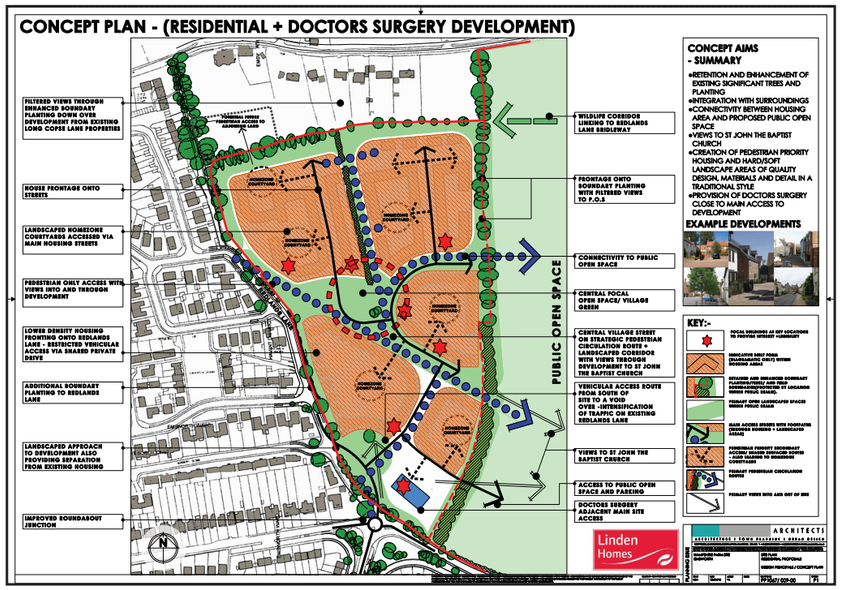
The key design factors and design decisions (which informed the site layout and building proposals) identified at the Outline Application stage, are therefore still applicable to the RMA proposals. They are summarised on the 'Constraints and Opportunities' and 'Design Principles/Concept Site Plan' (PP1067/008-01 + 009-00) which were submitted within the Outline Application and its accompanying Design and Access Statement (sections 6.0 and 7.0). They are reproduced opposite.

The general principles of the current RMA residential site layout (its amenity spaces, views into/out of/through the site, roads/shared surfaces with perimeter-block development, housing courtyards and footpath network) were determined, described and illustrated at the Outline Planning Stage. They are in direct response to the specific site constraints/ opportunities and accepted current good design criteria for residential development. These layout principles were subsequently supported by the Emsworth Residents Association Architect Design Panel.

The decision to adopt a 'traditional' design approach for the residential buildings (pitched roof, masonry walls, and casement/sash windows) was determined from an analysis of the surrounding area and from the aim of integrating the development with its surroundings. This was described within the Outline Application and its DAS and was subsequently supported by feedback from the public exhibitions and at the Emsworth Residents Architect Panel meeting. It was also accepted by the officers.

Sketch illustrative views of the proposed housing from key vantage points of the site which were submitted with the Outline Application and which formed the basis for the development of the building designs for the RMA are illustrated on page 12. The design philosophy of the RMA remains one of restrained simplicity of over-all design (utilising good quality materials and consistent with the best of the local vernacular), avoiding unnecessary variation which could lead to a lack of cohesion and identity, whilst also providing focal buildings (marked by their differing materials/form/massing etc) at identified key locations to provide legibility and interest.





3.0 The Reserved Matters Submission

3.3 Residential Building Locations / Separation Distances

The houses and apartment buildings are formed in terraces, pairs and separately to form perimeter-block development to enclose and unify the public domain/ access street/courtyard approach to them and to separate public and private amenity functions.

Distances between the public frontages of dwellings vary according to location, but are in accordance with the categories specified in Manual for Streets. Buildings are arranged to lead the public through the approach 'streets' and 'courtyard' spaces, with focal units located to mark entrances to courtyards etc and at focal vista points.

21m separation distances are generally provided (min 20.5m) between rear 'private' facades of the houses (habitable room to habitable room – generally across rear private gardens.)

Separation distances between the existing and the proposed houses closest to the boundaries of Redlands Lane and Long Copse Lane are well in excess of national guidelines. (They are evident on the relevant cross section/street elevation drawings submitted as part of this RMA.) Notwithstanding this, where 2.5 storey houses (i.e. with roof void accommodation) back onto the rear gardens of the Long Copse Lane properties, the dormer windows of the roof void bedroom accommodation all face south into the site (i.e. not towards the boundary.)

All houses are located outside of the Zone 1 (no dig) and Zone 2 (shading) root protection areas (refer drawing PP1067/101-23).



The entrance to development set back to maintain green space and retain important trees.



The north eastern area with 5m 'wildlife corridor' increasing its separation distance to properties along Long Copse Lane.



The 'village green' with footpath / cycleway connections to Redlands Lane.



The north western area where existing mature trees screen the apartment buildings.

3.0 The Reserved Matters Submission

3.4 Residential Building Heights/Mass/Scale/Form

Building heights are defined on site layout drawing PP1067/101-20. They are also illustrated by the 'street elevations/site sections' (PP1067/110-00 to 110-04) as well as on the individual building plan/elevation drawings.

The heights, massing and general forms of the buildings of the RMA proposals are designed to integrate with the surrounding existing area, which consists primarily of 2 storey residential properties, but which also contains a number of dormer bungalows (i.e. 1.5 storeys) and some larger 3 storey buildings (e.g. apartments on Wraysbury Drive).

The proposals are therefore mainly of 2 storey height, but with a number of them also containing bedroom accommodation within the roof void (i.e. 2.5 storey) to optimise accommodation. These latter dwellings still maintain a reduced eaves line, little different from that of the true 2 storey houses.

Some 1.5 storey (reduced eaves level/dormer windows) houses are also provided within the proposals, notably to the Redlands Lane frontage where the houses are also all detached and thus of a lower density to integrate with their existing surroundings.

Provision of dwellings of full 3 storey eaves height is restricted to elements of each of the apartment buildings located:

a. Adjacent the northern boundary (plots 256-275)
b. Adjacent the existing large trees of the eastern boundary with the public open space (plots 87-106 and 116-134)
c. Adjacent the central amenity area (plots 198-206)

In each of the above locations, the height, mass and scale of the buildings is commensurate with spaces/ treescape/natural features to which they directly face and relate. The specific design of their stepped and staggered plan shape and roof form provide variety, interest and legibility when viewed from within and outside of the residential site. The apartment building of plots 256-275 is also set at a lower level to the adjoining heavily treed northern boundary, resulting in its roofline appearing only as a variation to that of the surrounding proposed 2 storey houses.

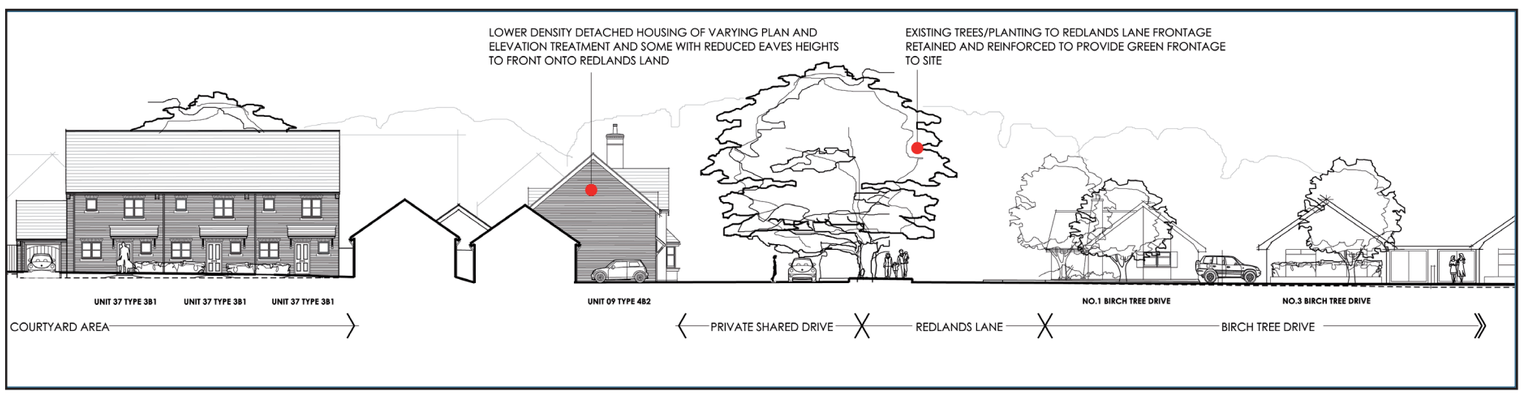
The location of the apartment buildings adjacent the boundary trees and planting also ensures that those trees and the area surrounding them remain in areas of managed, controlled maintenance.

Eaves to the rear of the houses along the eastern part of the northern boundary (i.e. backing onto the rear gardens of the Long Copse Lane properties) remain at 2 storey height. These houses are formed in shorter terrace lengths (separated by their garages) and with a variety of roof form in order to be compatible with the larger Long Copse Lane properties.

The 'gable wall' depths of all the apartment buildings are kept to the domestic scale of those of the houses, and their roof profiles are stepped and staggered to reduce their mass.

Housing terrace lengths vary through the site layout and are designed to draw the public/residents through the main access footpaths and streets but with changes in building design (roof form/direction, building height, materials etc) to mark the entrances to housing courtyards and other focal points and at key vistas within the site layout.

Section either side of Redlands Lane showing separation distance of 23 to 28 m between existing and proposed dwellings and lower density - lower ridge heights of proposed dwellings in this location.



3.0 The Reserved Matters Submission

3.5 Building Appearance & Materials

As previously described, the buildings are of 'traditional' design in respect of form, materials and components, and of a domestic scale, utilising masonry walls and pitched roofs, some with chimneys.

In keeping with the surroundings, the vast majority of the dwellings are of face brick walls. There is also the occasional rendered unit and some with knapped flint facing block features with face brick edging and detail work. Small areas of vertical plain tiles are also used. Four different face bricks are selected across the site, to provide visual variety with a predominance of one of the brick types to any one of the housing areas to reinforce its identity. The local palette of colours is reflected in the choice of materials.

Focal buildings (at important vistas and marking access points etc) often utilise a contrast material as well as building form to their immediate neighbouring buildings and often include the less used materials/ features of knapped flint, render and the pale buff facing bricks. These buildings provide legibility to the layout, together with interest and character.

Three basic pitched roof coverings are selected in the form of blue/black natural slate, plain terracotta tiles (small format) and profiled concrete interlocking tiles. Again these materials are spread across the development to give a dominance of one of them in any one area to assist in providing legibility through the development and changing character. Roof forms and pitches are varied to provide visual interest.

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

Face brick chimneys with clay terracotta pots are provided to some of the houses. The 'class 1' chimneys are generally provided to the larger dwellings, where they form a projecting visual feature to their external wall. Some 'fake' chimneys (but still clad with face brick and with clay terracotta pots) are provided to the smaller houses at key visual locations.



The proposed 'Focal' building overlooking the central ' village green'.



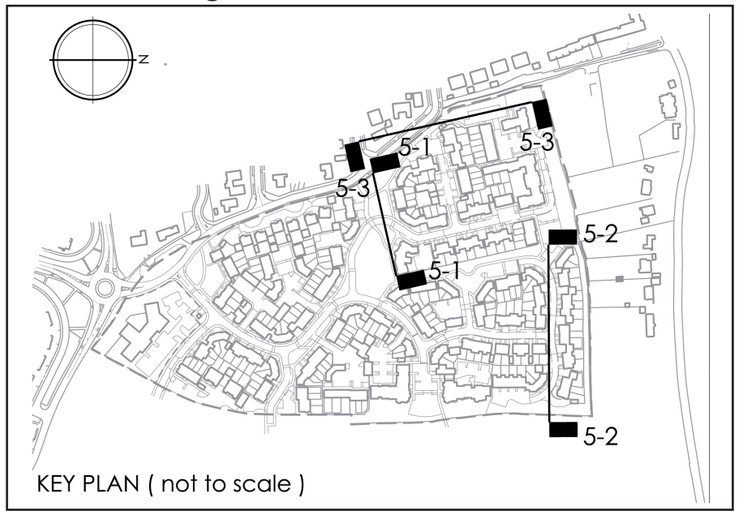
The majority of the site is two storey. Some two storey properties have rooms in the roof where dormer windows add interest but building heights are clearly acceptable.

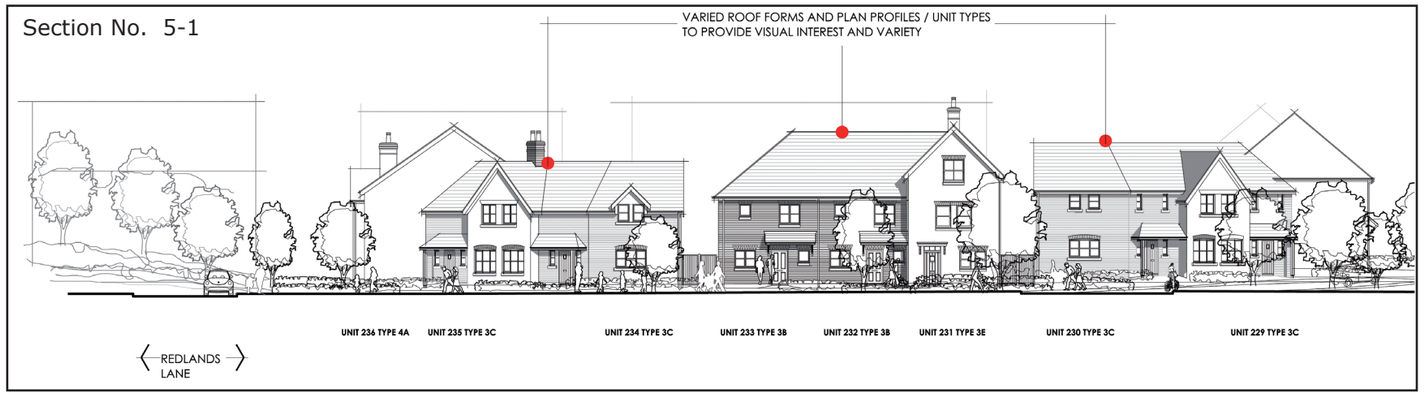
3.0 The Reserved Matters Submission

3.6 External spaces/hard landscape materials

The public access external spaces are defined almost entirely by the buildings that surround and enclose them and that separate the public domain from the private spaces of the development. Where the public space/ access area abuts a private garden area, enclosing walls are of face brick construction. A variety of surface materials, appropriate to the levels and type of use are specified for both the trafficked and the pedestrian areas to promote safety as well as visual interest, all in keeping with the principles defined within 'Manual for Streets.' External materials and features are defined on the External Site Works drawings PP1067/102-00, 01, 03.

The external spaces and hard landscape have been designed in close conjunction with the soft landscape proposals, as defined within separate Landscape Consultant drawings and also take into account the importance of the existing landscape features which surround the residential site, and the major north/ south field hedgerow within it.









3.0 The Reserved Matters Submission

3.7 Character Areas

The housing of the proposed site is located onto a variety of public access routes and spaces, which generally fall into the categories of:

- Traditional all purpose roadway with side pavements.
- Vehicular and pedestrian shared surfaces.
- Housing courtyard areas (shared with open parking spaces and garages).
- Shared private drives.
- Access from segregated footways within landscaped public amenity areas (with car access to their rear).

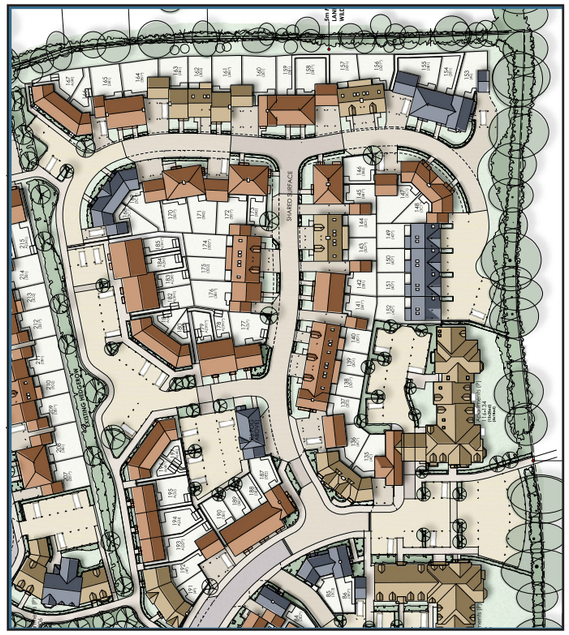
The character of these areas varies by virtue of their access type and also by virtue of the natural features of the surroundings.

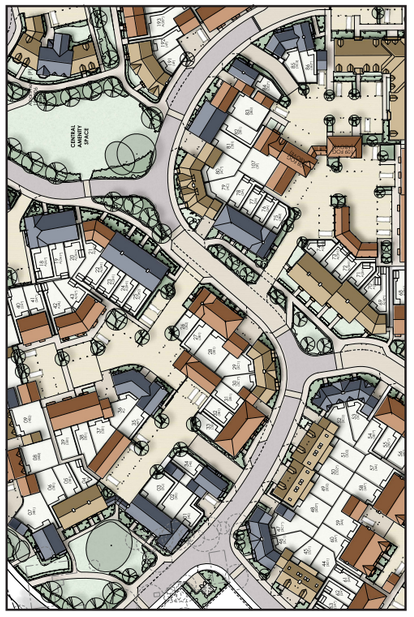
Along the main curving access road (from its junction with Redlands Lane, past the central amenity area, and on to the two apartment blocks on the eastern boundary), the housing units are generally close to the back edge of the footpath following the route of the road. The housing here is of a tighter, higher density, slightly more urban in character, but opening out to a wider landscaped street where the alignment of the road coincides with the critical 'viewing corridor' which runs from the northern end of Redlands Lane, down through the development, towards the Public Open Space.

The shared surface 'streets' of the northern (steeper) part of the site are still defined by the housing that lines them, but front garden lengths are slightly increased to enable suitable graded access to the houses, thus providing a greener public domain character, of lower density. The site layout to these areas in the northern part of the site is also largely influenced by the geometrically rigid existing boundaries and the retained north-south field hedgerow. As a consequence, the form of the site layout is slightly more rigid than the southern part of the site, thus adding a further contrast in character and variety to the site. The existing large trees and hedgerow planting that surround this part of the site will continue to provide a dominant character to these areas.

The housing courtyards (accessed from the all purpose roads and the shared surfaces) are obviously for parking but present a more intimate character by virtue of their complete enclosure by the varied building heights, forms and materials of the surrounding housing. The external spaces are broken up by the varied surface materials and the strategic use of soft landscape, trees and walling.

The housing facing onto the southern section of Redlands Lane is of larger detached properties, many with reduced eaves height, accessed from a shared private drive, separated from the existing roadway by a strengthened green frontage of trees and extensive hedgerow. This all reflects the 'green' low density, low scale, peaceful character of the existing development on the west side of the road. The current 'green' character of Redlands Lane is also preserved by virtue of the large landscaped space at the road entrance to the site and the juxtaposition of the proposed amenity space with footpath access from the northern section of Redlands Lane, which also serves to provide views through the development to St John The Baptist Church.





Extracts from Layout Plan showing perimeter and shared surface character areas.

3.0 The Reserved Matters Submission

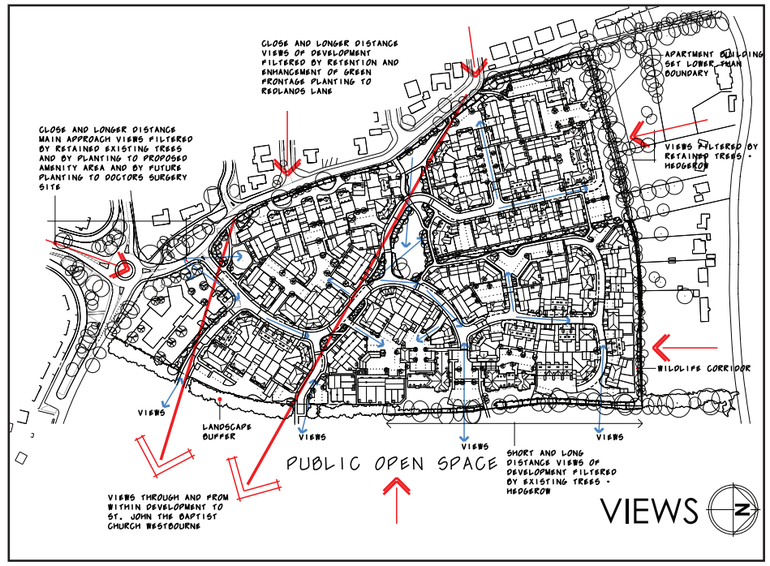
3.8 Views into/out of/through the site

For a summary of public views of the residential development, refer to the site plan illustration opposite.

The street and composite elevations which face onto the boundaries of the site are included on drawings PP1067/110-00 to 04. These also show the existing trees and hedgerows to be retained (with heights etc based on survey information) on those boundaries through which the development will be viewed from the surrounding areas. With this screening, views from the near and middle distance will often be mainly of the roofscape, which, through discussion with the officers and the Architect Panel, have been further varied in height, form and materials to break up their massing and provide further interest.

The orientation of the dwellings has been arranged to present their public frontages onto public areas, both within the site and to face outwards towards the public areas that surround the site. The exception to this is restricted to 6 of the 62 plots that face the eastern boundary and the Public Open Space (ie plots 110 to 115), where the need to provide an active public frontage onto the adjoining housing courtyard has taken priority. However, any view of their rear garden from the public open space will be screened by the structural landscape buffer. Houses to the (more open) eastern part of the northern boundary present their rear gardens towards that boundary against the rear gardens of the Long Copse Lane properties, albeit separated from them by the landscaped 5m wildlife corridor provided just within the site boundary.

One of the driving forces for the design of the site layout was centred on the provision of a view corridor from the northern part of the Redlands Lane boundary, though the development and public open spaces and onto the spire of St John the Baptist Church Westbourne. Views of the church are also provided from the southern part of that boundary, across the landscaped amenity area at the road entrance to the development. This also serves to provide a spacious green character to the development at its main access point adjacent the junction with Westbourne Road. This 'green' setting for the development is continued for the length of the Redlands Lane boundary by the retention and enhancement of the existing trees and hedgerows at the back of the pavement line.



Illustrative Perspectives from Outline Stage

Footpath routes through the existing trees and planting of the eastern boundary from the residential area into the public open space, together with the associated grouping of the proposed buildings, will result in views into, out of and through the development site.

Illustrative Perspectives from Outline Stage


SKETCH VIEW FROM CENTRAL AMENITY AREA LOOKING SOUTH EAST TOWARDS ST. JOHN THE BAPTIST WESTBOURNE


SKETCH VIEW FROM RELANDS LANE LOOKING SOUTH EAST TOWARDS ST. JOHN THE BAPTIST WESTBOURNE

3.0 The Reserved Matters Submission

3.9 Security and Inclusive Accessibility

Security

Security to the residents and visitors (and their property) is primarily achieved through the overlooking of all public and shared areas from the active ground floor frontages of the surrounding housing. This also extends to the access points into the housing courtyard areas by the provision of end of terrace dwellings that front onto them. Additionally, view panels through rear garden walls are provided where vision is otherwise limited (e.g. parking court at rear of flat over garage (FOG) unit, plot 238).

Discussion has been held with the Secured by Design Police Liaison Officer and, although site-wide layout accreditation is not to be given (due to the unavoidable number of circulation routes into the site from the surrounding area), measures of physical security such as the locking of gates at entrances to rear garden lanes, as well as the general design of the housing units, will be undertaken.

Inclusive Accessibility

There is an approximate fall of 8m from the north boundary down to the south boundary. Within the site, all road and footpath routes have been designed to accommodate a maximum gradient of no more than 1 in 20, as have private footpath routes from the roadside up to the front door of the properties.

The dwelling units have all been designed so that they will meet current Building Regulations (and Housing Corporation standards for the Affordable dwellings) to provide level access and the requisite internal circulation and activity spaces. Circulation and activity spaces for the Affordable dwellings are indicated on the individual building plans, and meet current requirements for Lifetime Homes.

3.10 Car and Cycle Parking

Parking has been provided based on the Havant SPD March 2010 and is further described on the site layout plan PP1067/101-22.

Car parking for the private houses is generally within curtilage, with spaces allocated as stated on that plan. The majority of private houses have garages of minimum internal size 6m x 3m (6m x 6m for a double garage).

Car parking for private apartments and all Affordable apartments and houses is on an unallocated basis. These are also annotated on the site plan, which also lists the dwelling plots that they most usefully serve. Parking areas have direct surveillance from the surrounding dwellings.

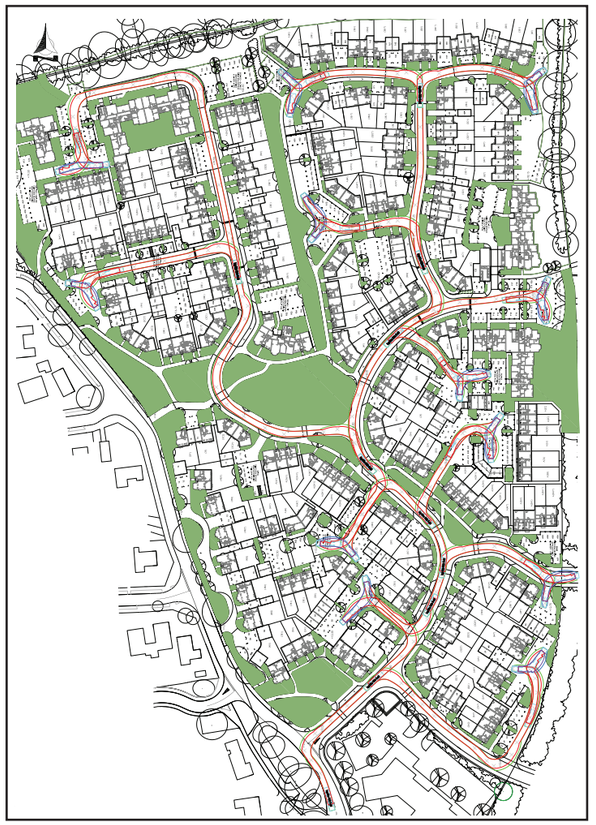
In addition, 40 visitor spaces have been provided (in suitable public locations spread across the site) in order to avoid indiscriminate parking on the roads. However; should the need ever arise, the roads and shared surfaces are of sufficient width to permit parking on them, without blocking lorry circulation. Approximately 29 of the visitor and unallocated spaces are of a suitable size and location for use by the disabled.

Long term and short term/visitor cycle stands are provided to the Havant SPD standards as described on the site plan. Where houses do not have a garage (6m x 3m), they are provided with a garden shed which includes a secure cycle stand. Apartment buildings all have separate rooms with cycle stands for secure storage. Hoops are provided adjacent apartment and house entrances for visitor and short term cycle parking.

3.11 Refuse/Recycling/Service Access

Facilities for the storage and collection of refuse and recycling to the requirements of the Local Authority are provided and are quantified on the site plan PP1067/101-22.

Access paths between rear gardens and fronts of properties, either direct or via their garage, are provided to enable collection of refuse etc from the roadside or housing courtyard area. The tracking and turning of a large double axle refuse truck to the relevant areas is indicated on Highway Consultant drawing 3809/TR05, TR04).



Refuse Vehicle Tracking

3.0 The Reserved Matters Submission

3.12 Landscaping

The detailed landscaping strategy for the residential development has been prepared in discussion with officers of the authority, using native species and adopting appropriate planting for specific areas within and around the site. The main point to recognise is that the site is very well screened with mature boundary hedge planting and significant tree belts. Other than those trees that already have planning permission to be removed to fulfil access arrangements, all remaining trees are to be retained and, of course, protected during construction. The same applies to the perimeter hedgerows and the main north/ south running hedgerow to the central northern part of the site.

Within the site special attention is being paid to the entrance to the development to maintain the leafy semi-rural character of Redlands Lane. The same applies to the central village green and its relationship to Redlands Lane. In both cases the design provides views through the site towards Westbourne Church spire. The tree species selected for these areas are Lime, Oak and Field Maple, whilst the new streets within the development will be planted with a mix of Field Maple, Hornbeam and Hazel. The parking courtyards will have small leaf Lime trees and Silver Birch.

Native shrubs and hedges will soften the street frontages and courtyards whilst the northern and north eastern boundaries will be sown with an amenity wild flower mix. Boundary hedgerow planting in all areas will be enhanced with native hedgerow species as appropriate.



Residential Landscaping Plan

3.0 The Reserved Matters Submission

3.13 Responses to Officers and Architect Design Panel comments

Through on-going discussions and reviews, those items raised by the Local Authority, the public and subsequently the Architect Design Panel (held in early March 2011) have been responded to wherever possible/appropriate. Resultant changes to the designs most notably include:

- Further variety in roofscape introduced.
- Roofscape and form of apartment buildings adjusted.
- Amendments to 'focal' buildings.
- Additional landscape within courtyard areas.
- Additional surveillance to parking areas provided.
- Garden areas to 'corner' units increased.


















3.0 The Reserved Matters Submission

Public Open Space

3.14 Layout

The public open space area reflects a design approach that has attempted to balance the range of public consultation suggestions for the area, officer requests and the practicalities of both the drainage proposals and the need to ensure economic maintenance. Many suggested views have been impossible to reconcile for example: "ensure that the area is left open and untouched" compared to "providing a full range of formal and informal recreation uses including sports pitches." Nevertheless, the illustrative proposals presented at the outline application stage appear to have struck the correct balance, attracting little criticism other than the perceived cost of future maintenance to the Borough. This issue is addressed in further detail below, but the proposals have been developed in close discussion with Officers of the Authority.

As a result of feedback the public open space has altered little from the illustrative design and the changes are listed further below. The 17 hectares (42 acres) can be broken down into 3 characteristic areas:

- The formal area to the south;
- The reptile trans-location area to the north-west;
- The main body of the site



Public Open Space

3.0 The Reserved Matters Submission

3.15 The Formal Area

The formal area comprises the following:

Allotments; formal parkland areas with seating; rural style landscaped car park; natural play area; the sustainable urban drainage system features including swale and balancing pond; formal pathways; and more natural surveillance of the area from the proposed residential dwellings.

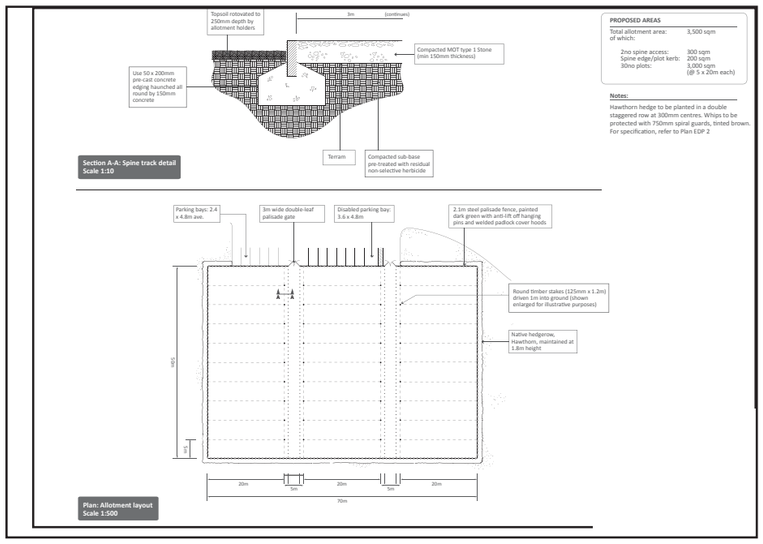
The main changes to the area include a larger allotment area, amended footpath links to reflect the approved pedestrian crossing location on Westbourne Road and the latest information regarding the size and operation of the swale and balancing pond. The allotments will be secured by means of a 2.1m high green palisade fence but also subject to perimeter landscaping to soften their appearance, despite the fact that the location already benefits from its more enclosed and screened aspect. Details of both the allotments and the natural play area can be found on EDP drawing nos. EDP1011_30b and EDP 1011_28b respectively.

The number of allotments has been agreed with officers of HBC and the size of allotment provision has increased by 50% over that indicated at the outline application stage. However, it is important, in the interests of balancing the many competing interests (including those who do not wish to see allotments on site) not to allow such provision to dominate the area at the expense of other interests. This is important given that the overriding objective for the area is to protect the openness of the land between Emsworth and Westbourne which is now protected in perpetuity.

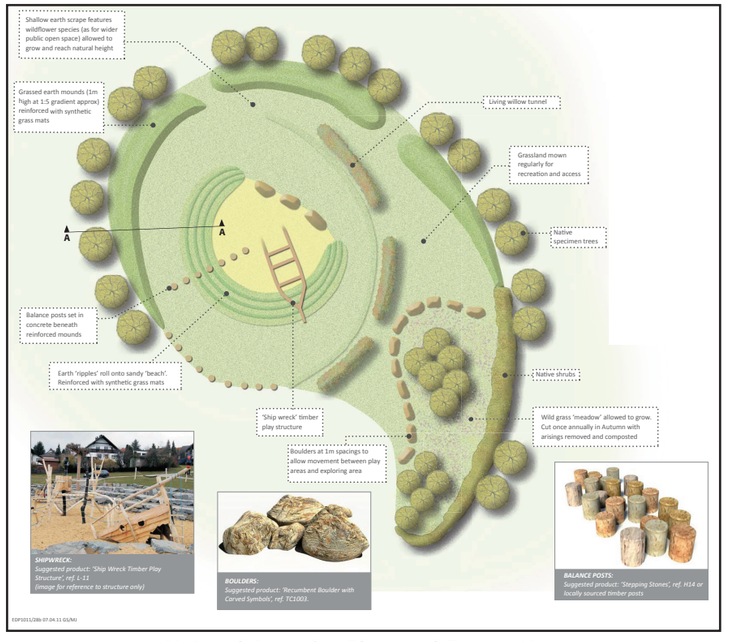
The swale is essentially a gentle depression in the grass landscape that will seasonally convey surface water from the residential area to the balancing pond. Like the balancing pond it will be planted with an appropriate wild flower grass mix and 2 of the 3 footpaths that cross the swale will utilise simple wooden bridge structures. The wider path nearer the residential area will have a reinforced bridge to carry a tractor, mower and trailer necessary for grass cutting.



Extract showing formal Open Space



Allotments



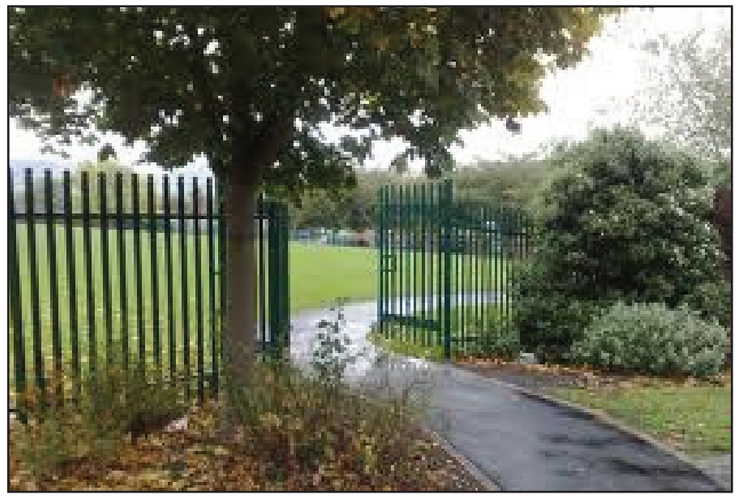
Natural Area for Play and Recreation

3.0 The Reserved Matters Submission

3.16 The Translocation Site

This area will ultimately support the population of reptiles being moved from the perimeter margins of the residential development site. Appropriate habitat is proposed via an Ecological Management Plan which is the subject of a separate planning condition. The translocation area originally comprised the discreet north-west field parcel which is distinct from the main ploughed field but has been increased in size by leaving a much wider 30m margin around the field. Appropriate signage will include education boards and mown pathways will not encroach into this area other than the connection to Long Copse Lane where there is an existing field gate adjacent which will be sited a new pedestrian access gate. Landscaping in the area is limited to that necessary to improve the ecological habitat of the translocated species and is also subject to the Ecological Management Plan.

Two boundary areas require special mention. The southern 200m stretch of maturing boundary planting between the proposed residential area and the public open space requires management. It is therefore proposed that the area is subject to a management regime in the short term which seeks to encourage more vigorous growth of this 10m wide structural landscaping belt. In addition, and in discussion with the Borough Landscape Officer, specimen Monterey Pine Trees may be planted at 30-35m intervals to help define the boundary and filter views into and out of the residential areas. Secondly, the balancing pond will be seasonably wet in times of high rainfall and it is therefore to be planted with an appropriate wild flower grass mix and bordered to the south by shrub planting. The eastern boundary with the Wren Centre will be subject to a 2.1m green painted secure fence.



3.17 The Informal Areas

The informal areas, as with the formal and translocation areas, are left predominantly open to secure the sense of separation and space between the proposed residential area and the existing village of Westbourne. The current ploughed field will be prepared and sown with a wild flower meadow mix through which a series of mown pathways will be created and ultimately established. Tree planting is proposed in 3 ways: boundary woodland and shrub planting; small copses within the main body of the meadow; and individual or small groups of native specimen trees. In this way a number of different habitats can be created whilst still retaining views through the area in the interests of openness.





These images of open parkland illustrate the proposals for the informal areas.

3.0 The Reserved Matters Submission

3.18 Maintenance

During the outline planning application process many people expressed concern that the public open space area, to be transferred in ownership to the Borough, will represent an unacceptable drain of financial resources due to the associated maintenance cost. The following section explains why this will not be the case and that, in contrast, the area will over time come to be regarded as a valuable asset in the Borough's portfolio of public open space and recreational areas. The maintenance of the areas can be broken down in to 4 component parts, but first it is important to note that the index linked financial contribution to the maintenance of this area was increased from an initial request of £50,000 to the £130,000 figure included in the legal agreement. In addition, the appropriate proportion of the Council Tax income from the 280 new dwellings will also be available to support maintenance. £50,000 has also been included in the legal agreement to contribute towards the improvement of offsite formal recreation space in Emsworth.

It is within this context that the maintenance regime should be viewed. The translocation area will have negligible maintenance costs, it is not a management-intensive area. Neither is the vast majority of the informal wild flower meadow area which will only involve grass cutting and limited works are envisaged in respect of any new tree and shrub planting that the developer will establish. The sustainable urban drainage system is to be maintained by the developer and is also subject to a non-performance bond of some £270,292, this leaves the smaller formal area where the car park and natural play area are designed to be low maintenance and the allotments are cost neutral as fee income meets maintenance costs.

Officers of the Authority have strongly supported the adoption of the public open space area and for good reason. Hitherto, many new residential developments of a piecemeal nature have not contributed effectively to the formal and informal recreational resources held by authorities whereas, in the case of Hampshire Farm, such provision was designed into the proposal when it was first promoted 13 years ago.

3.19 SUDS

Whilst the detailed information in respect of the operation of the Sustainable Urban Drainage System (SUDS) is not a reserved matter (but a pre-commencement condition that must be discharged) a number of residents raised concerns in respect of this element of the scheme during the recent public exhibition. In addition, correspondence was received from the Emsworth Flood Forum and the matter was subject to debate at the committee meeting in respect of the outline planning application. In response, and as a result of the ongoing work necessary to discharge the subsequent drainage planning condition, consultants RPS have produced an addendum to the Flood Risk Assessment which provides further detail in respect of how the proposed system will operate and also addresses criticism raised by someone acting on behalf of the Emsworth Flood Forum.

The assessment supports the design of the system shown on the reserved matters landscaping plan for the public open space area (i.e. the swale and balancing pond). The balancing pond will only become seasonally wet because flows from the residential area/ greenfield catchment will not be sufficient to maintain a flow of water through a wet pond which is necessary to prevent stagnation. A different approach to planting has been adopted to reflect this and the images opposite show balancing ponds in different states of operation. A scenario with the pond dry and the planting within and around the pond evident and a winter scenario with an increased water level (note the proximity of residential properties). Different examples of swales are also illustrated.

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






4.0 Conclusion

Outline planning permission for the Hampshire Farm site was granted on 13 May 2011 following a committee decision in November 2010. The site has come forward to meet the housing affordable needs of the borough and its development is critical to maintaining a five year supply of housing land. This is important as it reduces the likelihood of speculative applications for new housing being granted on appeal in ad-hoc locations in the countryside. This reserved matters application is the next step in the process and specifically addresses the siting, design and external appearance of the dwellings and the landscaping of the whole site.

The design of these proposals was illustrated in detail at the outline planning application stage and this reserved matters application closely follows the principles established by that earlier submission. Alterations and amendments have been made in response to consultation with the public, the local planning authority and other stakeholders and it is considered that this scheme with its mix of well design housing and significant and varied public open space contribution represents a positive addition to the borough.