

## Briefing Note for Havant Borough Council Development Consultation Forum on 11<sup>th</sup> December 2018 in respect of land at Padnell Grange, Padnell Road, Cowplain

The proposals relate to 2.79 ha of land currently occupied by Padnell Grange at Padnell Road, Cowplain. Bellway Homes (Wessex) has acquired an interest in the site and is preparing to redevelop it to provide 86 new homes, of which 25 will be affordable homes.

The vast majority of the site has been allocated for residential development in the Havant Borough Local Plan (Allocations) as Policy W126 meaning the site is considered suitable for housing in principle. The far north-east corner of the site is not included within the allocation but physically and visually relates very closely to it. This part of the site is proposed to be used as an attenuation basin and open space only. When considered against the background of the National Planning Policy Framework and the Havant Borough Local Plan these uses are not considered to be in conflict with the development plan. Representations have been submitted to the emerging Local Plan seeking the inclusion of this piece of land within the application.

The proposed scheme provides for a gross density of 30.8 dwellings per hectare, providing housing that would be in keeping with the character of Cowplain. Careful consideration has been given to the form and layout of the site taking particular account of the existing trees and neighbouring homes.



Figure 1: Current draft layout plan (looking north)

In November 2017 Bellway Homes requested pre-application advice from the Council to determine the key technical issues that would need to be addressed as part of a planning application and to get feedback on the initial scheme layout. As part of the pre-application advice the Council confirmed that the allocated part of the site remained suitable for residential development in principle. The key concerns related to detailed design issues and the impacts on trees. In order to address these concerns the layout has been amended to move the houses further back from the site boundaries and existing trees, and provide for required garden and back-to-back distances. The existing informal footpath extending north-south through the site will be formalised and has now been more effectively incorporated into the proposed layout.

A number of supporting documents are expected to be submitted in support of any application namely an Arboricultural Implications Assessment and Method Statement, Ecology Report, Design & Access Statement, Transport Assessment, Flood Risk Assessment and Drainage Strategy, Land Contamination Assessment and an Affordable Housing Statement. Some initial work in respect of these reports has already been undertaken and this will be reported.

The proposed housing will be predominantly two storey, with a single block of 3 storey apartments, and a limited number of 2 ½ storey houses, all located centrally within the site. The dwellings which back onto the existing properties along Cherry Tree Avenue have been carefully positioned and set back to ensure there is sufficient separation between the properties to minimise overlooking and avoid loss of light. The position of first floor windows has also been considered to safeguard privacy. The dwellings along the eastern edge of the site are also set back from the site boundary to provide a softer edge to the adjacent golf course. Away from the site edges there will be a denser core of dwellings to provide variety in the house types delivered. The vast majority of protected trees will be retained with a tree only removed if it is a weaker specimen. The retained trees will be complemented by selective new planting which will increase the site's ecological potential alongside other proposed measures such as the provision of bat boxes and the translocation of great crested newts. Parking for future residents and visitors will be delivered in accordance with the Council's standards.



Figure 2: Street scene for Plots 6 to 8 and east-west cross section between 166 Cherry Tree Avenue and Plot 26

Bellway Homes intend to continue discussions with the Council's Officers as well as take on board comments from local residents and other stakeholders. The Development Consultation Forum adds to the scope of consultation by examining the points raised from several quarters including Officers and elected Members.