

Site Location

Bellway



PADNELL ROAD

PADNELL CUTTS
WOODS

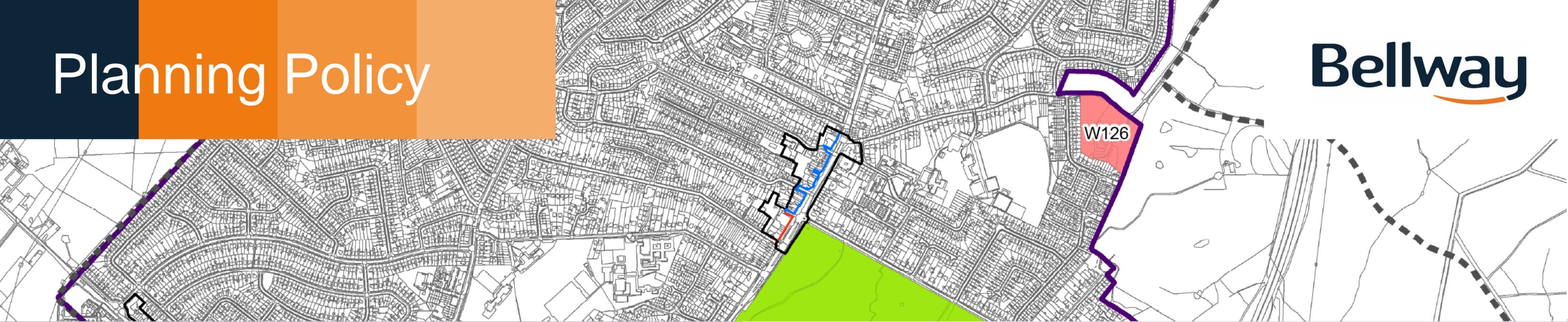
PLAY
SPACE

CHERRY TREE AVENUE

WATERLOOVILLE
GOLF COURSE

COWPLAIN
ACTIVITY
CENTRE





Adopted Havant Borough Local Plan (Allocation) 2014

Policy WA1 allocates the site for residential development : indicative 84 dwellings based on 2.55 ha.

Policy W126 identifies key elements:

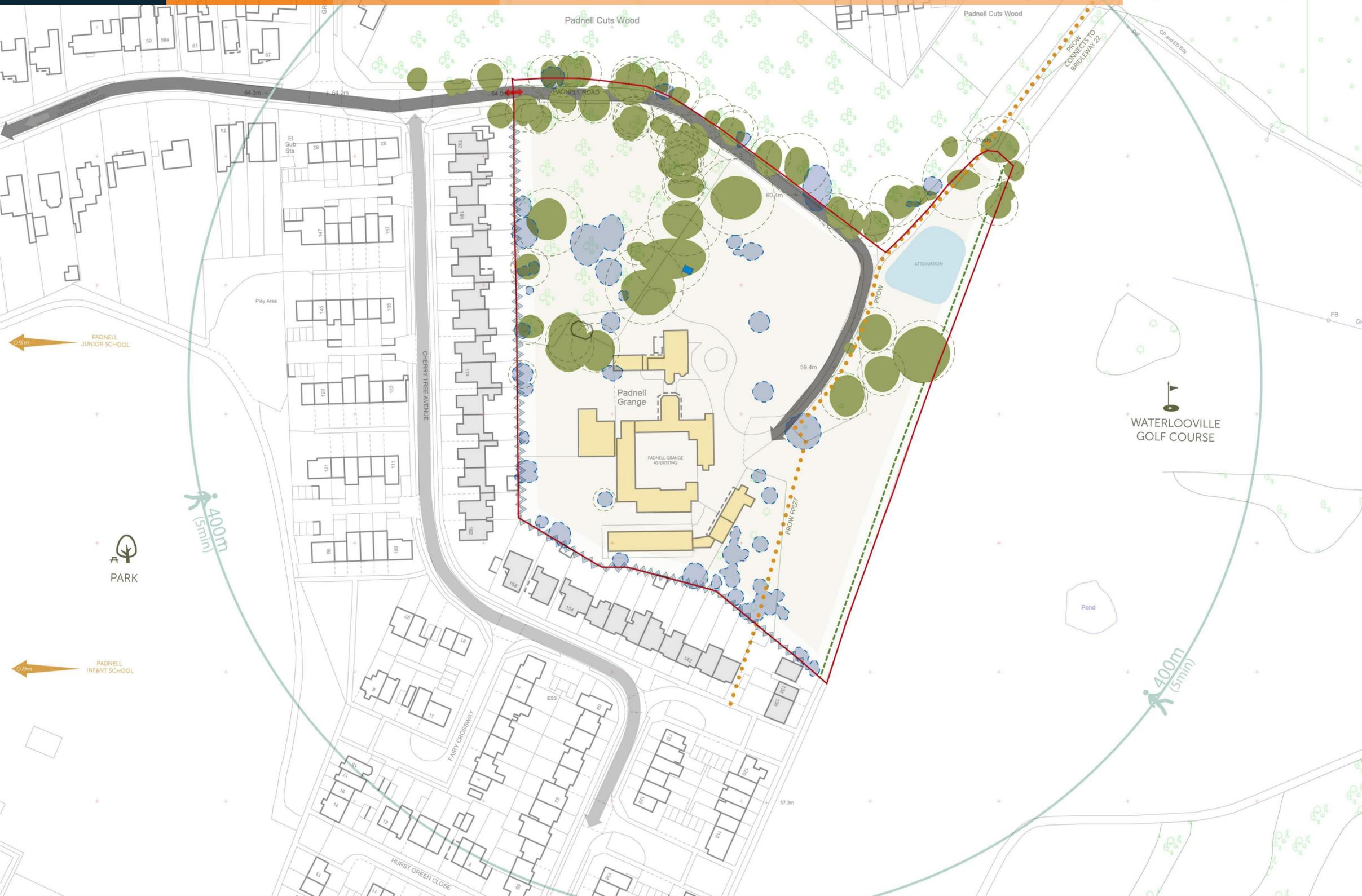
- access from Padnell Grange;
- aim to retain and protect TPO trees;
- Heritage Statement;
- mitigate any impact on Hazelton Common SINIC.

Draft Havant Borough Local Plan 2018 very early stage only limited weight in accordance with NPPF

Policy H46 allocates the site : 85 dwellings, 2.64 hectares.
Key elements :

- ‘efforts are made to retain and adapt historic buildings’;
- retain and protect TPO trees;
- street lighting minimised adjacent to woodland;
- safeguard existing residential properties;
- retention of footpath link;
- landscape buffer to west.

Site Constraints and Opportunities



KEY

-  Site boundary
-  Site access
-  The Grave
-  Green Buffer
-  Public Right of Way (PROW)
-  Trees to be removed
-  Trees To be retained
-  Root protection of trees to be retained
-  5 minute walking distance
-  Attenuation basin
-  Road
-  Existing buildings on site
-  Existing residential buildings adjoining site with possible views
-  Edges where existing buildings back on to site
-  Surrounding Points of Interest
-  Distances to local schools

Tree Constraints



- Only 3 TPO trees lost - all assessed as weaker specimens;
- houses sited to avoid over-shadowing from trees;
- levels changes to avoid Root Protection Zones of retained trees
- opportunity to provide replacement tree planting within development

Pre-Application Layout

Key Issues Raised:

- site area;
- relationship with trees;
- retention of Grange building and cottage/office building;
- retention of footpath link;
- garden depths;
- design measures to discourage use of Cherry Tree Ave.





- Assessed by heritage consultant – opportunity to review in detail - none of historic merit.
- The Grange building ‘does not display any features of particular interest, with the more historic elements being typical of its type and style, and possessing little historic, evidential or aesthetic value.’
- The office building ‘retains elements of 19th century fabric, the building as a whole is of little architectural or historic value’
- ‘There is no statutory obligation to retain the buildings within the Site, and it is not considered that they represent a constraint to the comprehensive redevelopment of the Site’
- Draft Site Brief prepared by Council confirms that "The Grange Buildings' architectural value has been compromised by modern extensions"
- Not requirement of adopted Policy.

Neighbour Consultation



- Increased traffic congestion on surrounding roads and junctions;
- Existing parking issues will be exacerbated;
- Concerns over the form and responsibility of the proposed boundary treatment between existing properties and Padnell Grange;
- Disruption caused during construction including issues around construction traffic; and
- Retention and design of access to bridleway and public right of way.



Current Layout



Key (mainly Oak) trees retained at site entrance with spacious detached houses in the glades.

Removal of existing conifer trees along north-west boundary and replacement with more suitable planting

Opportunity for new tree planting

Denser central block away from site edges. Provides a mix of house types.

Padnell Cutts Wood retained outside the development as a privately owned green space

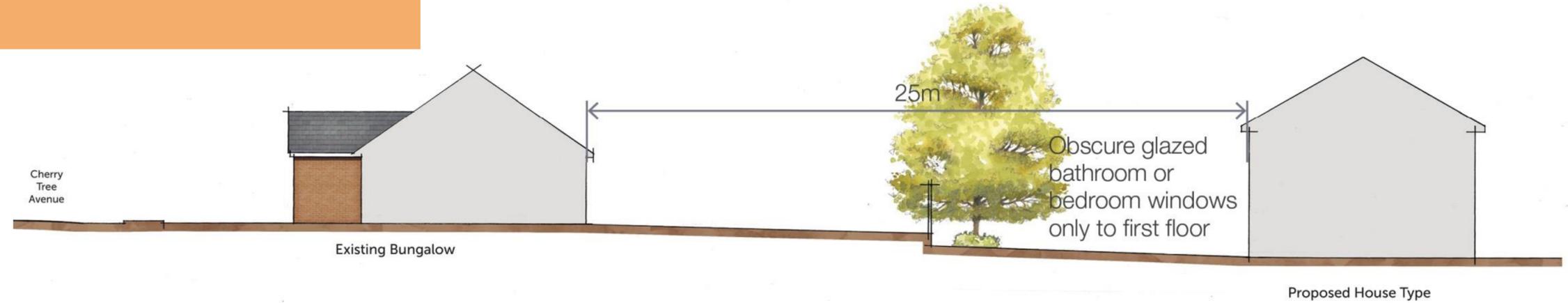
Softer spacious edge retained to golf course

within root protection zones low impact 'no-dig' path to retain and bridge over tree roots proposed

ATTENUATION BASIN
EXTENT TO BE DETERMINED

Summary - Street Scenes

- allocated site within adopted Plan;
- density accords with allocation expectations;
- existing buildings not of historic merit;
- design and layout responds to pre-app comments and safeguards existing residents amenity;
- majority of TPO trees retained - weaker specimens only removed; and
- footpath regularised and upgraded.



Thank You



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Questions ?