

2.11 Topography

The site survey identifies the lowest part of the site to the north east and illustrates the strong east-west/north-south orientation of the majority of the existing built forms, including the focal Padnell Grange dwelling.



Existing site photo looking south east



Existing site photo looking north



Existing site survey plan

2.12 Character of Existing Site

It is the character areas of the existing site which are the key design inferences for evolving a residential layout proposal responding to the existing site.

Padnell Grange



Outbuildings



Parkland Approach



Padnell Cuts Wood



2.13 Character Assessment

Cowplain village is surrounded by remnants of the Forest of Bere including The Queens Enclosure and Padnell Cuts Woods to the north of the site.

The village is to the west of the A3 arranged along the old London-Portsmouth Road. The residential area parallel to the A3 has a noticeable notch in the built figure ground edge which is the subject site location. All the existing properties to the west and south have rear gardens onto this green lung along the A3.

This provides an abrupt residential edge to the figure ground.

Padnell Cuts Wood acts as a buffer with the residential to the north. Hence it is the immediate character to Padnell Road and to Cherry Tree Avenue which provide the contextual analysis.

Padnell Road

Although dated in design there are clear character references:

- The dwellings are interspersed with mature trees.
- There are terraces and semi-detached streetscapes with frontage car parking.
- These are mixed with standalone dwellings of differing designs.
- Brick appears the predominant material.
- Noticeable horizontality to the linear streetscenes.

Cherry Tree Avenue

This is similar in character to Padnell Road.

Of note are the terraced groupings to the west; as rectilinear forms in the existing figure ground.

Although Cherry Trees Avenue has bungalows the general scale of the immediate area is of two and two and a half storey residential.



Padnell Road



Cherry Tree Avenue



Fairy Crossway



Padnell Road



Cherry Tree Avenue



London Road



Hudson Gardens



Padnell Road



Cherry Tree Avenue



Hudson Gardens

3.0 Design Framework



3.1 Introduction

This section sets out the key policies and guidance which form the framework within which the design of the scheme has been developed.

Further considerations include the relevant policies of the Planning Practice Guidance and Supplementary Planning Guidance.

For more detailed planning information please refer to the Planning Statement prepared by ECE Planning which accompanies the application.

3.2 Design Guides

The emerging development proposals have been designed with reference to a number of relevant design guides as follows:

- Manual for Streets (2007) (MfS 2, September 2010);
- Secured by Design;
- Living with Beauty (2020);
- Building for a Healthy Life (2020); and
- Places Where People Want to Live (2018).



Paragraph 135 explains that planning decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

More detailed guidance on design was provided in March 2014 (updated in October 2019) within the Government's Planning Practice Guidance. The Guidance explains that planning should promote:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of green spaces (including parks) and public places
- Appropriate security measures and address crime prevention
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

A well designed place is defined as one which is functional, supports mixed uses and tenures, is adaptable and resilient, has a distinctive character, is attractive and promotes ease of movement. Public spaces should be lively. Guidance is provided on layout, building form, scale, details and materials.

3.4 The National Design Guide

The National Design Guide was initially published by the Ministry of Housing, Communities and Local Government in September 2019 and updated in January 2021. It is a response to the 'Living with Beauty' report published in January 2020 by the Building Better, Building Beautiful Commission.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities in the form of ten characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

The 10 characteristics of the National Design Guide

Well-designed places have individual characteristics which work together to create its physical distinctiveness. The ten characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate.

They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. The ten characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme are:

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan



The ten characteristics of well designed places
(National Design Guide, January 2021)

3.3 National Planning Policy Framework

The NPPF was originally published in 2012 and has since been updated, the most recent in December 2024. The document sets out national guidance relating to design. At the heart of national planning policy is the presumption in favour of sustainable development. Paragraph 59 sets out the government objective of significantly boosting the supply of homes. Paragraph 117 promotes effective use of land in decision making and to use as much previously developed land as possible and Paragraph 124 advocates good design as a key aspect of sustainable development. Paragraph 131 states:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..."

3.5 Planning Context

Havant Borough Council Local Plan 2014

The ageing local plan allocation for the Padnell Grange site advocates that design takes account of all site specific development requirements. The site allocation is at policy W126 with the site specific development requirements listed (in yellow).

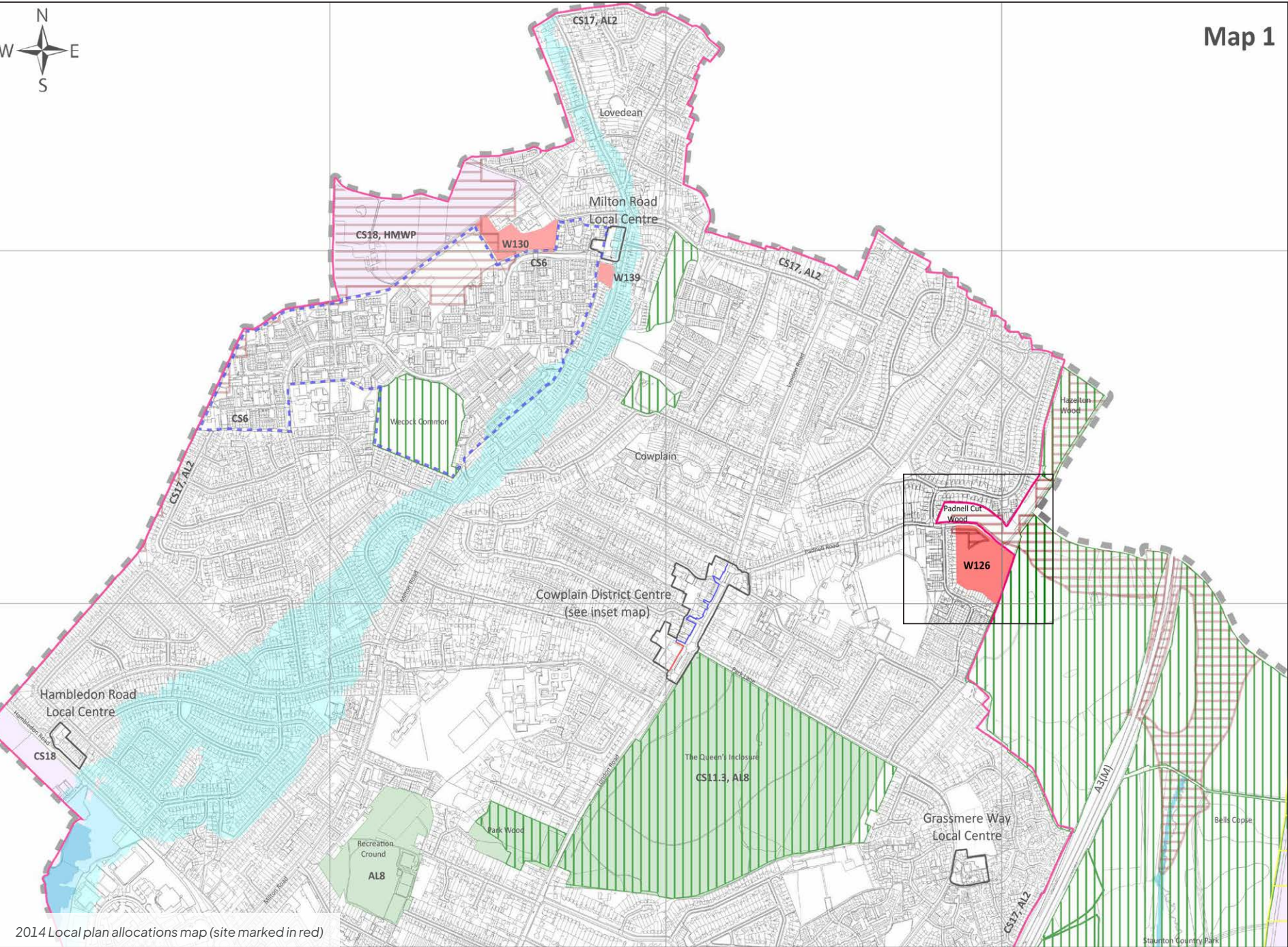
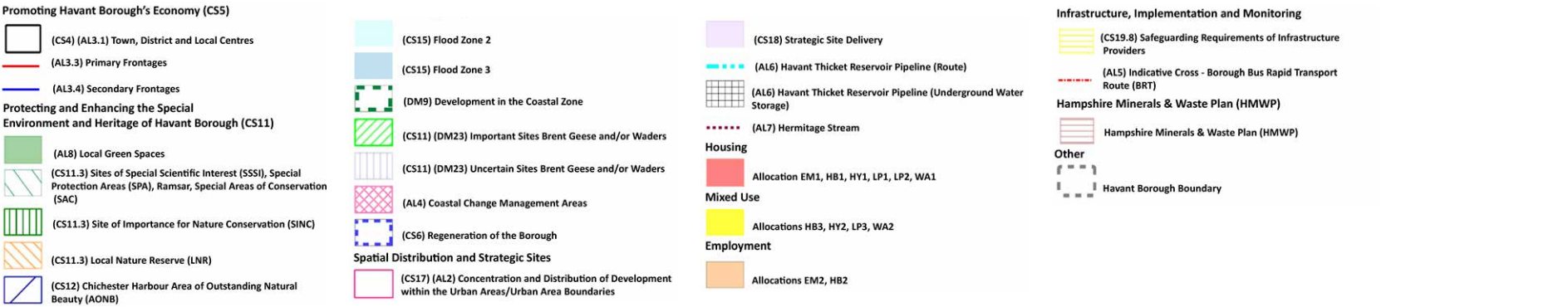
The golf course to the east of the site is designated as being of importance for Nature Conservation (SINC).

Notably there is no reference to retention of any of the existing buildings on the site.

Local plan policy CS9 sets out a 30% (- 40%) affordable housing provision.

Site Name: Padnell Grange	Site Ref/Policy Number: W126
Description of Site: Situated on the edge of Cowplain. To the north and west are residential properties. To the immediate north is Hazleton Wood and Waterlooville Golf Club course is located to the east. There are a number of existing buildings on the site and existing vehicular access runs from the end of Padnell Road.	
Known Constraints: <ul style="list-style-type: none">TPOsPotential ground quality issues associated with previous and/or current use of siteSite includes or is close to existing sewerage infrastructureSouthern Water has advised that sewerage capacity in network closest to site is limitedSINC adjacent to siteLow to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: <ul style="list-style-type: none">Bus route within walking distance	
Existing Accessibility to Local Services/Facilities: <ul style="list-style-type: none">School provision (primary) within walking distanceLocal shops and services available nearby	
Site Opportunities: <ul style="list-style-type: none">New homes including affordable housing	
Policy W126 - Site Specific Development Requirements: <ul style="list-style-type: none">Utilise existing access point onto Padnell RoadHeritage Statement, of an appropriate level of detail, to support planning applicationDesign and layout should aim to retain and protect TPO treesInvestigate ground quality conditions, as part of a planning application, and address any matters that ariseEmployment and Skills Plan to support planning applicationAddress any potential effects upon the Hazleton Common SINCSouthern Water request connection to the sewerage system at the nearest point of adequate capacityAppropriate easement from existing sewage/waste infrastructure	

Policy W126



3.5 Planning Context

Havant Borough Council emerging Local Plan

The site is also a proposed allocation (Allocation 19) in the emerging ‘Building a Better Future’ local plan document which was published for Regulation 18 stage consultation earlier this year.

The continued proposed allocation of the site is supported. Stonebond submitted representations to the Regulation 18 consultation and will continue to engage with the emerging local plan process as required.

A future application will accord with existing and emerging policy and help to deliver much needed new housing in the short term to help address Havant Borough Council’s existing poor housing land supply position.



Allocation 19: Padnell Grange – emerging Local Plan

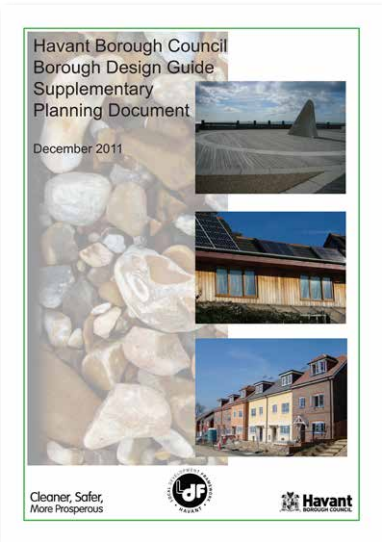
SHELAA Reference: WA03	Use: Housing
Size (ha): 2.64 ha	Indicative Yield (net): 83
Site Description The site is situated on the edge of Cowplain. The site is currently occupied by a historic house and associated buildings, known as Padnell Grange, last used as offices. To the west and south are residential properties along Cherry Tree Avenue. Immediately to the north lies Padnell Cuts Wood with Waterloo Golf Course to the east.	
Key Features <ul style="list-style-type: none">Brownfield siteClose proximity to commercial siteThe existing grange and barn on site has some local historic valueTree Preservation Order (TPO) trees and groups on siteAdjacent to Site of Importance for Nature Conservation (SINC) and Tree Preservation Order WoodlandPotential for protected speciesExisting Public Right of Way route no. 108/127/1 runs through the siteAccess from site to Byway Open to All TrafficAt risk of surface water floodingSecondary aquifer on siteSource Protection Zone 1c on sitePotential for contaminated land.	

Allocation Requirements
Development of about 83 dwellings will be permitted where proposals: <ul style="list-style-type: none">a) Provide an ecologically sensitive lighting strategy;b) Address the risk of surface water flooding;c) Surface water management systems produce a 50% betterment on the pre-development rate of flow (PDL part) and restrict the rate of flow to greenfield rates (greenfield part);d) Avoid risks to the protected aquifer underlying the site;
Design and Layout <ul style="list-style-type: none">e) Provide native-led landscaping, taking into account local distinctiveness and conservation priorities;f) Retain and incorporate protected trees and hedgerows on site;g) Retain access to Byway Open to All Traffic and retain Public Right of Way or off-road useh) Avoid unacceptable harm to the amenity of neighbouring residents through loss of privacy, noise, outlook and overlooking;i) Sets development back from the western boundary and includes a strong landscape buffer to the golf course;j) Retain a footpath link to Cherry Tree Avenue;k) Protect and enhance Havant Footpath 127, which runs within the eastern edge of the site, and connects it with Havant Bridleway 22 at the site’s north-east corner;l) Explores the retention of the main Padnell Grange house and the barn and incorporates them into a locally distinctive scheme

Havant Borough Supplementary Planning Document 2011

The SPD advocates seven key design principles of good design at Chapter Four, with specific guidance on residential developments at Chapter Five.

The key design principles are addressed at the Conclusion section of this document.



SPD Chapter Four

The Seven Key Principles of Good Design

1. Distinctive Character	This helps identify a place. Character is influenced by the activity that predominates in that place and also by its natural and built features, its context and surroundings.
2. Ease of Movement	People should have convenient and equal access to a new place; they should be able to move through it with ease and the new place should be connected to neighbouring areas to help it integrate.
3. Good Legibility	The layout of a new place should make it easy to find your way around by having logical, safe and convenient routes and visual markers such as nodes, views and landmarks.
4. Good Continuity and Enclosure	Buildings and landscape features, such as trees, help to frame streets and spaces. This relationship influences the character of a place. New places should be designed to have a good degree of continuity in the built form, appearance and/or development pattern and an appropriate level of enclosure.
5. Good Quality Public Realm	Just as much care should be taken in the design and construction of public spaces between buildings and open spaces, as with the design of buildings themselves. The public realm should function well and be made from good quality robust materials that are well maintained and managed.
6. Diversity and Detailing*	The design of new places should have variety and attention to detail that adds to the interest and distinctiveness of the place.
7. Adaptability and Sustainability**	New places should be designed so they can adapt over time to changing circumstances, like ageing residents and climate change and are built sustainably through construction techniques and the inclusion of energy and water efficiency measures.

The proposals are assessed on these criteria at Section 7.0

SPD Chapter Five

This sets out the characteristics of good perimeter lock layout design:-

Back to back distances	20m
Rear garden lengths	10m
Dwelling to blank gable separation	10m

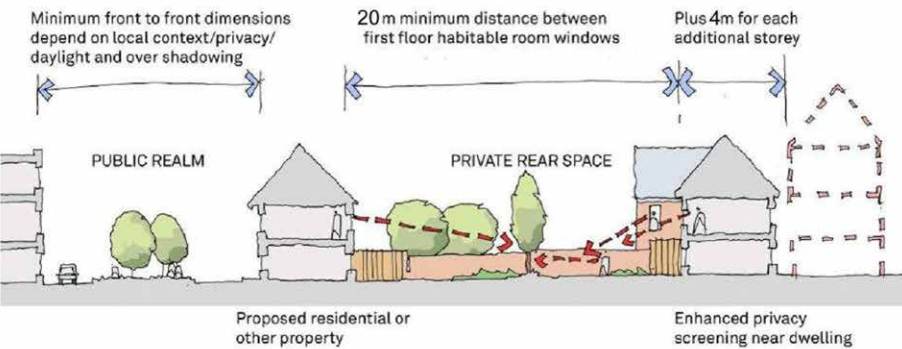


Figure 5.1: Back-to-back distances

In addition to the functional elements of layout design the SPD at 5.11 sets out open space any play.

5.11 New development should address parks and open spaces. These spaces should be integrated into the design of new places and can become focal points for new residential led schemes.

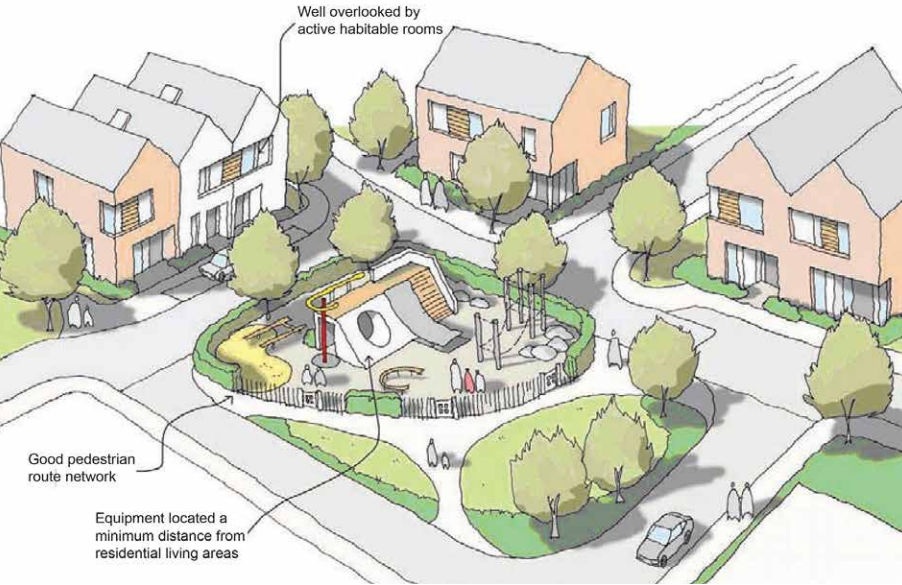


Figure 5.3: The main elements of a well-located play area

3.6 Site Considerations

Existing Figure Ground

The existing figure ground of Cherry Tree Avenue particularly with detached, semi-detached and terraced residential provides a strong perimeter built alignment. To reflect the context this approach can form the basis of the proposals, with linear built forms and groupings of terraces as key figure ground indicators.

TPO Trees

There are considerable TPO trees on the site. With RPZ extents these constrain the development potential but provide the attractive, mature parkland setting. The mature oaks define the character of the area and are of strong long term arboricultural value, together with the Padnell Cuts Wood to the northern perimeter.

Existing Site Access

This follows the northern site perimeter past Padnell Cuts Wood and sweeps southwards to access the existing buildings. This defines the site access primary road, reusing Padnell Road access from immediately after the Cherry Tree Avenue junction. Reflecting Cherry Tree linear alignment and aligning the access road with live frontages formulates the emerging figure ground.

Landscape Led Proposals

The mature oak trees line the Padnell Road approach, reflecting the Padnell Cuts Wood to the north. This mature oak landscaping can be considered as a series of 'pocket parks' within an overall parkland setting. Hedgerows and landscape design can be considered to create a semi formal setting which reflects the north-south / east-west geometry of the existing buildings on the site. This will be accessible public amenity space, with linkages and play integrated into this community landscape. Integrating the built forms within the landscape features and create a 'transitional' figure ground.

PRoW

The existing alignment of this can be emphasised approximating the existing pedestrian north-south route - as the 'back bone' of the emerging layout, aligning with the site access and aligned with built forms providing natural surveillance.



3.7 Concept Development



Padnell Grange

Padnell Grange has a formal frontage to the east (the approach) and a rectilinear plan form. This was the original farm house to the formal series of outbuildings to the south.

An apartment building on the same footprint will form the focus of the proposals - on the central N-S and E-W axis. The replacement focal building will be influenced by the character of the existing building in its form and appearance as a 'pavilion in the parkland'.



Pavilions in the Parkland

The mature treed setting suggests that an additional pavilion is considered to the north west of the site, with separate access but similar formal arrangements and aesthetics as the existing Grange building.

A formal setting can be considered based on the symmetrical proportions of the retained building to the east, north and south, reflecting the regular geometry of the outbuilding quadrangle.

This can be offset by the more informal contours of the existing landscape and the 'backbone' alignment of the PRoW.

3.8 Site Opportunities

Padnell Grange

Central focal aesthetic approach as 3 storeys, reminiscent of the existing dwelling to be demolished.

Pavilions in the park

Central pavilion in the park complimented by a similar building facing onto the northern access road.

Parkland/perimeter /approach

Brickwork and roofs as Cherry Tree Avenue.

Outbuildings to South

Timber cladding (horizontal) as a distinct character to the dwellings, reflecting the outbuildings.

Public Right of Way

The north - south delineation creates a strong spine through the site. This is proposed as a primary access with a 3m wide footpath.

North East Site

To the east of the PROW is the lowest part of the site and will be a SuDS attenuation area as a feature along the public route.

Golf Club

The residential onto the golf club is a transition from the NS/EW geometry to the angular (out) building to the south. Gables face onto the green.

Note - this is influenced by Consultation - see section 4.0.



4.0 Design Process



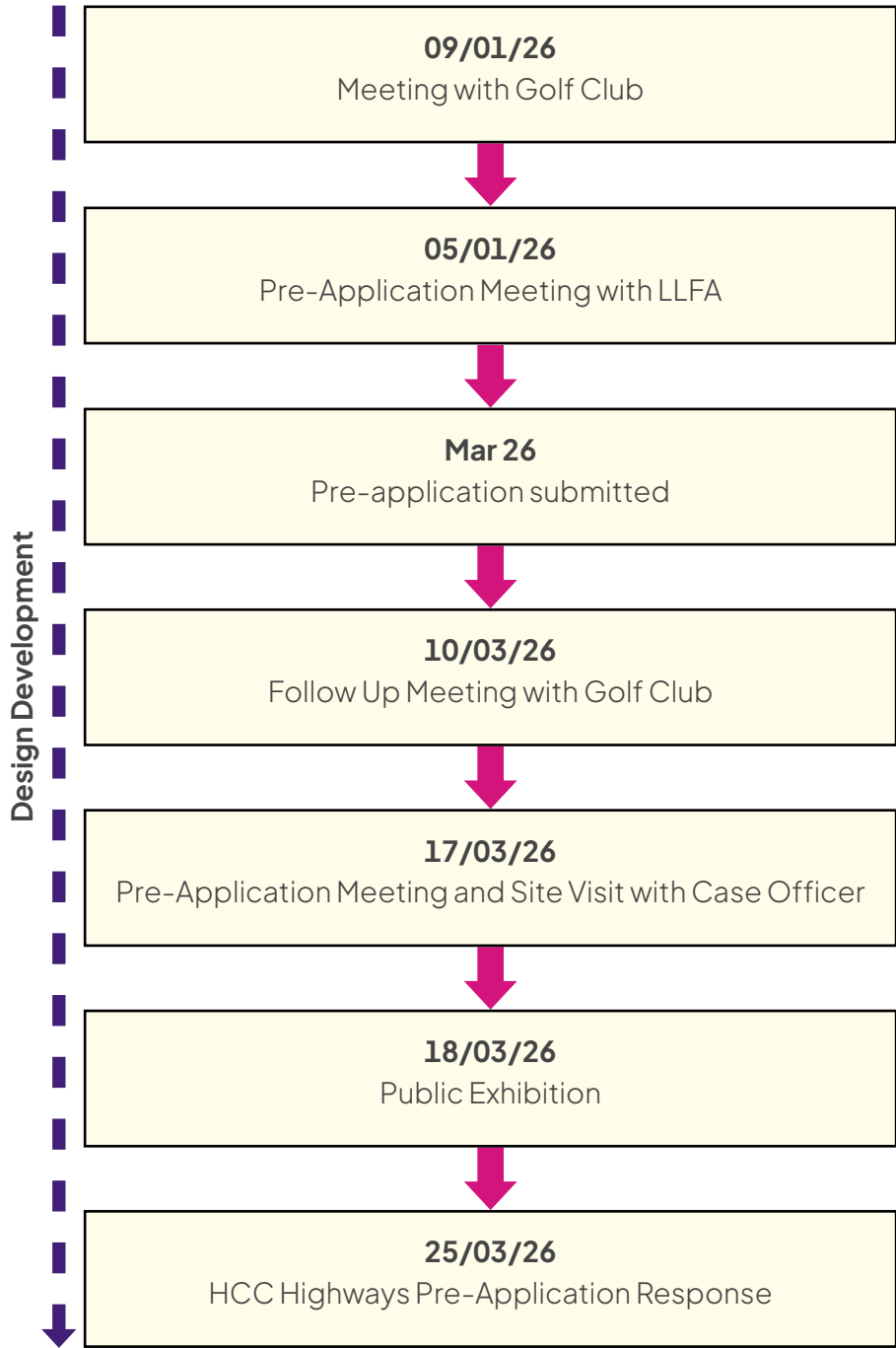
4.1 Design Principles

- Creation of a landscape led new neighbourhood
- Provide a mix of new homes to meet local demand
- Provide affordable housing to meet local need
- A development which responds to the existing landscape character
- Provide pedestrian access to the site to connect with and enhance the local Public Right of Way (PRoW)
- Provide extensive open space with play areas and a parkland SuDS features
- Maintain local character
- Community living
- Green & Sustainable living
- Healthy living



4.2 Design Evolution

The design team have had the following meetings with Council and Planning Officers through the design stages to receive feedback, which has helped to progress the layout and respond to comments, which have been considered as part of the final design proposals.



Sketch site layout - December 2025 - All consultations are based on this layout

4.3 Public Exhibition – 18/3/2026

A public exhibition was held at the Golf Clubhouse on the 18/03/2026. The event was well attended with a broad understanding on the site allocation for residential and the wider need for housing, locally and nationally.

There was an emphasis from Cherry Tree Avenue residents on boundary screening and general support that the landscaped site will remian accessible and usable by residents.

In other respects, local transportation matters were the primary concern – all as set out in the Statement of Community Involvement (SCI). The website of the event and opportunity for responses remained 'live' until the end of March 2026.



Photographs from the public exhibition

Introduction and Background

Welcome to our exhibition, displaying proposals for the redevelopment of Padnell Grange off Padnell Road. These exhibition boards show how the site could be developed to provide much needed housing in Havant Borough, landscape improvements and community spaces.

For questions or feedback, please speak with our project team. To submit feedback by post, request a pre-addressed, stamped envelope from us. You can email guildford@stonebondltd.com or visit our website at www.stonebondproperties.com/padnellgrange to complete a feedback form electronically.



Background

The land was originally a farmyard and farmhouse (Padnell Grange), which is no longer operational. The site currently consists of a single residential unit, dilapidated barns and a small office used by the Borrow Foundation.

The design has been considered against the history of a previous planning application (ref: APP/19/00224) and responds to the site allocation in the current and emerging Havant Borough Council Local Plan.

About Stonebond

Stonebond is a partnerships-focused housebuilder, delivering high quality, mixed-tenure developments. Being a partnerships business, Stonebond works closely with affordable housing providers but also delivers private housing for sale so that their developments cater for everyone to create genuinely sustainable communities.



Banners for the public exhibition

Site Overview

The site comprises 2.82ha of brownfield land and is situated on the edge of Cowplain village, approximately 2.3km north-east of Waterlooville Town Centre. The site has good access to local facilities and public transport services.

Access to the site is from Padnell Road, with the drive sweeping towards the outbuildings before turning north. The irregular shaped site follows the southern edge of Padnell Cuts Wood, the golf course to the east and abuts housing along Cherry Tree Avenue to the south and west.

A public footpath runs nationally north to south through the site, along the accessway to the existing buildings, and continues southwards to Cherry Tree Avenue. The footpath turns into a driveway just outside of the northern boundary of the site and then continues to the north east.

None of the buildings on site are listed or locally listed. However the team has considered the possibility of retaining the Padnell Grange farmhouse and 19th Century Barn.

- Access:** The main vehicle access point into the site would be retained via Padnell Road, with pedestrian and cycle connections to connect the site to the surrounding area.
- Daylight & Sunlight:** Homes would be positioned to utilise sunlight efficiently, conserving energy.
- Topography:** The levels on the site generally fall from west to east. The proposal would seek to retain existing levels where possible and therefore drain to the east of the site.
- Existing Trees:** There are a number of mature trees on the site boundaries and within the site which are generally of good quality and are proposed to be retained.
- Flood Risk:** The site is located in Flood Zone 3, which means there is a very low risk of flooding from tidal or fluvial sources.

Our Proposals

Distinctive Character
An extension of the existing buildings will not provide high quality and sustainable homes, the heart of the development proposes replacement buildings that acknowledge the character of the existing buildings through materials.

Affordable Homes
The provision of 160 new residential homes, comprising apartments and houses, of which at least 27 homes (30%) will be affordable dwellings.

Adaptability and Sustainability
Our homes are designed for modern living and come with electric vehicle charging points and low carbon energy sources. Homes will be designed so that they can be adapted to residents' needs where required.

Landscaping
These spaces are designed for new and existing residents and encourage a range of activities close to home. Open lawn and planting areas along with trees create a buffer between the homes and the road.

Children's Play Areas
There would be series of informal play areas catering to young children, providing opportunities for social interaction and exercise.

Design

We are drawing inspiration from the local material palette and Borough Design Guide to provide high quality new homes that are appropriate to the area.

The design principles that have guided the vision for this development are set out below:

Design Principles

- Creating outdoor spaces with native-led landscaping where residents can socialise.
- Improved legibility and ease of movement providing circulation routes.
- Retaining trees and introducing landscape buffers to safeguard the amenity of residents and neighbouring uses.
- Utilising eco-friendly features and promoting local biodiversity.

We are committed to maintaining the local character in our building designs. Features such as red brick, brick banding patterns, and a variety of construction materials will be incorporated to reflect this.

Landscape and Community Spaces

Character Zones
The design for the landscape and public realm aims to create enjoyable connections through the site. The landscape has been divided into 3 distinct character areas:

Children's Play Spaces
We are seeking to provide play space catering to young children. The design includes areas for independent play as well as spaces specifically tailored for social interaction and general engagement.

Features proposed include:

- Safe enclosures for toddlers and young children.
- Areas for children transitioning to independent play, offering varied play experiences.
- Zones for physical activities, potentially featuring landscaped elements like mounds.

Sustainability

We recognise our responsibility in managing environmental impacts. Our development aims to build a future-ready community, focused on green transport, energy efficient homes, and biodiversity.

Our plans will realise the site with high-quality open spaces with integrated landscaping to provide site-wide ecological benefits and a biodiversity net gain.

Energy & Water Efficiency

- Buildings with renewable energy-efficient systems such as air source heat pumps and LED lighting.
- Water conservation features such as aerated taps ensuring minimal wastage.

Biodiversity

- A landscaping strategy that promotes rich habitats, tree preservation, open lawns and seasonal planting.

Sustainable Housing Design

- Electric vehicle charge points for every home.
- Cycle parking for every home, including for the apartments which would have secure and dedicated space.
- Safe circulation routes with connections to the wider area to reduce car reliance.
- Selection of sustainable materials from recycled and renewable sources where possible.

Flooding and Drainage

- Surface water drainage system and inter-tenement drainage to deal with surface water runoff generated by the development.

Accessibility and Transport

The proposals aim to promote sustainable transport and active lifestyles through a comprehensive network of pedestrian and cycle routes.

Good legibility through the use and use of movement elements to promote existing public transport connections to reduce private car dependence.

Walking and Cycling
Our proposals include connections that integrate with the existing Public Rights of Way and surrounding routes, providing easy access to key local facilities.

Cars
There is a combination of frontage parking for the houses and courtyard parking for the apartments. Electric vehicle charging points will also be included.

Bus
The site is well-served by public transport with the nearest bus stops located approximately 350m from the site on Padnell Road. This provides hourly bus services to Havant and Portsmouth. Additional bus services can be accessed from London Road, approximately 800m from the site and provide services between Clarendon and Southsea, via Portsmouth and Waterlooville.

Rail
Havant Rail Station is located 3 miles south-west of the site, providing regular routes to London, Portsmouth, Southampton, and Brighton. Additional services can also be accessed from stations in the neighbouring areas of Havant, Gosport and Beahampton.

Timeline and Next Steps

Thank you for joining us today, we hope you have found this public consultation informative.

Members of our project team are here today to discuss your ideas and answer any questions you may have. Your local knowledge, thoughts and suggestions are important to help shape our plans and ensure the very best scheme is brought forward.

Timeline

Submit Application Spring → Committee later Summer → Permission Autumn → Construction from 2027

Feedback

Please complete a feedback form and post it in the box provided. You can also complete the form electronically by emailing guildford@stonebondltd.com or by visiting our website at: www.stonebondproperties.com/padnellgrange. If you would prefer to take the form away with you, please ask a member of the team for a feedback envelope.

Please return your form to us by **21st March 2026** to allow us time to collate and consider all feedback received.

We will review all comments and suggestions received as we continue to develop our ideas for the site.

Contact Details

The team would be happy to answer any questions you may have following the event.

You can contact us via **Stonebond Properties (Guildford) Limited, 3 Bishops Wharf, Walnut Tree Close, Guildford, Surrey, GU1 4BP**

4.4 Consultation Proposals – Feedback

1) Access

2) Adjoining Owners

Concern regarding the arrangement of back gardens onto the golf club. The perimeter is to be netted but the layout is reconsidered in this area.

3) Southern Shared Surface

The turning provision is to be relocated westwards. Generally angular roads to be reviewed, particularly around central focal building.

4) Proximity to neighbouring dwellings

The western apartment pavilion is in close proximity to the Cherry Tree Avenue properties. Back to back gardens are preferable here as per the terrace to the north of the boundary.

5) Apartment/location/provision

For efficiency of construction the apartments are proposed to be three storeys, and amalgamated into two 'parkland pavilion' buildings with central shared staircase core provision in each building.

6) Attenuation

The attenuation requirement is expanded to the north east corner of the site. This can be considered as an attractive landscaped 'arrival area' at the hub of the access road, complimented by the existing oak trees. This parkland is a transition to the green swathes of the golf course to the east.

7) Approach view

Allied to the above the approach view is the rear of a dwelling projecting to back edge of pavement. This approach is therefore to be addressed.

8) Amalgamated play provision

LAP & LEAP, play provision relocated more centrally on the heart of the layout.

9) Primary Streets

The required geometry of the primary streets is to be integrated into the layout - 'softening' the hard surfaces and emphasising the landscaped setting.

10) Eastern Boundary

The pedestrian 'desire route' which follows the eastern perimeter can be established as a bound gravel footpath, reinforcing the accessibility and linkages through the site.



Sketch site layout (SK09B)

4.5 Padnell Grange “Georgian” Proportions

The Georgian Proportions principles of Padnell Grange primary elevation are:

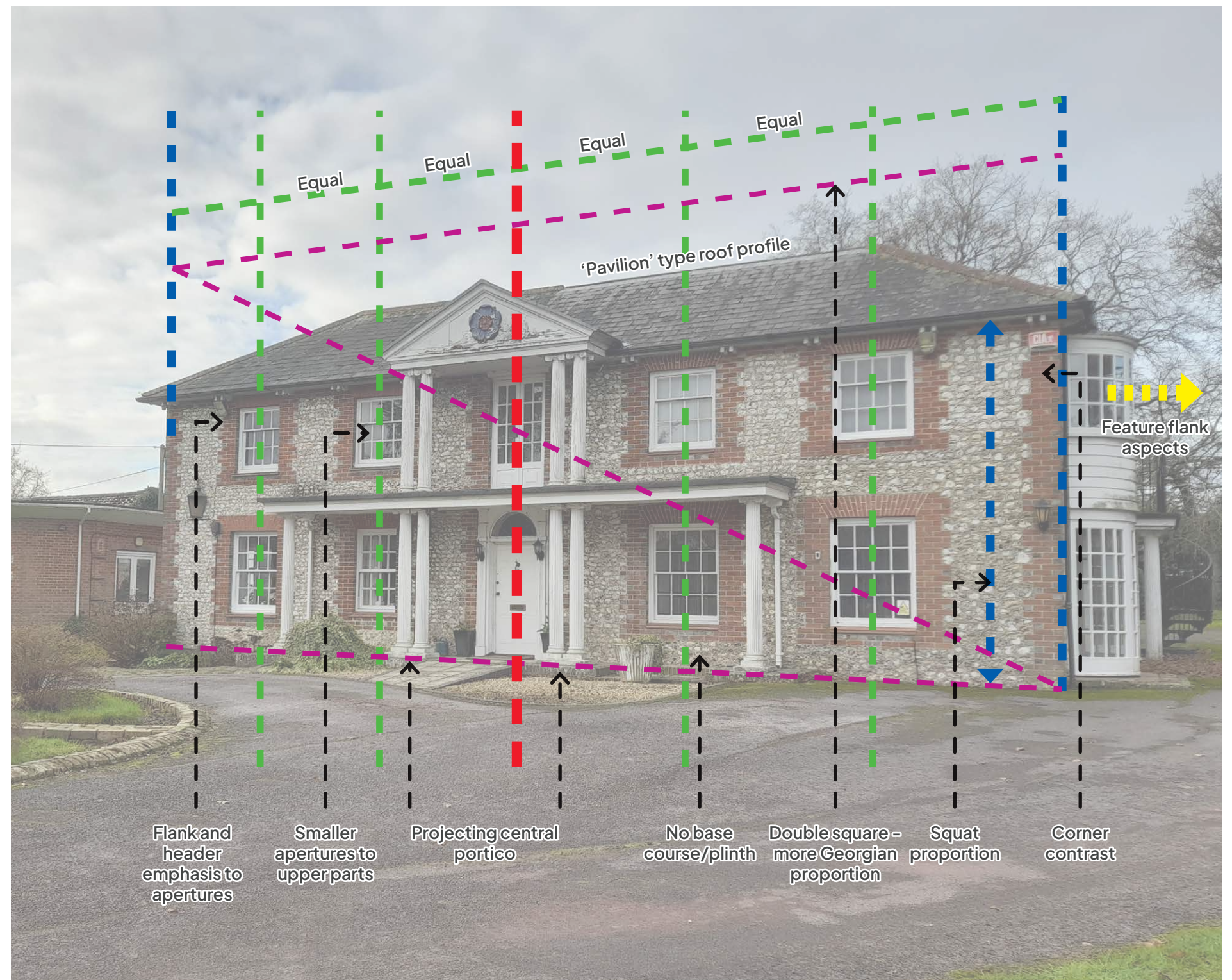
- Central axis emphasis/embellishment
- 5 Bays/apertures
- Georgian proportion detailing to corners and windows

The proportions of the front elevation of the existing building is squatt and elongated. A typical Georgian proportion is that of a “double square” or golden section (5 x 8 proportion). A replacement building elevation approximating this more conventional scale is advocated – as a 3 storey apartment building, maintaining the ‘pavilion in the parkland’ aspiration.



Preliminary thumbnail sketch of front elevation proportionality

It is logical that the glazing proportions are in keeping with that of the general housing of the layout, and that the brickwork adopts the hue of the Padnell Grange flint, with consistent brick detailing, coordinating with the housing.



Proportions of Padnell Grange

5.0 Proposals



5.1 Design Principles

The scheme has been informed by the key site considerations, the parameter plans and comments and responses from residents, the local authority and the county council. The proposed site layout creates a strong landscape led design approach which creates legible well scaled streets that follow good urban design principles while respecting the local context and character.

The building typologies, building relationships and public realm create strong places throughout the site, whether it's the key public open spaces or a small breakout space this ensures social cohesion, well-being and health are at the foundation of this future community.

Key points:

- Deliver much needed housing for Cowplain
- Provide 90 new dwellings with a mix of 1 - 4 bedroom properties, offering a range of living opportunities from terraced dwellings to semi-detached and detached properties.
- Provision for 27 (30%) affordable dwellings.
- Key streets built into green infrastructure and existing landscape framework.
- To create a considered and appropriate built edge to Cowplain and the wider setting.
- Enhance existing north-south PRoW through the site and create connections and links into the wider context.
- Generate a high quality place by creating an attractive new community set within a landscape of open space, street trees and structural planting.
- Provide public open spaces incorporating formal and informal play facilities, new landscaping and enhanced site biodiversity.
- Adopt the theme of inclusive design by making the development compliant with DDA standards and therefore accessible to all.
- Retain and incorporate existing boundary trees and hedgerow planting and improve biodiversity where possible.
- Reinforce existing woodland features and habitats within the wider landscape context of the site.
- Create a 'place' which is designed for people and is easy to understand and move through, with quality 'communal' streets providing good pedestrian and cycle linkages both within the site and beyond.
- Aim to ensure the development is as safe and secure by design as reasonably possible.
- Promote sustainability through the design and construction process, reducing energy consumption and minimising waste.
- Embrace best practice solutions and contemporary design and construction methods. These will be ingrained from good examples of local distinctiveness found within and around Cowplain.



Enhanced landscaping including new tree species and native hedgerow planting



Potential for biodiversity gains through the creation of extensive new green infrastructure



Ecological enhancements to encourage native species of wildlife



Public open space provision providing natural recreational opportunities



Much needed, high quality homes designed to reflect the context of the local area



Pedestrian and cycle links providing access to the surrounding area

Key Layout Features:

1. Primary access into the site from Padnell Road
2. Strong frontages
3. Landscape-led incorporating retained and proposed trees
4. Pedestrian route and connections to wider network
5. Focal green space with amalgamated LAP/LEAP
6. SuDS attenuation feature
7. Tree-lined north-south streets
8. Mews style streets as shared surfaces with turning facilities and (visitor) parking
9. Retained and enhanced boundary landscaping



Children's play areas designed in accordance with local policies

Proposed site layout (C101) ►

