

6.5 Primary Open Space



Apartment blocks garden area
Fine lawn and ornamentally planted spaces

Meadow planting area
Native species seed mix set under existing trees

Equipped play area
Comprising of planting, seating and timber play equipment

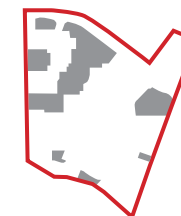
Footpath



Section across northern open space



Character images of northern open space



6.6 Secondary Open Space

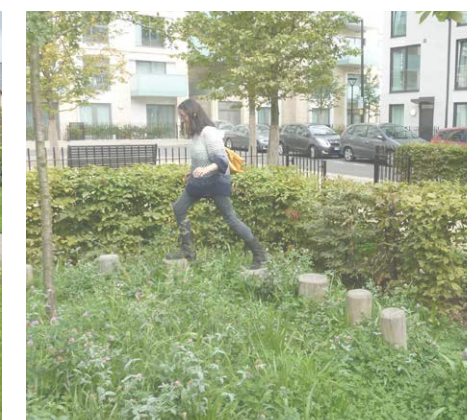


Southern open space plan

Scrub boundary planting	Meadow planting and grass lawn with informal furniture Native species	Footpath	Defensible front garden
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Section across southern open space



6.7 Drainage Depression Open Space



Drainage depression space plan

In this location the focus of the proposed planting is to aesthetically link the space in with the existing boundary hedgerow and landscape beyond and enhance the site biodiversity.

The planting also helps bolster the available food sources and shelter for local wildlife. The planting ranges from amenity grass next to the road, through flowering meadow before populating the margin area on the bank of the drainage basin with suitable native planting. Within the drainage basin reed planting is proposed to help create a diverse habitat.

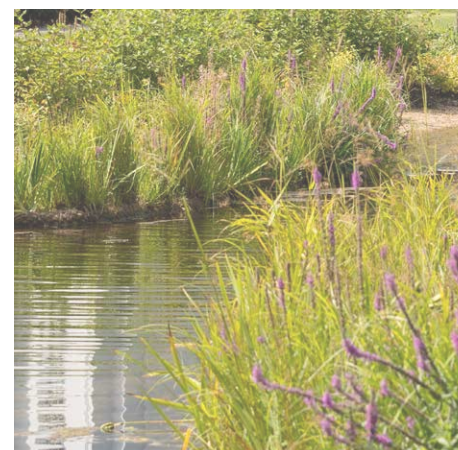
The boundary condition retains the existing hedge and bolsters this with native scrub planting and infill planting where required.



a. Drainage basin



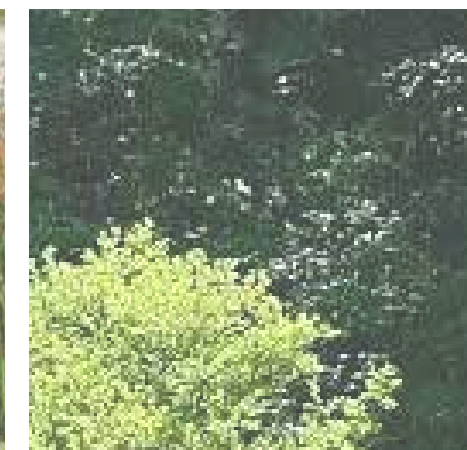
b. Native marginal planting.



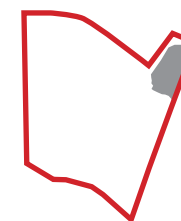
c. Smooth boulder seats



d. Reed planting in the drainage basin



e. Existing tree stand retained

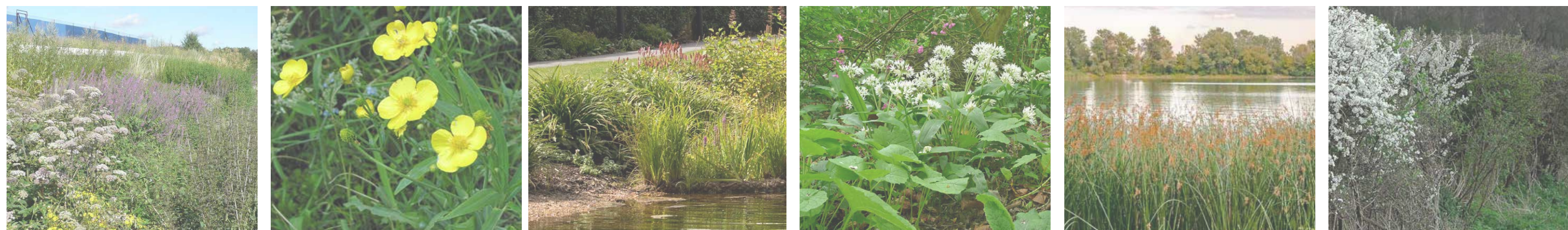


6.7 Drainage Depression Open Space

Marginal planting Native species	Drainage depression	Marginal & rush planting Native species	Scrub & tree planting Native species	Footpath
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Section through drainage depression space



Character images of drainage depression planting



6.8 Residential Streets



Residential streetscape plan

The residential streets should be social places, creating pedestrian priority spaces in which the choice of materials, planting and street furniture has a large part to play in achieving a sense of place.

The streets will demarcate the arrival and destination points into the site in which people will be able to easily and enjoyably navigate and move through to the wider community.

The use of street trees and street planting which will define the routes and reinforce the linear quality of the street and provide year round foliage and interest.

Ground floor residential units (whilst having a degree of buffer planting) will face onto open, active and transparent spaces, adding to feelings of security and increasing natural surveillance. A defensible buffer will be created to protect the privacy of the residents and transitional space to building entrances, this will take the form of a low hedge and railings, further increasing the green presence of the street.

The streets will be developed based on the following principles:

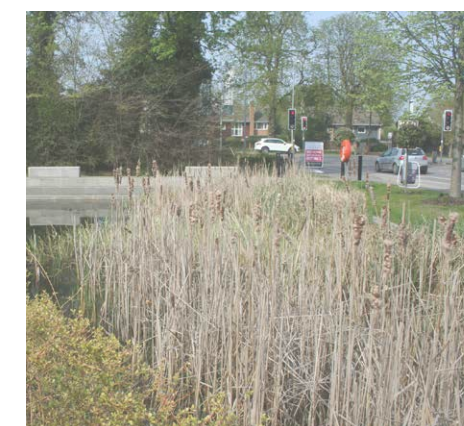
- Private defensible planting to the residential units.
- Maintain clear vehicle access route for maintenance and fire vehicle access.
- Tree planting and specimen shrubs will often the space, creating a human scale to the development, as well as providing a variety of colour, texture and scent throughout the year.
- High quality surface materials will be laid to create legible routes through the space.



Tree lined streets



Planted, playable verges



Native planting giving character to spaces

6.9 Residential Streets – Primary Street



Primary Street plan

Footpath

Traditional carriageway with parking bays either side
The hard paved area contains a 2 way carriageway, parking bays and planting areas

Footpath



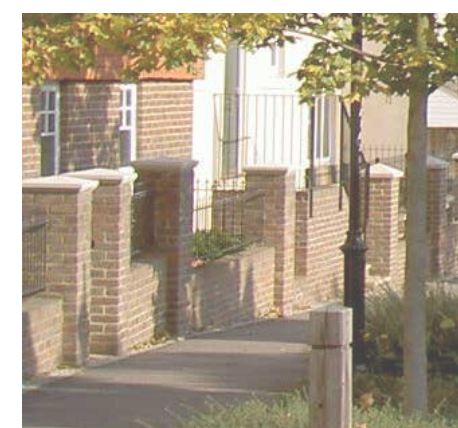
Section across a traditional carriageway



a. Coloured asphalt road surface



b. Defensible planting against dwellings



c. Pedestrian footpath



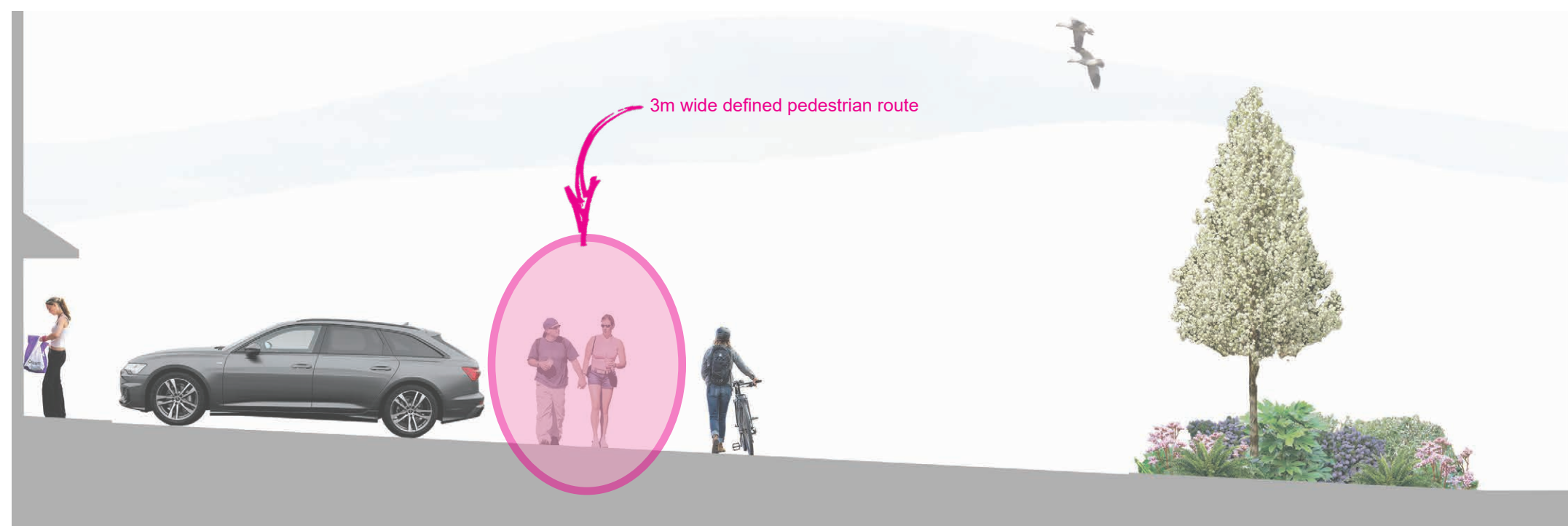
d. Street planting



6.10 Residential Streets – Secondary Street



Shared surface
The hard paved area contains a 2 way carriageway, parking bays, planting areas and a 3m wide pedestrian route



Section across the shared surface



a. Change in paving surface by dwelling



b. Flush kerbs help define surface usage



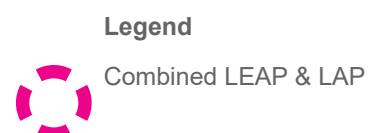
c. Street planting



Pedestrians and vehicles use the space

Secondary Street plan

6.11 Play Strategy



This play strategy sets out how the development will give proper recognition of children and young people's need and wish for play and recreation. The key principles are multi- functionality, design quality, permeability, and effective, sensitive management and maintenance.

The aim is to create a landscape that is genuinely child-friendly and inclusive. As much of the public realm as possible will be in the form of 'playable space', where children's play and recreation is one legitimate use amongst a range of uses without compromising other residents and users needs and enjoyment.

A combined LEAP and LAP is located to the north of the site within the main green open space. Different age groups should be able to make use of the spaces throughout this area and through varying activities at different times of the day.

Carefully selected play equipment, facilities and non-prescriptive features such as hard and soft landscaping, and other landscape features will create playful offers that merge into the wider open space, encouraging a wide range of play activities while also allowing the spaces to be enjoyed by adults.



Lawns provide informal play space



Hard surfaces provide play opportunities



Landform forming play apparatus



Hedges forming passive play elements



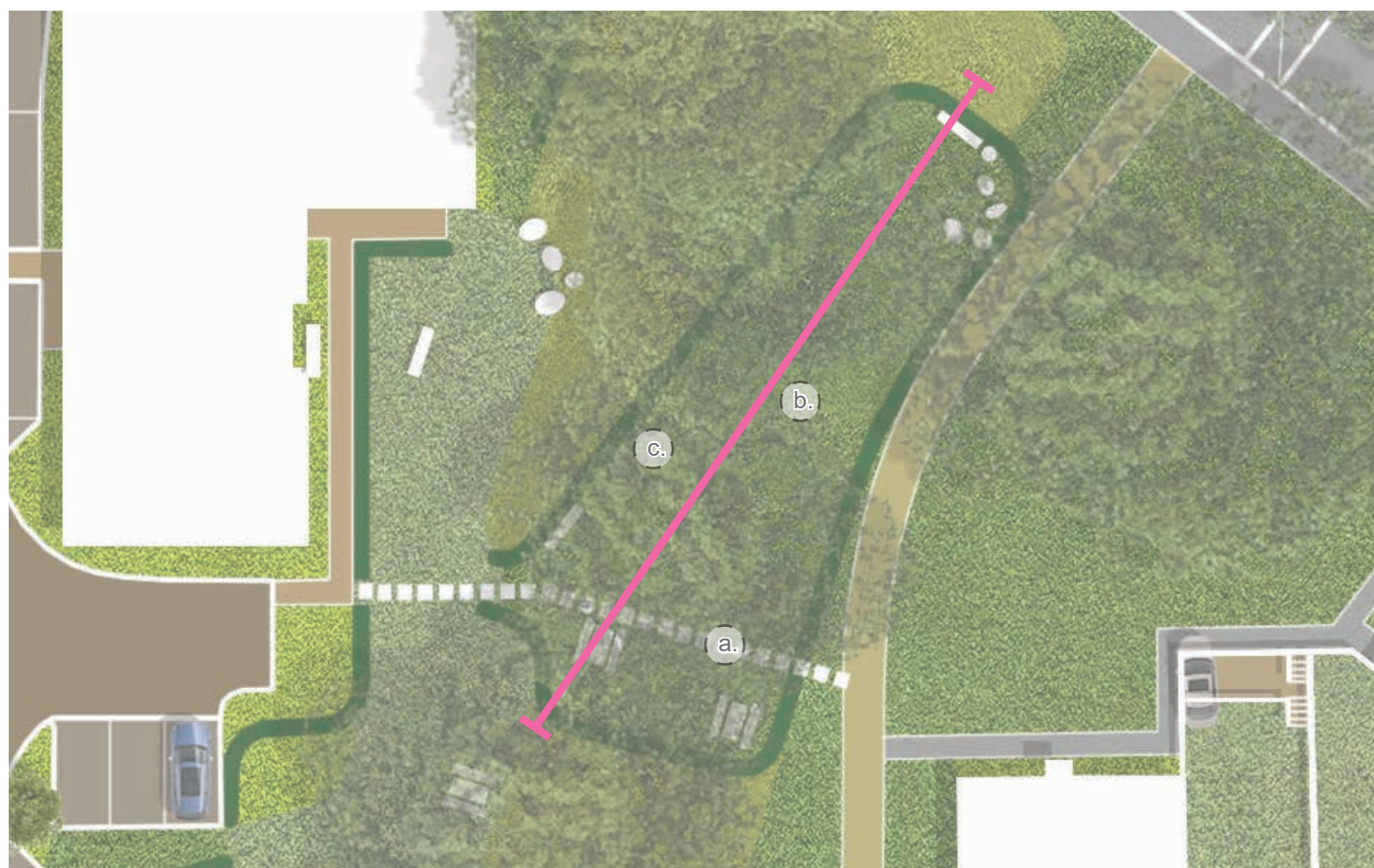
Natural feature help imaginative play



Safe streets can form an important focus

Play space plan

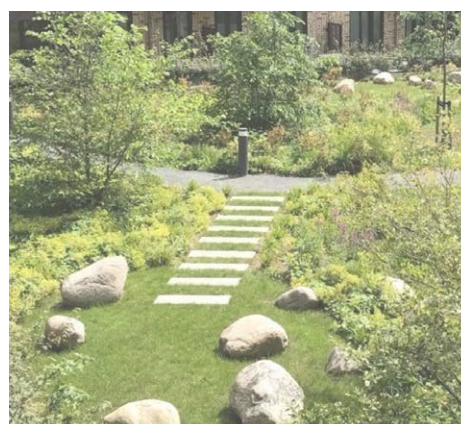
6.11 Play Strategy



Plan of equipped play area in primary northern open space



Plan of playable natural elements in a secondary open space



a. Stepping stones



b. Area for timber play elements



c. Planting to explore



d. Smooth stone boulders

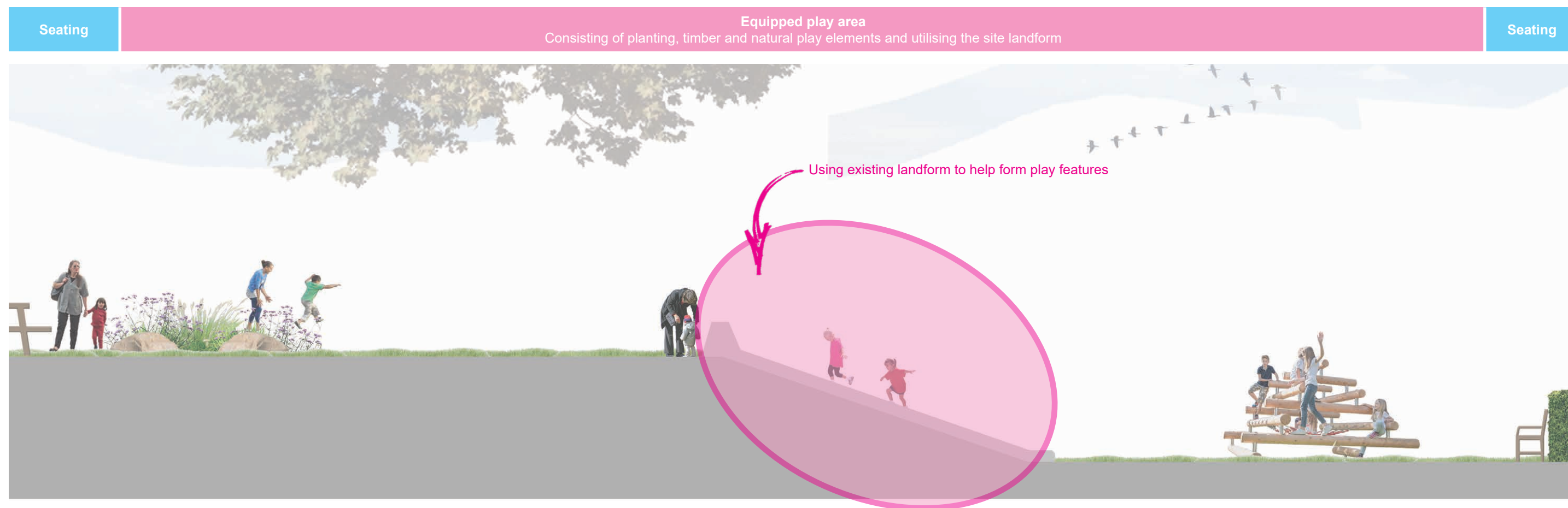


e. Natural playable elements



Fallen tree carved into playable element

6.11 Play Strategy



Section of equipped play area in the northern open space



Illustrative play space character images

6.12 Hard Surfaces



The surface materials and street furniture can contribute greatly to the character of a place and the quality of the public realm is derived from simplicity through the selection of a restrained palette of complimentary materials and simple coordinated details. Irrespective of the material used, a high quality of workmanship is essential for the quality of finish and the longevity of the landscape. The aim is to create a cohesive, coordinated palette of hard landscape materials which are easy to use, maintain, and be controlled.

Surface treatments

The design and construction of the campus will follow the principles as set out below:

- High quality of workmanship used throughout.
- Restrained in the use of colour and texture.
- Robust enough to withstand the location and the anticipated amount and type of use for the area.
- Ensure street furniture, tree pits/grilles, manhole covers and gullies are at right angles to the direction of the paving units to avoid awkward cuts and junctions.
- Ensure that manholes and inspection covers are concealed with recessed access covers and filled with the same material as the surrounding areas.

Permeable paving

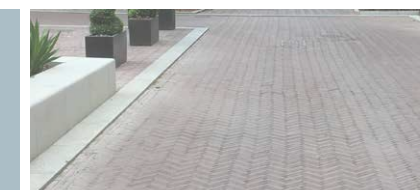
In line with the site development strategy permeable paving and build up will be installed to the car parking spaces.



Black coloured asphalt



Buff coloured asphalt



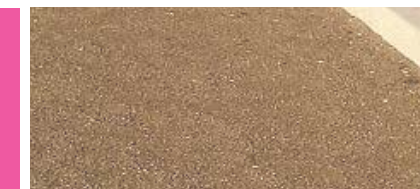
Block paving



Block paving



Buff coloured slab paving



Self binding gravel

6.13 Street Furniture



Street furniture is an important element in creating a sense of place and a legible public realm and includes, amongst others: benches, bollards, litter bins, street lighting, traffic lights, traffic signs and bus stops. The selection of street furniture should be considered in a comprehensive manner to ensure a common language of elements is maintained across the public realm.

The design and placement of street furniture should follow the principles as set out below:

- Street furniture should be kept to a necessary minimum to reduce possible clutter and maintenance requirements.
- Ensure a simple, consistent range of materials which are robust, high quality and durable. All metalwork should be to a consistent RAL colour.
- All disability requirements will be considered in the selection/design of benches, including the need for arm and back rests.



Timber bench



Timber picnic table



Smooth boulders

Indicative furniture palette

6.14 Lighting



A modern palette of fittings will be installed, and these elements will be positioned to minimise street clutter.

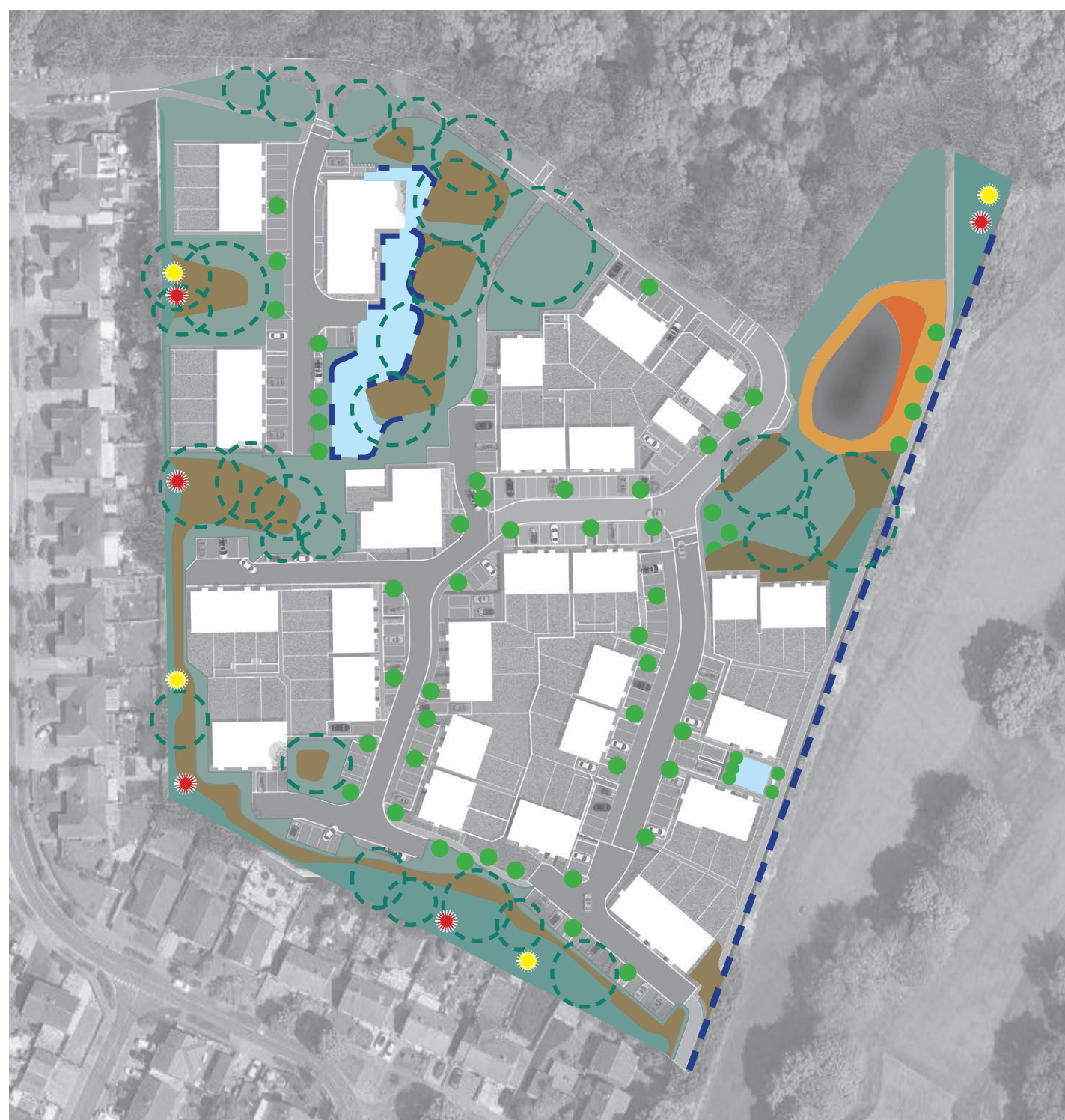
The lighting colour and direction is designed to be sensitive to bats and ensure there is no spill of light onto sensitive areas.



Illuminated bollard

Indicative lighting palette

6.15 Planting & Ecology



Working with the principles set out in Havant Borough Council Biodiversity Strategy 2025, the planting and ecology strategy is based on a number of key objectives;

- Provide a network of copses, hedges, trees and green spaces
- Enhance wildlife habitats in this urban area
- Promote sustainable planting & improve local biodiversity

Provide and enhance green network

Tree and hedge planting can be used to unify spaces and routes, frame views and highlight desire lines and focal points. Trees can provide shelter from wind and rain, buffer noise and pollution and create shade.

Enhance wildlife habitats

Low level planting will be used to create visually interesting areas and evergreen planting will create a year round carpet of green, whilst a range of herbaceous planting will provide injections of year round colour.

Varied planting will allow a prolonged flowering season and planting fruit and nectar rich species will provide food for birds and insects (and in turn food for bats). The form and structure of the planting will also create sheltered nesting opportunities for birds.

Promote sustainable planting & Improve local biodiversity

Planting which will help to define the character of each individual space, as well as provide year round colour and interest.

A mixture of native and non native species have been chosen, which includes plants with known benefits to local fauna.

All planting species selected promote sustainable planting principles by developing planting designs that are appropriate for their location, and the intended use of those specific areas.

Scented plants will be incorporated within the landscape to assist with wayfinding and orientation for blind and partially sighted people.

Bug and bee hotels to be incorporated into the landscape.

 Existing retained trees & hedges

 Proposed tree planting

 Proposed native mix hedge planting

 Proposed native scrub planting

 Proposed amenity grass planting

 Proposed native meadow mixes

 Proposed water body marginal planting

 Proposed reed planting

 Proposed grass lawn

 Proposed site rumble and timber pile

 Proposed bee hotel

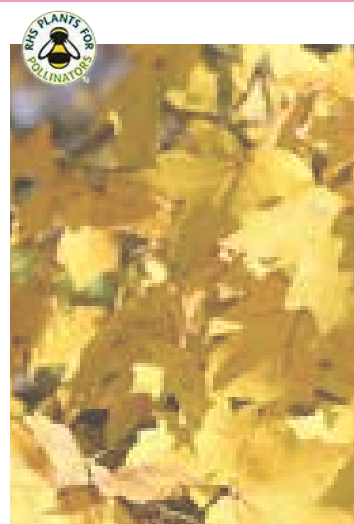
6.16 Shrub & Herbaceous Planting Character

Boundary and scrub planting

Natives and species known to be beneficial to local wildlife.



Indicative planting character image



Acer campestre
(Field Maple)



Crataegus monogyna
(Hawthorn)



Corylus avellana
(Hazel)



Rosa canina
(Dog Rose)



Cornus sanguinea
(Dogwood)



Ilex aquifolium
(Holly)

Marginal water edge planting

Natives and species known to be beneficial to local wildlife.



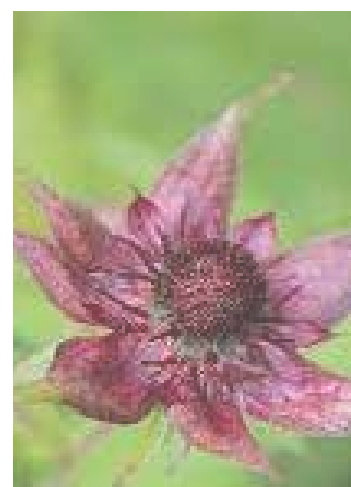
Indicative planting character image



Iris psuedocorus
(Yellow Iris)



Potamogeton natans
(pickerel weed)



Potentilla palustris
(Bog Strawberry)



Ranunculus lingua
(Greater spearwort)



Sagittaria sagittifolia
(Arrowhead)



Sparganium erectum
(Branched burr reed)

6.16 Shrub & Herbaceous Planting Character

Open space planting

Native, ornamental species and species known to be beneficial to local wildlife.



Indicative planting character image



Fatsia japonica
(Japanese aralia)



Hebe Mrs Winder
(Hebe Mrs Winder)



Magnolia stellata
(Star Magnolia)



Sarcococca hookeriana
Sweetbox



Viburnum davidii
(Viburnum)
1.5m



Viburnum tinus
'French White'



Indicative planting character image



Achillea ptarmica
(Sneezewort)



Allium sphaerocaphalon
Bulbs



Bergenia 'Silberlicht'
(Bergenia Silver Light)



Carex elata 'Aurea'
Deciduous grass



Helleborus foetidus
(Christmas Rose)



Polystichum aculeatum
(Hard Shield Fern)

6.17 Tree Planting Character



The tree planting within the site will enhance the key qualities of the landscape character.

Architecturally these trees have a strong ornamental appeal which will provide visual interest throughout the year. This will be achieved with changes in leaf colour, flowers, fruits, canopy form and architectural stem habit.

The tree palette will consist of mainly native species with the occasional ornamental species in amenity areas. The plant selection will build of the site character and help strengthen local bio-diversity by providing a source of food and shelter.

Different species will be used to help provide the character, scale, and shelter to the different landscape areas. The different tree character groups are set out below:

Water bodies Native species.



Alnus glutinosa
(Alder)



Populus alba
(White poplar)



Populus tremula
(Aspen)

6.17 Tree Planting Character

Open space

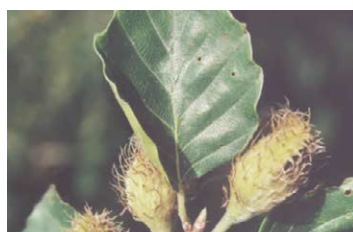
Native and ornamental species.



Acer campestre
(Field maple)



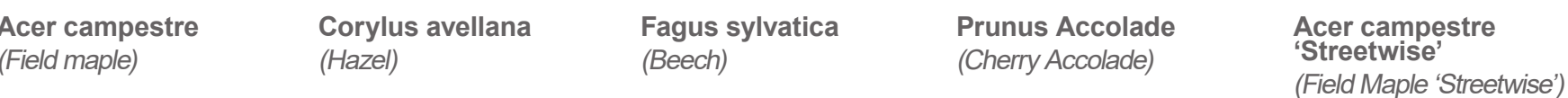
Corylus avellana
(Hazel)



Fagus sylvatica
(Beech)



Prunus Accolade
(Cherry Accolade)



Acer campestre 'Streetwise'
(Field Maple 'Streetwise')



Liquidambar styraciflua
(Liquidambar)



Pyrus 'Chanticleer'
(Chanticleer Pear)



Tilia cordata 'Greenspire'
(Small leaved Lime)

Streetscape

Native and ornamental species.

6.18 Maintenance and management

The maintenance of the site during construction, initial establishment and post-establishment is critical to the long-term development of a sustainable and attractive visual and ecological resource.

Maintenance operations will be put in place within a wider framework of management objectives to guide the short, medium and long-term development of the landscape.

The key objective is to improve and maintain the existing and new landscape and ecological structure through the implementation of regular and responsive maintenance operations within an overall managed framework.

All work undertaken on the site by contractors, volunteers or direct employees must comply with the appropriate legislation relating to health and safety and the control of hazardous substances.

Machines and tools are to be used that are suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

The Contractor shall maintain all areas to be clean and litter free by removing all litter inline with the Landscape Management Plan (which will be secured by condition).

Semi-mature, Advanced Nursery Stock and Standard Trees

Additional tree planting is proposed to enhance and reinforce the existing tree stock within the site and to introduce structural planting within the streetscene and immediate hospital setting.

The detailed specification of stock and planting zones will promote good establishment which will be supported through regular maintenance visits and site checks to monitor progress and general health and vigour.

Prune to remove dead, dying and diseased branches. The Maintenance Contractor shall notify the site manager of any major works required and if necessary obtain an assessment from an approved arboriculturalist.

At each scheduled visit and after high winds, check condition of stakes and ties. Adjust as necessary to prevent rubbing of bark and to ensure that tree is upright. Remove stake or cut down to ground level 3-5 years after date of planting dependant on stability of the tree.

The Maintenance Contractor shall ensure that sufficient water is applied to maintain healthy growth and, dependant on location, shall apply N.P.K slow release fertiliser on an annual or two-yearly basis.

Intervention after the initial establishment stage will be minimal and associated predominantly with maintaining a healthy tree stock.

Ornamental Shrub planting

Maintenance operations during the initial establishment period will promote good growth through appropriate weed control and monitoring the general health and vigour of newly planted stock.

The Maintenance Contractor shall ensure that sufficient water is applied to maintain healthy growth and, dependant on location, shall apply N.P.K slow release fertiliser on an annual or two-yearly basis. Prune only as required in accordance with good horticultural practice and to remove dead, broken or damaged branches and stems.

The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer. Consistent coverage is to be established with species groups to be maintained to reflect their particular characteristics. Pruning and any necessary infill/ replacement planting shall be undertaken to respect the original design intent of promoting the development of a layered structure (i.e. with emergent specimen planting, medium and tall shrubs).



Drainage basin management



Tree management to increase visual linkages



Quality assurance which will promote the landscape as a usable space

6.19 Accessibility

Inclusive design

Inclusive design is an evolving set of principles aiming to produce aesthetically pleasing, functional environments usable by all, taking into account differences in age, gender, and disability. The six guiding principles are set out below:

It is necessary to recognise that disabled people are not a homogenous group. All people are different and have varying abilities.

i. Ease of use

There should be a comfortable route for all people across the site.

Freedom of choice and access to mainstream activities

Independent access should be available but if support and assistance is required it should be to hand.

ii. Quality

The needs of disabled people must be met however the minimum standards should be exceeded as the designer strives to produce the best scheme possible.

iii. Legibility and predictability

The design language, layout, and material palette must be rationalised and used judiciously to help clarify way finding. The legibility of the proposed scheme will help to orientate people without the need for elaborate signage.

iv. Safety

Safety is at the heart of design and all people using the site must be able to feel safe and secure at all times.

The design of the scheme public realm will provide a clear and inclusive environment suitable and safe for everybody, including people with disabilities, the elderly, and children in pushchairs.

v. Level change

Most of the gradients across the development will be less than 1:21 and have a landing for every 500mm change in level where possible and subject to levels details secured by condition. Where practical slopes will be installed in place of steps, where steps are necessary the design will comply with Part M of the Building Regulations.

vi. Street furniture

Street furniture can contribute positively to the character of a place, and it is proposed that a simple, consistent palette of benches, cycle stands and litter bins will be selected. Benches will be comfortable and durable with the necessary support, and set out no more than 50m apart. The bench design and exact locations of all street furniture will be subject to further detailed design development.



Lighting



Vehicular Circulation - Clear and direct entrance points improve accessibility for all.



Accessibility - suitable tactile corduroy paving



Demarcation - Kerbs of contrasting colour to pavement & road aid the partially sighted



Permeability - A hierarchy of legible pedestrian routes and new public spaces responding to existing urban context will improve permeability and wayfinding.



Street Furniture - inclusive seating will be provided throughout the development.

7.0 Conclusions



7.1 Summary

The setting of the Padnell Road approach and particularly Padnell Cuts Wood define the landscape led character of the subject site. The existing oak trees and perimeter landscaping provide a mature figure ground on which to base a residential layout design on this allocated site.

The geometry of the Padnell Grange footprint provides a strong north-south/east-west orientation on which to base a series of courtyards and primary and secondary streetscapes emanating from this central site location.

The alignments of the Public Right of Way and of Cherry Tree Avenue to the periphery of the site are reflected in the layout as tree lined streets. The detached, semi-detached and rectilinear facing terraced houses of Cherry Tree Avenue are all repeated in the new streetscene, based on the linear geometry. With hedgerows and landscape design this geometry can be emphasise as a series of accessible “pocket parks”. The central pocket park provides a focal point and integrates amalgamated LAP and LEAP, respecting the root protection Zones (RPZ) of the mature oak trees.

Centrally a parkland of oak specimens create interlinked green spaces, aligning the existing upgraded Padnell Road approach, which sweeps eastwards past Padnell Cuts Wood then southwards to the heart of the site.

The Waterloooville golf course (SINC) is a substantial green space which forms the eastern edge of the site, emphasising the wider landscaped setting. By integrating residential streetscapes into this allocated site setting a characterful and complimentary expansion of the Cowplain community is proposed contributing positively to Havant Borough Council’s housing need.

The proposals are therefore assessed against the Havant Borough SPD 2011 - Key Principles of Good Design.





7.2 Response to Havant Borough Supplementary Planning Document 2011

The seven key principles of good design (see section 3.5)

Key Principles	Definition	Response
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.	As a new development along Padnell Road this series of terraced streetscenes and courtyards, set within a parkland setting, will have a distinctive character. The suburban repetitive dwelling character of Cherry Tree Avenue is offset by a more amorphic layout, reflecting the character of the current Padnell Grange estate. The existing building is replaced with a focal building in the same location with formal courtyards to east and south, reflecting the rectilinear outbuilding figure ground as the basis, with the PRow as the 'back bone' of the proposals.
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.	The PRow maintains ease of movement N-S with a footpath pattern connecting off this knitting the layout into a logical movement pattern, respecting the existing landscape features and integrating with the parkland layout proposals.
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.	This logical 'legibility' is emphasised by the E-W and N-S orientation of the majority of the built forms. The buildings create deflection, end stop and streetscape delineation, all set within the more informal parkland setting.
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.	This layout pattern creates courtyard enclosures and defined streetscenes emphasising the Padnell Road access, with a mix of built forms edges and existing mature trees, leading into the courtyards and tighter streetscapes which create the continuity and 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.	The courtyards and the parkland provide considerable hard and soft public realm, all publicly accessible to residents. The play and contoured area to the east create a sense of arrival in the parkland setting, with the 'pavilions in the park' set in a green corridor of existing trees. The contrast between the hard and soft public realm areas define the character of the new community.
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.	This diversity of character between softer areas, harder courtyards and streetscapes is emphasised by the built facades which frame these spaces, as pavilions and terraces. Complementary materials and brick and timber detailing create localised character areas within this wider figure ground pattern.
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.	Stonebond dwellings are M4(2) standard homes – to NDSS standard, with sustainability as a priority as set out in the reports accompanying this planning application.



