



## **Land South of Barton Road Havant: Development Consultation Forum 10 September 2015 An Outline Planning Application for 175 homes**

- The site lies immediately to the south of Barton Road and north of the Locks Farm housing estate and west of the Wyevale Garden Centre.
- The land slopes from north to south and in agricultural production. The landscape is featured with large arable fields, separated by trees, hedges and ditches with a predominantly open character.
- The application site is located within the adopted Havant Borough Allocations Plan for 203 homes (policy HB1 ref UE3b).
- The proposal is for 175 homes of mixed density, including affordable homes (6.61 Ha) The proposal site is currently in use for arable cultivation. The illustrative masterplan, proposed as part of the outline planning application, seeks to retain the landscape features, and provide a new landscape features within the development and as part of works associated with the sustainable drainage strategy.
- The site for the proposed development follows the recommendations of the Kirkham study which informed the early stages of the review local plan. The introduction of landscape features seeks to frame the site and minimise landscape impact from wider views from the south and east.
- The nature of the local landscape and the visual envelope of the proposed residential development will mitigate the apparent loss of open countryside within the Havant – Emsworth Gap and careful regard in the disposition of homes and landscape features ensures protection of wide views towards the Solent when seen from Barton Road.
- The proposed housing area is illustrated in the draft masterplan attached and will be no higher than 2.5 storeys and with a layout that has careful regard to the site context and development requirements required by adopted policy.
- It is acknowledged that Eastleigh House carries listed building status and regard to its setting will require attention in any proposed scheme.
- Ecological surveys have been undertaken since July 2014 to add to those already undertaken on behalf of Havant Borough Council in earlier years. No adverse effects are anticipated for protected species and there are no designated sites nearby.
- The proposal introduces a SUDs strategy to control the outflow of surface water. This is reflective of the sloping nature of the site and the need to safeguard risks of flooding within and beyond the site for those areas at lower level. Hence the proposed water areas, which shall only be full at times of storm water conditions.
- Southern Water has confirmed that there is sufficient capacity in the local treatment works and within the existing sewer network to accommodate the anticipated development with some minor off-site improvements.
- Southern Water can provide a suitable water supply to the site with offsite improvements and, therefore, water supply is not foreseen to be a problem in serving the proposed development.
- Vehicular movements deriving from the residential development have been assessed and no adverse impact on the local highway network is anticipated.
- Preliminary Traffic Impact Assessments confirm no significant measures are anticipated to the local highway network.
- The surrounding area is well served by public transport and the local highway network has been appraised to confirm the development is not likely to give rise to any significant transport effects.



Do not scale from this drawing.  
Contractors to confirm all dimensions before  
commencing work on site or shop drawings.  
STANBYSARCHITECT to be notified of any  
discrepancies.

Feasibility

- KEY**
1. NEW ACCESS OFF BARTONS ROAD
  2. ACCESS ROAD
  3. LONG SEA VIEWS MAINTAINED
  4. 10M LANDSCAPE BUFFER
  5. POTENTIAL FUTURE LINK TO HELMSLEY HOUSE
  6. AGRICULTURAL ACCESS
  7. EXISTING LANDSCAPE BUFFER RETAINED
  8. SWALE
  9. OPEN SPACE SURROUNDING EXISTING TPO TREES
  10. OPEN SPACE ADJACENT TO LISTED BUILDING
  11. POTENTIAL FOR FUTURE PEDESTRIAN LINK TO HAVANT GARDEN CENTRE
  12. LANDSCAPE CORRIDOR/SWALE BETWEEN TPO TREES
  13. PERIMETER BLOCKS FACING ONTO ROADS AND PUBLIC OPEN SPACES
  14. EASTLEIGH HOUSE - LISTED BUILDING
  15. ENHANCED FOOTPATH/CYCLE CONNECTION BETWEEN BARTONS ROAD AND DENVILLES
  16. HIERARCHICAL ROAD NETWORK INCLUDING TRAFFIC CALMING MEASURES, PARKING AND PLANTING
  17. LAP'S WITHIN LANDSCAPED OPEN SPACES
  18. VARIETY OF RESIDENTIAL UNIT TYPES TO A MAXIMUM HEIGHT OF 2.5 STOREYS
  19. VARIETY OF PARKING SOLUTIONS
  20. PRIVATE BACK GARDENS

Rev: Amendment: Date:  
**FEASIBILITY**  
Client: CHIDDEN FARMS  
Project: BARTONS ROAD  
HAVANT  
Title: MASTERPLAN

Drawn: AS Authorised: AS  
Scale @ A1: 1:1000 Date: AUGUST 2015  
063 SK 04 Rev: D

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