

BRIEFING NOTE

KINGSCROFT FARM, MEYRICK ROAD, HAVANT

BRIEFING NOTE FOR HAVANT BOROUGH COUNCIL DEVELOPMENT CONSULTATION FORUM 7TH JANUARY 2020 RELATING TO THE PROPOSED DEVELOPMENT OF LAND AT KINGSCROFT FARM, MEYRICK ROAD, HAVANT FOR UP TO 164 DWELLINGS TOGETHER WITH ASSOCIATED PARKING, AMENITY SPACE PROVISION, LANDSCAPING AND ACCESS FROM ABRAMS WAY.

THE SITE AND CONTEXT

The site extends to approximately 4.1 hectares and is located to the north of the M27, south of West Street and east of the railway line. Immediately abutting the site to the north-east are relatively recently constructed residential properties, granted planning permission in July 2013 (APP/12/00772). To the south-east is the Kingscroft Business Park.

Comprised of land currently in use for grazing, the wider area is characterised by residential development and the site is in a highly sustainable location.

FIGURE 1: OPPORTUNITIES AND CONSTRAINTS PLAN



LAYOUT AND DESIGN

Proposals are inspired by the linear design of recently developed land to the east. Seeking to achieve both a high quality design and environment, proposals allow for a mix of dwellings of 2- 3 storeys leading toward an area of POS which extends westwards toward the Hermitage Stream in order to facilitate improved public access. Streets are to be tree-lined though well surveilled by adjacent dwellings, materials are to be of high-quality and informed by the local vernacular.

FIGURE 2: LAYOUT PLAN DEMONSTRATING HOW THE SITE COULD BE DEVELOPED



PRINCIPLE OF DEVELOPMENT

The site includes land allocated for development at Policy BD19 of the adopted Local Plan. Whilst the site was also allocated for development in a now superseded draft of the Local Plan 2036, the Pre-submission Local Plan does not feature the site due to the proximity of a flood zone. However, the Council's Strategic Flood Risk Assessment of November 2018 concedes that hydraulic modelling can be used to establish the extent of flood zones and provide confirmation that the safe delivery of development is possible.