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Land West of Hulbert Road, Havant

June 2025
Design & Access Statement

LOCATION Hulbert Road	HGP REFERENCE 23.121
APPLICANT BRiCS Development	REVISION P2
DATE June 2025	STATUS Reserved Matters
AUTHORS Laura Wilson	REVIEWED BY Chris Knight

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Introduction

Preface

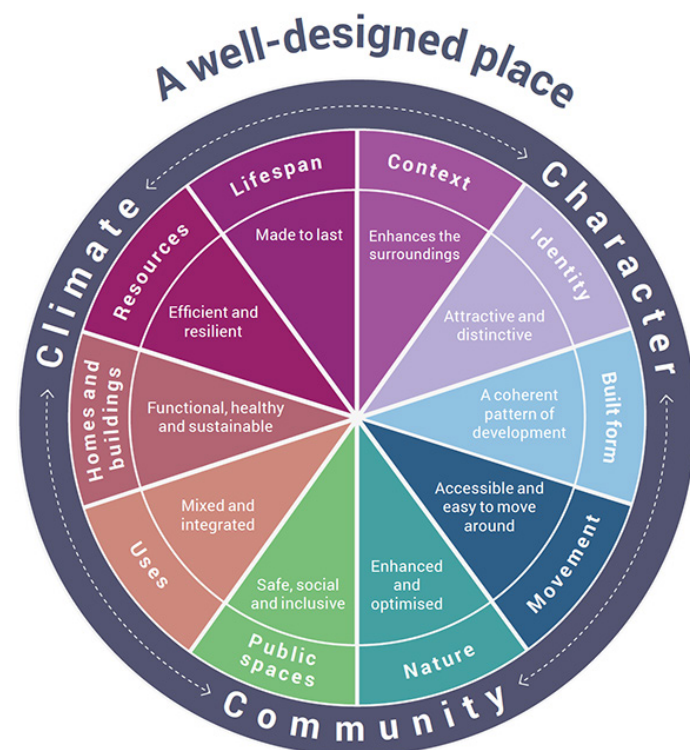
This document has been prepared by HGP Architects on behalf of BRICS Development Ltd to support a Reserved Matters application on the land west of Hulbert Road, in Havant, Hampshire.

The application seeks to develop the 7.2 hectare site and provide a total of 100 dwellings, a mix of 2 bed, 3 bed and 4 bed private and affordable homes. The proposal includes associated landscape spaces, courtyards and parking areas.

This Design and Access Statement should be read in conjunction with all formally submitted application material, inclusive of supporting reports and application drawings.

The document will analyse the site in its current form, the recent planning history, discuss constraints & potential opportunities and how this has informed the proposal which will be discussed and analysed within the document.

This document has been written in accordance with the latest guidance, and will expand upon the 10 characteristics identified in the National Design Guide: Planning practice guidance for beautiful, enduring and successful places. Demonstrating how a well designed place has been achieved with a summary within the section.



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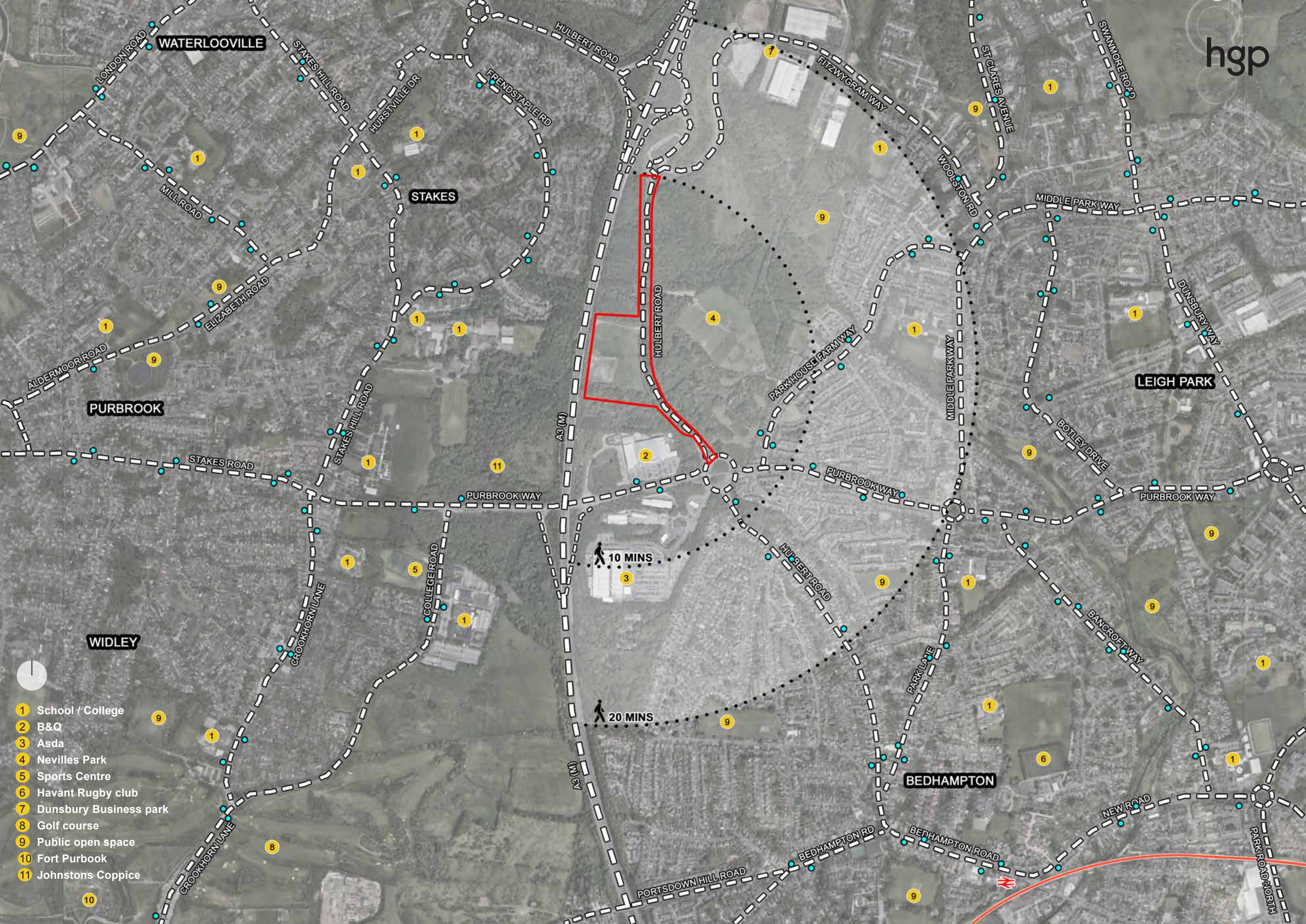
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Site Location

The Site (approximately 7.2ha including Hulbert Road..) is located in the Havant borough, situated between the residential suburbs of Bedhampton, Purbrook and Leigh Park and is approximately 2 miles from the Town Centre of Havant.

The Site sits within a clearing of woodland and is accessed off of Hulbert Road, which connects with the A3 motorway to the North and Purbrook way to the south, linking the site with the towns of Waterlooville and Havant. The A3(m) that borders the western edge links the site to Portsmouth and Chichester. The Northern and Southern edges of the site are bounded by dense areas of woodland, which includes plantation woodland created in the 1960's. Slightly beyond the site boundary is both Asda and B&Q to the South and Dunsbury Business Park to the north.

The site itself is a predominantly grassed area, with areas of shrubbery and trees towards the site edges. The highest point of the site is the Western edge and it gradually slopes to the East.

There is an existing vehicular access point towards the north east corner off Hulbert Road, which is a result of the previous site use. Now no longer operational the site has been used for oil exploration.

There is approval for a new footpath & cycleway on the eastern side of the site along Hulbert Road which will connect to Dunsbury Business Park and the existing pedestrian and public transport network near the Purbrook Way roundabout.



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Analysis

Outline Planning

Outline planning approval for up to 100 dwellings. The concept masterplan (shown adjacent for reference) shows development within 6 parcels. The western area, which features apartment blocks facing onto landscaped courtyards, and the eastern area which provides three housing parcels. Public open space is proposed in the centre of the site in the form of a central green.

The outline planning application was considered at the November 2021 planning committee, the application was then granted outline planning permission in February 2023.

Planning Conditions:

- The building line of future housing development on the Western edge of the site will be no closer than 37m from the A3 motorway.
- The building height shall not exceed 2 storeys across the site.
- 35% of the housing mix to be 2 bedroom homes.

Section 106 of the Town & Country planning Act 1990:

- Children's play area (LEAP)
- Provision of Public Open Space
- SUD's



Site Photos

To the right are a series of images showing the site in its current state. The site is set between 2 SINCS and is a clearing within the woodland.

The site gently slopes from West to East towards Hulbert Road and has areas of dense shrubbery and trees to the site boundaries.

There is one existing vehicular access point towards the North East corner of the site. This was introduced at some point between 2007-2011 and is a result of the previous Hydrocarbon exploration operations but these exploration exercises have not resulted in the site being brought forward for development.



Constraints

- SINC to north and south of site
- Tree Preservation Orders on the site, Category A, B & C trees, and the root protection areas (RPA's) need to be considered.
- Areas within the mature planting where no disturbance can occur
- Areas within the mature planting where no dwellings can be plotted within but other development is acceptable.
- The relationship between the neighbouring A3(M), Hulbert Road and the associated noise impacts.
- 37 metre offset line from the western boundary from which defines the built form edge. Acoustic Fence required to western boundary.
- There is currently only one vehicular access point, to the north east of the site from Hulbert Road. This has prior approval to improve this junction.
- Overhead power cables on the southern boundary of the site
- Site level change of 9 metres between the western and Eastern boundary
- Approved foot way and cycleway to connect the site with B&Q and Asda to the south of the site and Dunsbury roundabout to the north
- Former oil drilling pits which cannot be built over.
- South east corner is lowest part of site



Opportunities

- Retain existing SINC to north and south
- Position acoustic fence to east of established tree line
- Opportunity to screen acoustic fence and improve upon noise mitigation through dense tree planting which in turn, reinforces connection between north and south woodland.
- Create green buffer zone and ecological corridor between SINCs
- SUDS basin to low point of site
- Provide improved pedestrian and cycle connections to local facilities such as the bus stops on Purbrook Way.
- Development within the existing clearing between trees and retaining and enhancing the existing trees on the site.
- Improved pedestrian connections northwards from the site, towards Dunsbury Roundabout



Opportunities

- Create a centre. A heart to the site where all routes lead, becoming a shared amenity and positive central focus to the site.
- Strengthen the existing SINC's, weaving a continuous biodiversity corridor.
- A hard edge of development with minimal perforations for additional acoustic screening from the motorway and Hulbert Road
- Positioning car parking as to not dominate the street and integrating into the landscape to reduce the visual impact.
- Key frontages to address corners, public spaces and the streets.



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Design Development

November 2022

The following pages show the evolution of the design. These early designs were informed by high-level principles, with subsequent iterations refined through detailed constraints analysis.

The first iteration sought to expand on the outline planning layout.

- ✓ 116 units
- ✓ Mix of 2, 3 & 4 bed dwellings
- ✓ Central amenity

Key reflections:

- ✗ Developed before constraints were understood (within SINC, no RPAs)
- ✗ 3 Storey apartment blocks. This opposes the planning condition that any development should be no more than 2 storeys.
- ✗ Units within the 37m offset
- ✗ No LEAP
- ✗ No cycle way



September 2023

- ✓ 100 units
- ✓ Mix of 2, 3 & 4 bed dwellings
- ✓ Set 37m from A3(M) - See below
- ✓ 2 storey
- ✓ SUDs to lowest part of site
- Aspect onto acoustic fence and A3(M)

Key reflections:

- ✗ Developed before constraints were understood (within SINC, no RPAs)
- ✗ FOG units within 37m line
- ✗ No public footpath and cycle way to connect the site to context
- ✗ Long straight runs of road - Traffic calming measures needed
- ✗ No central focus to the site
- ✗ No LEAP
- ✗ Over the 35% of allocation for 2 beds



January 2024

- ✓ 100 units
- ✓ Mix of 35 X 2 beds, 55 X 3 beds and 10 X 4 beds
- ✓ Fully set 37m from A3(M)
- ✓ 2 storey
- ✓ SUDs to lowest part of site
- Aspect onto acoustic fence and A3(M)
- Central area but unusable
- LEAP provided but not in an ideal location

Key reflections:

- ✗ SINC clearing to north and south
- ✗ Inefficient, single sided roads
- ✗ No public footpath and cycle way to connect the site to context
- ✗ Long straight runs of road - Traffic calming measures needed



February 2024 - Pre Application No.1

This layout was submitted for initial Pre App and was presented in person to Havant Borough Council in March 2024

- ✓ 100 units
- ✓ Mix of 35 X 2 beds, 55 X 3 beds and 10 X 4 beds
- ✓ Fully set 37m from A3(M)
- ✓ 2 storey
- ✓ SUDs to lowest part of site
- ✓ Cycle link provided
- Aspect faces inwards from A3(M)
- Central area but unusable - car park dominated
- LEAP provided but not in an ideal location
- SINC retained but lower grade trees cleared
- Pocket park added, but tucked away

Key reflections:

- ✗ Side aspect to Hulbert Road creates 'gaps' in noise mitigation strategy
- ✗ Parking strategy inadequate



April 2024 - Pre Application Response

Post Pre App meeting, an updated layout was submitted that reflecting many of the items discussed within the presentation. This layout generated a formal response which has been considered in the resubmitted layout discussed in the section immediately after.

- ✓ 100 units
- ✓ Mix of 35 X 2 beds, 55 X 3 beds and 10 X 4 beds
- ✓ Fully set 37m from A3(M)
- ✓ 2 storey
- ✓ SUDs to lowest part of site
- ✓ Central amenity and focus
- Aspect from acoustic fence towards centre
- LEAP provided but not in an ideal location
- SINC retained but lower grade trees cleared

Key reflections:

- ✗ Side aspect to Hulbert Road creates 'gaps' in noise mitigation strategy
- ✗ Parking strategy inadequate
- ✗ No gardens to FOG dwellings



March 2025 - Pre Application 2

The proposed layout considers and integrates as many of the pre application comments as practicable as well as showcasing the evolution of the design process with input from a specialist consultant team. This results in a refined, considered and deliverable layout which will deliver a high quality place to live with strong character, articulated frontage and street scenes, combined with an integral landscape proposal and a green outlook.

- ✓ 100 units
- ✓ Mix of 35 X 2 beds, 55 X 3 beds and 10 X 4 beds
- ✓ Fully set 37m from A3(M)
- ✓ 2 storey
- ✓ SUDs to lowest part of site
- ✓ Central amenity and focus
- ✓ Naturally surveyed, central, community LEAP
- ✓ SINC retained. Limited clearing outside of SINC
- ✓ Frontage to Hulbert Road, improving acoustic mitigation
- ✓ Compliant parking strategy
- ✓ Private courtyard amenity to FOGS
- Aspect from acoustic fence towards centre

The final point above is discussed in greater detail overleaf.



Pre Application - Feedback

A comprehensive set of responses were received from HBC with regard to design, arboriculture, ecology, highways, housing, landscape and noise.

Whilst there were several points to consider, there was positive feedback with regard to the evolution of the design process, the positive impact of the central space and cycle link.

The presented scheme considers the feedback and incorporates, into the design where practical.



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Our Ref: GEN/25/00112
Direct Line: (023) 07771 378359
Ask For: Ms L Wells
Email: planning.development@havant.gov.uk
08 April 2025

Site Location: Land west of, Hulbert Road, Havant
Re: Follow Up Pre-application enquiry advice in respect of a future reserved matters application for 100 dwellings and associated site access, landscaping and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered. (Outline permission APP/20/00441).

Dear Mr Knappett

I refer to the above pre-application request and to our meeting on the submitted proposal, where the evolution of the scheme's design was explained, which was helpful.

I also refer to the consultation responses received to date, which I have forwarded on to you. Other than in general terms, I will not refer to these responses again, as they are self-explanatory. As to the Highway Authority as discussed they provide their own pre-application service for which there is a fee. National Highways has no objection, subject to the discharge of conditions 13 and 14 in the outline permission.

The following points in the revised scheme are welcomed:

The central LEAP area, which would help create a sense of place, whilst providing natural surveillance from adjacent dwellings.

The general design, scale and materials proposed for the dwellings.

The cycle route from the south through the site. Ideally it should carry on to the north, to pick up the industrial estate to promote sustainable transportation, but appreciate this was not required at outline stage. However, such provision would be welcomed.

Gardens having a minimum 10m depth, with the exception of units on the western boundaries. Where rear gardens are not 10m in depth, balconies should be provided to provide an acceptable level of private amenity space.

The following points are of concern:

The noise potential for the dwellings that back onto the A3 and how this would impact on the residential amenity of the occupiers, including when using their gardens. Whilst I appreciate the intention is to have a bund and acoustic fencing along the western boundary (plus tree planting), this would be 4.5m high, which would overshadow the garden areas in the afternoon with the dwellings overshadowing the gardens earlier on in the day. Any application should include a plan showing the impact of the overshadowing at various times of the day, so that this point may be fully assessed.



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FAO Shannon Betteridge
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Enquires to: Chris Hirst
Direct Line:
Date: 3rd March 2025

My reference: 6-3-13-198
Your reference: 020.0923/RMTA/2
Email: chris.hirst@hants.gov.uk

Dear Shannon,

Re: Pre-Application advice – Internal Site Layout, Land West of Hulbert Road, Havant.

Thank you for your pre-application enquiry into the potential internal site layout for the Land West of Hulbert Road site located in Havant.

A pre-application meeting was held 8th February 2024, at which time the Highway Authority was advised that the applicant was going to engage with Havant Borough Council to discuss the proposed site layout. Following on from this, updated internal site layout plans were received as part of a 'Reserved Matters Transport Assessment (RMTA) – January 2025'.

This document has now been reviewed, and the proposed internal site layout has been assessed, utilising drawings:

1. Site Layout - Roof – 23.121.010
2. Proposed Site Access – A096474-SK01 Rev C
3. Proposed Footway - A096474 SK03 Rev B
4. Proposed Footway - A096474 SK02 Rev C
5. Internal Road Tracking – 020.0923-0005 Rev P03
6. Internal Visibility Splays – 020.0923-0001 Rev P05
7. Forward Visibility Splays – 020.0923-0002 Rev P05
8. Refuse Vehicle Tracking - 020.0923-0003 Rev P05
9. Fire Tender Tracking - 020.0923-0004 Rev P05

Please find the Highway Authority's comments on the RMTA below.

Director of Hampshire 2050
Gary Westbrook

Pre-Planning Application Response of Planning Policy

Application No:	GEN/25/00112
Site Address:	Land west of Hulbert Road, Havant
Development:	Follow Up Pre-application enquiry advice in respect of a future reserved matters application for 100 dwellings and associated site access, landscaping and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered. (Outline permission APP/20/00441)
Case Officer:	Lesley Wells
Comments by:	Jade Ellis
Date of Comments:	19 th February 2024

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough.

Principle of Development:

The principle of development has been established by outline consent APP/20/00441 granted in February 2023.

The submitted Planning Statement invites officers to comment on a number of detailed matters in the first instance, including housing mix and affordable housing and these are set out in detail below.

Housing mix and affordable housing :

Core Strategy Policy CS9 indicates that housing proposals should provide a mix of dwelling types, sizes and tenures which help meet identified housing need and contribute to the development of mixed and sustainable communities.

There is a discrepancy between the accommodation schedule included in the submitted Planning Statement and that shown on the site layout – nevertheless, only the latter sums to a total of 100 dwellings. The following comments are therefore provided on the accommodation schedule included in the site layout.

The Council's [Housing Needs Analysis 2023](#) as the latest evidence on identified housing need. The table below compares the estimated size of housing required in Havant (Table 4.1 of the needs analysis) and the housing mix anticipated in the proposals:

	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Estimated size of housing required in Havant (Housing Needs Analysis)	8%	25%	46%	21%
Accommodation schedule shown on submitted site layout	0%	35%	55%	10%
Difference	-8%	+10%	+9%	-11%

It is noted that a high proportion of 2 and 3 beds would be provided relative to the Council's Housing Needs Analysis. The site would benefit from a greater proportion of 1 and 4 bedroom dwellings in accordance with the aims and objectives of Policy CS9.

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	GEN/25/00112
Site Address:	Land to the west of Hulbert Road, Havant.
Development:	Follow Up Pre-application enquiry advice in respect of a future reserved matters application for 100 dwellings and associated site access, landscaping and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered. (Outline permission APP/20/00441).
Case Officer:	Lesley Wells
Comments by:	Julie Clark
Date of Comments:	02/04/2025

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

This proposal is for a residential development of up to 100 units consisting of a small number of apartments (4), and the remaining 96 new homes ranging from 2- bedroom 3 person to 4- bedroom 6 person houses.

Type	Size	Persons	Number
Flat over garage	2 Bed	3	4
House	2 Bed	4	31
House	3 Bed	4	26
House	3 Bed	5	29
House	4 Bed	6	10
TOTAL			100

The site delivers a mix of dwelling sizes; however, I note that the proposals suggest a high proportion of 2- and 3-bedroom homes which does not accord with the data found in our borough Housing Needs Analysis 2023. I would like to see a better housing mix that incorporates some 1 bedroom, and a larger number of 4-bedroom homes.

I am pleased to see a high number of 2-bedroom 4 person homes as this size better meets the needs of growing families.