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Appeal by Persimmon Homes South Coast for:  
Development comprising 206 dwellings at  
Land East of Crofton Cemetery and West of  
Peak Lane, Stubbington, Fareham

LPA REF: P/20/0522/FP

## Proof of Evidence

September 2021

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## **1. QUALIFICATIONS AND EXPERIENCE**

- 1.0.1 My name is Keith Andrew Dillon. I am an Architect and Partner at IDPartnership, a national award winning residential Architecture and Urban Design Practice.
- 1.0.2 I hold a Bachelor of Arts Degree (BA), a Post-Graduate Diploma and Masters in Architecture (PGDipArch). I have been a member of the Royal Institute of British Architects (RIBA) and the Architects Registration Board (ARB) since 2003.
- 1.0.3 I have over 25 years' experience within the construction industry and 18 years as a qualified Architect in the private sector covering all design matters. Over the last 15 years I have specialised in all scales of residential design and masterplanning with a particular emphasis on volume private sector housing. I have acted for many of the well-known UK volume housebuilders, together with large Residential Providers, and joint ventures with various Local Authorities nationally.
- 1.0.4 During 2018-20, I provided specialist training and advice to Homes England design teams, commissioned by and working with Mr. David Birkbeck (Design for Homes) and co-author of the Building for Life 12 Principles (now Building for a Healthy Life (BFHL). This covered all aspects of 'what works where' and 'achieving good design' in residential schemes and how to review, interrogate and assess residential developments using BFHL and elements of the National Design Guide.
- 1.0.5 I have acted and presented on behalf of major private sector clients at local Design Review Panel, independent Building for Life Assessments (achieving numerous Diamond and Outstanding BFL12 accreditations) and national design panels such as CABE. I have been lead designer on a number of RICS award winning schemes for residential led, new build regeneration and urban renewal.
- 1.0.6 I am familiar with the site and surrounding area and have assessed the site based upon National and Local Design Guidance and good practice including assessment against BFHL criteria.
- 1.0.7 My evidence is confined to the site layout and urban design issues. In my evidence, I shall refer to Appendix A Design Analysis which is attached to this document.
- 1.0.8 I am undertaking this as an objective third party appraisal and was appointed by Persimmon Homes following the refusal of planning permission earlier this year.



## **2. INTRODUCTION**

### **2.1 Scope of Urban Design Evidence**

2.1.1 This urban design evidence has been prepared on behalf of Persimmon Homes in respect of the proposed Persimmon Housing development at Oakcroft Lane, Stubbington (P/20/0522/FP) which was refused by Fareham Borough Council.

2.1.2 It considers urban design matters relating to the appeal for the site at Oakcroft Lane. The description of the development is set out below:

*“Development comprising 206 dwellings, access from Peak Lane maintaining link to Oakcroft Lane (From Old Peak Lane to Access Road), with car parking, landscaping, substation, public open space and associated works”*

2.1.3 The recommendation to Planning Committee followed a period of extensive pre-application discussions with the Council following the refusal of a previous planning application. The reasons for refusal relevant to urban design are Reasons 3 and 4 which are set below.

2.1.4 The application submission reported to Planning Committee on 17<sup>th</sup> February 2021 with a recommendation for approval. Members of the Planning Committee voted against the recommendation of the Planning Officer and refused the planning application.

2.1.5 This evidence appraises the urban design merits of the appeal scheme in light of relevant national and local planning policy and guidance. It considers:

- The local character and qualities;
- The features and merits of the appeal scheme and how they relate to the above; and
- The urban design matters to be addressed

2.1.6 To arrive at a balanced judgement as to whether a scheme is harmful or not upon the quality of its surroundings, it is necessary to undertake a careful assessment of the scheme in light of the urban design related policies referred to in the Council’s Statement of Case and reasons for refusal.

2.1.7 There are a number of relevant criteria set by the policies referred to and guidance which provide the basis upon which the appeal scheme’s appropriateness can be appraised. Accordingly, this evidence undertakes a review of the appeal scheme against these criteria.

### **2.2 The Principal Urban Design Issues**

2.2.1 The Council’s reasons for refusal No 3 and 4 are set out below.

- iii) *the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces.*
- iv) *the quantum of development proposed would result in a cramped layout and would not deliver a housing scheme of high quality which respects and responds positively to the key characteristics of the area.....*

2.2.2 The Council's Statement of Case summarises these reasons into 3 key issues:

Issue No1 - The application of policy DSP40 (criteria (ii) and (iii))

Issue No 2 - The impact of the proposed scheme on the character and appearance of the countryside (Dealt with by Mr Seymour); and,

Issue No 3 - Whether the site design and layout respond positively to the key characteristics of the locality, and would deliver a high quality housing scheme – including consideration of the adequacy of green infrastructure; the interconnection, or otherwise, of green/public spaces; and whether the proposal responds appropriately to the edge of settlement location.

- 2.2.3 From the outset, Persimmon Homes has worked with Fareham Council Officers to produce a planning application consistent with the aspirations of policy and the site. The appeal scheme has evolved through an iterative process with Council Officers.
- 2.2.4 The Officer's Committee Report covers the design of the appeal scheme in depth, and has been informed by the comments of other officers, statutory consultees, third parties and design review. The Committee Report concluded that planning permission should be granted.
- 2.2.5 It is reasonable to expect that when recommending the appeal scheme for approval, the Case Officer was well versed with the local context, the site constraints and opportunities, having regard to all the views of consultees and local residents and the requirements of design policy and guidance to come to an informed and balanced judgment. I concur with the Case Officer's support for the appeal scheme and set out my own supportive views against relevant design policies and guidance within this evidence.
- 2.2.6 Considering local context, the site is on the edge of a defined settlement. It does not lie within a conservation area and nor does it contain any listed buildings or protected views. Crofton Old Church is located to the south west of the application site and is Grade II\* listed building. However, the dense woodland between the application site and the church cemetery and positioning of the church building on Lychgate Green mean that the setting of the church will not be impacted upon by the proposed development. The site is located within the designated countryside but does lie immediately to the north and west of the Stubbington and Hill Head Urban Settlement Boundary, as defined in the Adopted Local Plan Policy.

- 2.2.7 The site is identified in the emerging Local Plan Policy HA54 as having an indicative yield of 180 dwellings. Furthermore, the Main Statement of Common Ground para 5.1 states “it is agreed the site is suitable, in principle for housing with an indicative yield of 180 dwellings”.



Above parameter plans for current planning application for 180 dwellings. Note there is no difference in the area of land required to accommodate 206 dwellings compared to 180 dwellings and the design parameters remain identical.

2.2.8 The site is located in a sustainable location in close proximity to local schools (Meoncross School, Crofton Secondary School, Baycroft School, Crofton Anne Dale Infant and Junior Schools, Crofton Hammond Infants and Junior Schools), Stubbington Village Centre, Stubbington Community Centre and Stubbington Health Centre.

2.2.9 The committee report concluded:

*“In undertaking a detailed assessment of the proposals throughout this report and applying the ‘tilted balance’ to those assessments, Officers consider that:*

- (i) There are no policies within the National Planning Policy Framework that protects areas or assets of particular importance which provide a clear reason for refusing the development proposed, particularly when taking into account that any significant effect upon Special Protection Areas can be mitigated through a financial contribution towards the Solent Recreation Mitigation Strategy; and,*
- (ii) Any adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.”*

2.2.10 More specifically in respect of urban design issues it concluded:

*In addition, the proposal accords with points (ii), (iii) and (v) of Policy DSP40, in that it would be sustainably located and can be well integrated with the neighbouring settlement (point (ii) of DSP40). The development results in 55 fewer dwellings than the earlier planning application in turn resulting in a lower density scheme, which is considered to have been sensitively designed to minimise the visual appearance of the development from the immediate surrounding countryside and would not compromise the integrity of the Strategic Gap. The additional landscaping proposed, and wider street layout relates well to its edge of settlement location (point (iii) of DSP40).*

2.2.11 I concur with the Case Officer’s recommendation.

2.2.12 Having had regard to the reasons for refusal, the Council’s Statement of Case, the Committee Report, Committee Minutes and Third-Party representations, I consider that the principal urban design issues to be addressed concern:

- Whether the proposed housing would respond positively to and be respectful to the key characteristics of the area
- Whether the proposals would provide sufficient green infrastructure
- Whether the proposals would provide interconnected green spaces
- Whether the development would result in a cramped layout

- Whether the proposed development would deliver a quality development
  - Whether the proposed development responds positively to the key characteristics of the area
- 2.2.13 The following section sets out in more detail why the above is not valid and is not an accurate assessment of the refused layout.
- 2.2.14 The evidence comprises the following sections:
- At section 3, I summarise the character and qualities of the site and surrounding
  - At section 4, I summarise the relevant design policy and guidance framework
  - At section 5, I appraise the appropriateness of the appeal scheme against relevant policy criteria
  - At section 6, I respond to the reasons for refusal
  - At section 7, I draw my conclusions

### 3. DESCRIPTION OF DEVELOPMENT

- 3.0.1 The proposals relate to the erection of 206 dwellings comprising 2, 3 and 4 bedroom dwellings and 1 and 2 bedroom flats together with a new access from Peak Lane, car parking, landscaping, public open spaces, play areas and associated works. The refused application and proposed site layout incorporates a series of perimeter blocks which are outward facing thereby ensuring active frontages to streets. These perimeter blocks are broken at regular intervals with a series of east west and a main north south route that link together green spaces and ensure a highly permeable layout.
- 3.0.2 The design and layout is the result of very careful and sensitive design approach utilising a 'landscape led' approach to create a high quality and memorable place. The design solution is a context and site specific solution to the unique setting of the site which will result in a high quality development that fulfills the design objectives and requirements set out within national design guidance such as the National Design Guide, Building for a Healthy Life and local design guidance. The relationship with the adjacent existing residential areas and landscape setting including Crofton Cemetery to the east and Oakcroft Lane to the north have helped influence the bespoke design approach in respect of the layout and proposed architectural response.
- 3.0.3 The design proposals include many elements of good urban design and placemaking, with the 'sum of its parts' providing a high-quality layout specific to this location, creating a beautiful place.
- 3.0.4 The design proposals include the following:
- Strong east/west greened streets provide clear views to the western boundary edge adjacent to the cemetery and Oakcroft Lane.
  - The inclusion of incidental landscape green spaces will provide an interesting variety, as orientation spaces and stopping points to chat to neighbours or to sit, relax and play. Within a post Covid world these spaces are invaluable within any new development.
  - A Surrounding green edge – for walking, recreation and play, a chance to meet neighbours, exercise or walk the dog.
  - Sustainability – high quality SuDS ponds and native tree planting throughout the site to attract wildlife and enhance local biodiversity, above all creating a very attractive place to live.
  - Adoptable streets and private drives are softened and punctuated by high quality materials, providing an interesting variety and legibility to the 'spaces' created between buildings.
  - Built form – a varied mix of appropriate house types meet the local housing need.

- A materials palette is sympathetic and complementary to the local area, ensuring these design proposals fit well within the locality.
  - Development parcels are arranged in outward facing 'perimeter blocks' providing excellent surveillance and activity at street level providing safety, security and surveillance on the street using specific corner turn house types.
  - Vistas are enhanced with interesting view stops of specific building groupings or landscape features and/or spaces.
  - A varied density across the layout using specific house types will also provide a strong sense of place and legibility for residents and visitors alike.
- 3.0.5 The design proposals will create a high quality and beautiful environment for residents and visitors alike. In particular the use of good architecture, informed by a thorough understanding of the positive aspects of the wider locality, alongside an attractive and legible layout and significant landscaping throughout the development, ensure the proposals will create a better quality of place in which to live and contribute towards wider sustainability objectives and in addition to providing a strong sense of place. I am of a view that the design and layout will be a fitting addition to the local area of Stubbington.
- 3.0.6 The proposed development layout maintains the green edges to the site and incorporates an area of SuDS at the southern extent of the site. Green buffers to the north, south and west ensure an appropriate design approach to edge conditions and relationship with the cemetery to the west, Oakcroft Lane and existing housing to the east.
- 3.0.7 Within the proposed perimeter blocks a mixture of housing is proposed including terraced, semi detached and detached 2 and 2.5 storey properties. Detached properties prevail along the western boundary where the site faces outwards towards open countryside and the cemetery. Higher density terraced runs of housing are carefully positioned within development blocks.
- 3.0.8 Within the proposed layout there are several key green spaces around which housing has been arranged to front onto the space and ensure good levels of surveillance.
- 3.0.9 A mixture of street types are proposed with single sided streets and a rural lane approach on the western edge of the site combined with shared surface streets within development blocks.
- 3.0.10 The architectural approach to individual dwellings is informed by a thorough understanding of the site and the surrounding context. The proposed elevations and streetscenes alongside specific building materials have been carefully considered and selected. For example the choice of brick colours, roofing material and window details reflect the established colour palette of housing to the east and south. How these materials and architectural elements work with one another has been considered in a holistic way looking at the arrangement of streets and proposed housing facing onto streets.



## **4. SITE AND SURROUNDINGS**

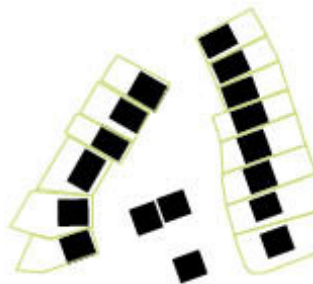
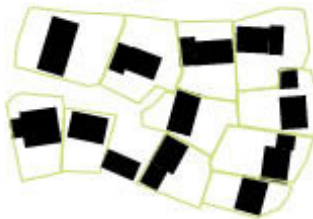
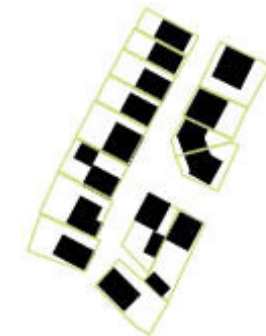
- 4.0.1 Details of the site are described within the Design and Access Statement. The 19.4 hectare site (total site area) is located on the northern edge of Stubbington, west of a suburban housing (in respect of urban grain and morphology) and Park Lane, north of Mark Tey Road and west of Crofton Cemetery. The surrounding housing to the east, west and south reflects the growth of a historic village over time northwards. Oakcroft Lane bounds the north edge of the proposed housing development. The site is well defined with existing landscape features around the site perimeter which will be retained as part of the proposals.

### **4.1 Pattern of Development**

- 4.1.1 The housing to the east, south and west varies in age, none of which pre-dates the 1950s, other than St Edmund's Crofton Old Church and a manor house to the east of this. The vast majority of the existing housing has been arranged around a series of cul-de-sacs connect to key movement routes such as May's Lane and Titchfield Road. Immediately adjacent to the site to the east is a more recent residential development at Summerleigh Walk featuring a mix of terraced, semi-detached and detached housing. Within the Design Analysis Document (Appendix A) more detailed analysis of the surrounding built character is provided, demonstrating the typical patterns of development in the locality. This also looks in more detail at the key characteristics of the locality in respect of built form, materiality, scale and massing, urban grain. The overriding characteristics of the surrounding area is one of 1970s onwards housing containing a mix of housing typologies. In some instances, housing closer together with smaller gardens, and in other instances properties have a larger footprint with bigger gardens. This pattern of development is entirely in keeping with what is proposed and what one would normally expect to find beyond the centre of a town or village. The refused proposals are 'suburban' in respect of location but they do not represent suburban in a pejorative sense as a design proposal, rather they seek to respond to the *best* qualities of the locality and creating a development appropriate to the site's location whilst creating a high quality new townscape.
- 4.1.2 The figure ground diagrams opposite demonstrate the urban grain and density of housing development adjacent to the application site or nearby. They are an indicator of 'character' and 'key characteristics' of the surrounding area in respect of urban grain and density. They demonstrate a pattern of development that is relatively uniform in respect of plot to ration, size of garden and general configuration of housing.



## Key characteristics of the area - urban grain



The figure ground diagrams opposite demonstrate the urban grain and density of housing development adjacent to the application site or nearby. They are an indicator of 'character' and 'key characteristics' of the surrounding area in respect of urban grain and density. They provide clear evidence that the surrounding character is suburban housing which is relatively uniform in terms of building to plot ratio, size of garden and general configuration of housing. More recent housing development have moved away from cul-de-sac's providing more interconnected streets and reflecting recognition that disconnected cul-de-sac layouts do not provide the necessary linkages to encourage walking and cycling.

Massing model showing proposed scale and grain of development



Above extract from Design Analysis (Appendix A)

- 4.1.3 Architecturally the surrounding existing areas of housing reflect a traditional design approach to elevations. The predominant materials are red brick, clay tiles and concrete grey tiles, white upvc windows and doors and chimney's. There is some variation in brick colour and architectural character which is influenced by the period the housing was built, for example 1970s housing is distinguishable by variation in brick colours not found on more recent housing.

## 4.2 Character

- 4.2.1 As alluded to above the established character of the locality has been considered in detail within the Design Analysis (Appendix A), but for the purposes of this Proof of Evidence, can be summarised as a suburban or outer suburb typology when considered against the urban typologies set out in the National Design Code. Other influences in respect of character relate to the landscape edge setting of the site and existing landscape features which contribute to the setting of the site, and which are proposed to be retained and integrated within the development proposals.

## 4.3 Townscape

- 4.3.1 The majority of existing properties in the surrounding locality are two storey. There are some two and half storey homes on Summerleigh Walk which is immediately adjacent to the site to the east and, within a wider area, bungalows for example on Sumar Close, further east. The proposed development consists of two and two and half storey properties. The scale is therefore in line with the established character of the immediate and wider site.







Above new build properties on Summerleigh Walk to the east of the application site



Above housing to the south of the application site at Mark Tey Road



Above new housing to the west of the application site at Harm House Close

#### 4.4 Views

- 4.4.1 There are no specific views identified in policy or guidance relevant to the appeal site. The site is flat and is well contained by existing trees which run along the eastern, southern, northern and north western boundary of the site. From a short section of Oakcroft Lane there are views across Crofton Cemetery towards the site but these are obscured by existing hedge lines which flank Oakcroft Lane and enclosure the cemetery. There are filtered views towards the site from the north western and northern areas through trees. There are no views towards the site from the east and south as from the east all housing is arranged around cul-de-sac streets and there is a mature landscaped edge. Likewise, from the south and Mark Teys Road, views are blocked by well-established landscaping. Views towards the site change according to the time of year and whether trees are in full leaf but it is reasonable to say that the site is well contained and that views towards the proposed development will largely be either entirely obscured or at worst filtered by existing landscaping and landscape features. A key point to note is the intention to retain all landscape edges to the site thereby safeguarding the edge of settlement.



Above view looking towards Oakcroft Lane from Park Lane – note existing tree screen views of site

## 4.5 Summary

- 4.5.1 The established character of the area is typical of an edge of settlement location. Over a long time period, the original settlement has expanded northwards from its original village centre with residential properties of larger detached, semi-detached and short terraces built from the 1950s onwards. The character of these areas of housing has been influenced by dominant trends and styles of the time, but generally much of this development is typical of edge of settlement housing in respect of urban grain, plot to garden ratio and streetscape. In respect of the application site, this is on the edge of the existing settlement with Crofton Cemetery to the west which, whilst creating a more open environment, is a significantly influenced and manicured landscape rather open countryside. The landscape edges to the site are important defining characteristics of the site which provide filtering views. Housing to the east at Marks Tey Road and Summerleigh Walk are visible from the west looking across the site but views are filtered by existing landscape and trees along the eastern edge of the site.
- 4.5.2 The implementation of the refused planning application will have a positive influence on the overall quality and character of the area, introducing townscape and homes which draw upon the positive elements of the locality and creating a high quality environment for residents and visitors. The development will be a positive improvement in respect of the layout and overall contribution in terms of urban design.



## **5. DESIGN POLICY AND GUIDANCE**

5.0.1 Relevant design policy and guidance is set out in the Appellants Statement of Case and summarised below:

### **5.1 National Planning Policy Framework (NPPF 2021)**

5.1.1 The appeal scheme seeks to create a high quality place. Of particular relevance to this evidence are the following paragraphs of the NPPF:

- Paragraph 124: Which requires development to make the efficient use of land.
- Paragraph 125: Which requires development to optimize the use of the site and create beautiful and sustainable places.
- Paragraph 126: Which underlines that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, being clear about design expectations.
- Paragraph 130: Which sets six qualitative design criteria identified below:
  - Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
  - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
  - Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
  - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
  - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience
- Paragraph 132: Which states that design quality should be considered throughout the evolution and assessment of individual proposals
- Paragraph 134: Which states that where the design of a development accords with clear expectations in plan policies related to design should be given significant weight

## 5.2 Adopted Fareham Borough Core Strategy Adopted August 2011

### Policy CS17 High Quality Design

#### 5.2.1 Policy CS17 (High Quality Design) states in part:

*'All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places'.*

#### 5.2.2 Policy CS 17 seeks to ensure all development is of a high quality of design. It sets out various criteria including:

- respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials,
- provide continuity of built form, a sense of enclosure with active frontages to the street and safety of the public realm,
- ensure permeable movement patterns and connections to local services, community facilities, jobs and shops,
- create a sense of identity and distinctiveness and one that is legible,
- enable and/or encourage a mix of uses and diversity in an area,
- ensure that the public realm has pedestrian priority, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained,
- enable buildings to provide flexible accommodation, which can be adapted to suit all members of a community throughout their lifetime, provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm, and provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change.

#### 5.2.3 In addition, new housing will be required to: secure adequate internal and external space, dwelling mix, privacy, and sunlight and daylight to meet the requirements of future occupiers.

## 5.3 Adopted Development Site and Policies

#### 5.3.1 Policy DSP40 Policy DSP40: Housing Allocations, of the Local Plan Part 2 is refers to several design criteria which must be met including the points two and three highlighted below:

- ii) *The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;*
- iii) *The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;*

- iv) *The proposal would not have any unacceptable environmental, amenity or traffic implications”.*

## **5.4 Fareham Borough Design Guide SPD**

5.4.1 The Council’s SPD “Fareham Borough Design Guidance” provides design guidance in respect of new housing. Guidance within this document is provided in relation to new streets and public spaces.

5.4.2 Relevant extracts from this SPD document are provided below.

- New Streets - Well designed development will connect into existing routes and where possible enhance them. Where new streets are proposed they should respect the existing route hierarchy and ensure good pedestrian links to key destinations.
- New Streets Lower Density Private gardens should be adequately sized and provide good quality outdoor space. A garden length of at least 11 metres long should be provided. Large family homes should have more generous sized gardens. In order to preserve the character of an area, larger gardens will be required in more spacious areas.
- Corner rooms should have windows in walls addressing both sides of the street to allow complete surveillance and avoid the problem of blank flank walls.
- Well-designed houses, incorporating appropriate front boundary treatments, will enable natural surveillance of the street while protecting the privacy of residents.
  - New Streets - Higher density
  - Blank walls facing the street should be avoided
  - Areas behind buildings can be used to provide communal parking where appropriate
  - All spaces should be within 20 metres
- New Public Areas - Larger developments will be expected to provide new well designed and thought out public spaces which function successfully. New development adjacent to existing public spaces will take every opportunity to improve and enhance these spaces and where possible should connect to surrounding public spaces. The scale of surrounding buildings and their uses should reflect the type of public space, its size and location (e.g. town centre, residential, etc.)

## **5.5 National Design Guide (NDG)**

5.5.1 The National Design Guide sets out ten characteristics of well-designed places which contribute towards the themes for good design set out in the NPPF. The Design Guide lends some objectivity to the inherently subjective issue of ‘good design’.



5.5.2 The ten characteristics are:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimized
- Public Spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

**5.6 National Planning Practice Guidance (NPPG)**

5.6.1 The NPPG establishes that ‘good design’ can be described with the ten characteristics of the National Design Guide. Paragraph: 001 Reference ID: 26-001-20191001

## **6. DESIGN APPRAISAL**

### **6.1 Evolution of Design**

- 6.1.1 The refused layout has been the subject of considerable change reflecting a commitment to ensure a high quality design solution.
- 6.1.2 Pre-application discussions were held in respect of application No1 for 302 units. The number of units was reduced to 261 dwellings and a planning application submitted. This was refused in August 2019 with the council refusing to accept amended plans to address issues in response to urban design comments.
- 6.1.3 Following this a revised application was prepared which was the result of substantial pre-application discussions. The refused layout has been carefully considered and is the result of an iterative two-way dialogue with the Fareham Borough Council's Urban Design Officer and LPA.
- 6.1.4 Pre-application discussions were held in respect of a second revised application, with the basis for this revised scheme being the urban design comments received from Council's Urban Design Officer during the first planning application.
- 6.1.5. The 2<sup>nd</sup> revised application sought to follow and take on board all the design advice and comments provided by the Council's Urban Design Officer. The Urban Design Officers schematic layout showed perimeter blocks with two POS areas that correspond in positioning with the refused layout. The Urban Design Officer's sketch layout is shown on the opposite page for reference. The annotated notes on the layout identify 'connected green spaces and wildlife corridors' both of which reflected in the refused layout. Despite the close alignment with the Council's Urban Design Officer sketch layout, the second application was refused. A full explanation of the design chronology is provided in the Design Analysis Appendix A para 2.1 to 2.8.



## **6.2 Layout, Scale, Massing, Density and Visual Amenity**

- 6.2.1 A Building for Healthy Life Assessment has been completed and an assessment against the design criteria contained within the National Design Guide which is included in the Design Analysis (Appendix A) and which supports the appeal. In respect of Building for a Healthy Life Assessment a high-level assessment was provided in the DAS. A more detailed assessment against the Building for Healthy Life Criteria has been undertaken for the purposes of this appeal and is included within the Design Analysis (Appendix A).
- 6.2.2 This section considers the appropriateness of the proposed scale; massing, density and visual amenity.
- 6.2.3 I have considered the Persimmon proposals in detail in a particular in relation to how the proposals respond to and reflect the key characteristics of the area, in this countryside, edge of settlement location.
- 6.2.4 I have also considered the urban design advice which was provided by Fareham Borough Council and which was used to inform the revised development proposals subject to this appeal. The proposed layout reflects the urban grain and density of development directly adjacent to the application site which is primarily suburban housing much of which is arranged around more inefficient cul-de-sac layouts that do not provide connectivity and linkages. The proposed layout incorporate a series of perimeter blocks all of which are outward facing. This is in line with best practice design principles set out in documents such as the National Design Guide. The density across the different perimeter blocks varies responding to the position on the application site for examples on the northern, western and southern edges a lower density is proposed with semi-detached and detached housing.
- 6.2.5 This design technique is commonly used on edge of settlement sites to ‘feather the edge’ of development and ensure a lower density and softer relationship to open countryside. It means unsightly rear boundaries do not dominate and provides opportunity for additional landscaping. In my experience in running Building for Healthy Life training courses for Homes England over a two year period and working closely with David Birkbeck to deliver this training (Co-author of BfHL12), I can confidently state that this is a robust design approach when integrating new housing proposals on the edge of existing settlements.
- 6.2.6 I have considered the character of the surrounding area in respect of development density and scale and see no reason why the proposed development is not compatible in terms of scale and massing. The proposed layout plan proposes an overall density of 29 dph dwellings per hectare. The overall density and proposed housing numbers has been reduced from 261 units to 206 units in light of the comments from the LPA. As stated above this represents a 21% reduction in the number of units proposed, resulting in a reduced development density and greater amount of green space throughout the development.

## Density

- 6.2.7 The proposed development achieves a density of 29 dwellings per hectare which in my experience is considerably lower than what most major house builders bring forward sites at. A comparison of density with nearby developments in the immediate vicinity shows the following densities

▪ Summerleigh Walk	29 dph
▪ Country Walk	48 dph
▪ Country View	30 dph
▪ Penbury Road	22 dph

This demonstrates that the proposed density aligns with the immediate locality.

## Scale and Massing

- 6.2.8 The proposed housing layout includes a mixture of 2 and 2.5 storey dwellings. The overall breakdown of housing typologies is as follows:

- 50 no. detached dwellings
- 60 no. semi-detached dwellings
- 39 units - terraced runs of three units
- 48 units - terraced runs of four
- 5 units - terrace of five
- apartments

- 6.2.9 The proposed scale and massing of the dwellings very clearly relates to the established scale and massing of nearby housing developments. For example, on Summerleigh Walk there is a mix of 2 and 2.5 storey dwellings including detached, semi-detached and terraced runs of housing.

## Amenity

- 6.2.10 The officer's report states that the design and layout of the scheme ensures that all the proposed dwellings adhere to minimum standards sought in the Council's adopted Design Guidance, in terms of garden lengths and levels of separation. The submitted layout plan achieves garden sizes of between 10-11 metres deep throughout. The planning committee report states:

*"in many respects the standard exceeds the minimum sought". "The reduced density of the development when compared to the earlier proposals, results in significant additional levels of landscaping throughout the site, creating a more pleasant living environment for future occupiers".*

## 6.3 Design Quality

6.3.1 In accordance with NPPF paragraph 126, effective engagement with the Local Planning Authority has informed the design. Considering matters of design quality, neither the Committee Report nor the reasons for refusal provide any substantive evidence. NPPF Paragraph 130, sets six qualitative design criteria that should be met, and taking each in turn:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

It is considered that the proposed development will create a high quality residential neighbourhood that is fully integrated with its edge of settlement location.

- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

The appeal scheme is considered to be attractive architecture, set out to create an attractive environment for residents and visitors. There are no in principle landscaping related objections, and the landscape setting is considered to be of a high quality.

- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

The appeal scheme is considered sympathetic to the local character in materials, detailing and landscape setting, informed by a context appraisal. The density of development has been considered in detail and amended to reduce, and also ensure variation of density across the site. This approach is considered appropriate and no harm concerning matters of overdevelopment has been substantiated in the reasons for refusal.

- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

The appeal scheme is considered to deliver an attractive, strong sense of place that encourages walking and cycling by virtue of the permeable layout proposed and pedestrian link to the south at Marks Tey Road.

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

The quantum of housing proposed is considered entirely appropriate for this site, the development on the land is optimised in line with the NPPF and it gives rise to no material harm.



- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*

The layout will create places that are safe, inclusive and accessible, promoting health and well-being. There will be a high standard of amenity for visitors and residents. The layout and retention of landscape features around the site perimeter will ensure a high-quality environment, which benefits from good levels of natural surveillance, thereby ensuring high levels of amenity for people walking through or within the development. Active frontages and street trees addressing the streetscene will add to the quality of environment.

#### **6.4 National Design Guide's Ten Characteristics of Successful Places**

- 6.4.1 Considering the merits of the appeal scheme against the National Design Guide, I draw the following conclusions:

*1. Context*

- 6.4.2 As described by the DAS and within Design Analysis, the appeal scheme has demonstrably been informed by a robust understanding of the local existing and emerging context, to create a positive sense of place. (See appendix A)

*2. Identity*

- 6.4.3 The appeal scheme has a strong identity informed by the former uses on the site and vernacular of the surrounding area. The buildings and landscape are designed to engage with visitors and residents through the quality of the landscaping and the activity of public facing edges. The architecture is simple and attractive, references local materials and features, and is coherently applied across the proposed homes.

*3. Built Form*

- 6.4.4 The built form responds positively to its context by creating an attractive street frontage throughout and carefully considers the edge of development and interface with existing landscape. Internally, the buildings frame legible spaces. The height, scale and massing of the built form is considered appropriate.

*4. Movement*

- 6.4.5 The appeal scheme is structured around attractive spaces. The movement patterns are clear and legible.

## 5. *Nature*

- 6.4.6 Details of the ecology, planting and detailing of the green spaces are provided within the DAS and supporting landscape statement. The scheme will retain landscaping around the site perimeter and introduce new planting within streets, gardens and amenity space.

## 6. *Public Spaces*

- 6.4.7 The appeal scheme proposes new spaces within the development for the benefit of residents and to enhance the setting of housing.

## 7. *Uses*

- 6.4.8 This is a residential led scheme, accessible to local services. There is a mix of tenures and range of housing sizes in line with wider housing needs.

## 8. *Homes and Buildings*

- 6.4.9 The buildings are considered to provide good quality internal and external living environments for residents to promote health and well-being. Residents are afforded private and communal amenity spaces within the appeal scheme. The building design has considered servicing, access to refuse and servicing.

## 9. *Resources*

- 6.4.10 The appeal scheme proposes a landscape led attractive and walkable development. It is considered to balance an appropriate density for the site, whilst also making efficient use of the land. All housing will be constructed to current building regulation standards. The landscape led approach maximises the amount of green infrastructure

## 10. *Lifespan*

- 6.4.11 The appeal scheme will be well managed to maintain the quality of the built form and open spaces.
- 6.4.12 In summary, the proposals will create a high quality, beautiful and attractive neighbourhood for residents and visitors. The design quality is reflected in the images on the following pages which show illustrative CGI's of the proposed development.













## **7. RESPONSE TO REASON FOR REFUSALS 3 AND 4**

- 7.01 There are two reasons for refusal which relate primarily to design issues. Further explanation by the Council with regard to these reasons for refusal is provided in the Council's Statement of Case. The section below considers the design related reasons for refusal, alongside the relevant sections of the Council's Statement Case in respect of design. This is followed by an assessment of the proposals in respect of how the proposals respond positively to and are respectful of the characteristics of the area, which is referenced in both the reasons for refusal below and relate to Policy DSP40 criteria (ii) and (iii). Within Appendix A Design Analysis the reasons for refusal are assessed in detail, and considered in relation to the proposal, with supporting images and plans to demonstrate that these reasons are not valid.

### **Reason for Refusal Number 3**

- 7.02 *The introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces.*

### **Reason for Refusal Number 4**

- 7.03 *The quantum of development proposed would result in a cramped layout and would not deliver a housing scheme of high quality which respects and responds positively to the key characteristics of the area. Some of the house types also fail to meet with the Nationally Described Space Standards.*

- 7.04 I have broken the reasons for refusal down into the following issues:

### **Reason for Refusal 3**

- Whether the proposed housing would respond positively to and be respectful to the key characteristics of the area
- Whether the proposals would provide sufficient green infrastructure
- Whether the proposals would provide interconnected green spaces

### **Reasons for Refusal 4**

- Whether the development would result in a cramped layout
- Whether the proposed development would deliver a quality development
- Whether the proposed development responds positively to the key characteristics of the area

I now address each of these issues in turn in respect of how the refused layout addresses these issues.

**Whether the proposed housing would respond positively to and be respectful to the key characteristics of the area**

- 7.05 The LPA have not specified in the Statement of Case specifically how the proposals fail to respond positively and be respectful to the key characteristics of the area. Reference is made to the visual amenity of Crofton Cemetery and users of Oakcroft Lane, Park Lane and users of the PROW to the north of the site. Reference is made to a 'more informal pattern of development to the south', and a suggestion the proposals will result in a 'regimented grid pattern'.
- 7.06 Consideration has been given to the density and urban grain of the surrounding area alongside the existing landscape setting. This has been used to influence the proposed layout. The refused layout includes a mixture of detached, semi-detached and terraced housing arranged so that all housing faces outwards. The layout incorporates curved development cells on the western edge both ensuring the avoidance of grid layout and responding to the rural edge.
- 7.07 The proposed layout along with the proposed house types respond both the form, density and urban grain of the surrounding locality. The proposed elevation treatment for individual dwellings and streetscenes also draw upon positive local character to ensure an attractive neighborhood. The inclusion of landscape spaces and edges is also an important element and further evidence of responding to the edge of settlement location of the site.

**Whether the proposals would provide sufficient green infrastructure**

- 7.08 No further information has been provided by the Council to demonstrate that the proposals do not provide sufficient green infrastructure. The refused layout incorporates a sequence of green space including formal and informal spaces within the housing layout and around the perimeter edges.
- 7.09 The POS requirement for the site is set out within the Fareham Borough Council Planning Obligations SPD, which identifies a requirement of 1.5 ha per 1,000 population for Parks and Amenity Open Space. For the proposed development a total required amount of POS would be 7496.25m<sup>2</sup>. The refused layout proposed a significant additional amount of POS (Totaling 31,220m<sup>2</sup>).
- 7.10 The calculation showing areas of POS along with the layout plan clearly demonstrate that the proposals provide a significant amount of green infrastructure.

**Whether the proposals would provide interconnected green spaces**

- 7.11 There is no evidence provided by the Council to demonstrate that interconnected green spaces have not been achieved within the refused layout.
- 7.12 There is clear evidence included within the Design Analysis (Appendix A) to demonstrate how the refused layout will create a series of interconnected green spaces. The image on the following page shows how street trees will be used to make the connections between the green spaces





the site. The figure ground study in the Design Analysis (Appendix A- page 18) demonstrates the urban grain and density of development in the immediate locality to the east and south of the proposed development. The proposed layout and configuration of dwellings reflects the typical characteristics of the area which is characterised by a mixture of detached, semi detached and shorter terraced runs of housing. The proposed layout plan proposes an overall density of 29 dph dwellings per hectare. The overall density and proposed housing numbers has been reduced from 261 units to 206 units in light of the comments from the LPA. As stated above this represents a 21% reduction in the number of units proposed, resulting in a reduced development density and greater amount of green space throughout the development.

- 7.17 The density comparator table on page 19 within the Design Analysis (Appendix A) compares the density of the proposed development with adjacent areas. The proposed density is 29 dph, this compares to densities of 48 dph at Summerleigh Walk, 30 dph at Country View and 22 dph at Penbury Road. Across the proposed development, different densities have been used to help respond to the edge conditions of the site, looking onto open countryside to the west and to create distinctive character areas thereby ensuring variation to street scene and a quality design approach. The density comparator indicates that the refused application will not create a cramped layout with a density, which in several instances, is lower than surrounding areas.

#### **Whether the proposed development would deliver a quality development**

- 7.18 No evidence has been provided by the Council to demonstrate that quality development will not be delivered.
- 7.19 Design quality is addressed in a number of ways including careful consideration of site layout, massing, scale, elevation treatment, materials and details and boundary treatments.
- 7.20 The appellants proposals have been assessed against Building for a Healthy Life and the National Design Guide 10 principles of good design. This is included within pages 29-53 of the Design Analysis document (Appendix A). The Building for a Healthy Life assessment demonstrates the refuse layout performs well and achieves green on all 12 criteria. Likewise the National Design Guide characteristics of creating well designed places have been addressed and positively responded to through the proposals.

#### **Whether the proposed development responds positively to the key characteristics of the area**

- 7.21 There is no evidence from the Council demonstrating the key characteristics of the area or how the appellants proposals do not respond positively to this. The only character reference from the Council is the 'countryside edge of settlement location' of the site which on its own, does not provide a robust explanation of character and is more reflective of the location of the site.
- 7.22 The development proposals have been informed by an understanding of the key characteristics of the site and surrounding area. This has involved considering the local character of the area including the residential areas adjacent to the site and the landscape characteristics of the site, both of which have informed the design proposal.

- 7.23 The submitted DAS provides information in respect of the character of the immediate locality, adjacent to the application site. Page 6 of the submitted DAS identifies the vernacular found within the immediate locality and considers the following elements materials, surface treatment, boundary treatment, plot sizes, window details, plot frontages and parking. The Design Analysis (Appendix A) further expands these headings (pages 8 -13).
- 7.24 The proposed development has been thoroughly informed by a thorough understanding of character and context as evidenced in the Design Analysis document and DAS. A landscape led approach combined with a robust approach to the detailed design of dwellings and spaces between these will create a development that responds positively to the site and wider area.

**Extract from the Council's Statement of Case Para 8.7**

- 7.25 *The Council will seek to demonstrate through landscape and visual evidence that the scale and location of the proposed dwellings within the appeal site and access road would have an adverse impact on the immediate countryside setting around the site, in particular the visual amenity and character of the Crofton Cemetery, upon users of Oakcroft Lane and Peak Lane, as well as users of some Public Rights of Way to the north of the appeal site and on the local landscape generally.*
- 7.26 The massing model work provided demonstrates that the proposals do not have an adverse impact on the immediate countryside setting. It is clear to see how existing landscape edges to the site, along with the careful design which proposes detached units on the outer edges of the site, creates a 'feathered edge' so that buildings do not dominate. The appellant has considered views towards the site from all edges and ensured a design response which responds to these edges through a lower density form of development in these locations. The character of Crofton Cemetery is different to Oakcroft Lane with a heavily manicured environment which cannot be considered to be open countryside.
- 7.27 Great attention has been given to ensuring a landscape led approach to the layout and design proposals. This has resulted in a layout which incorporates significant areas of green space and integrates the surrounding landscape features to ensure a 'sylvan' setting for the development.
- 7.28 This is reflecting in the CGI image below which shows an example of one of the green spaces within the proposed layout and which will be created within the proposals.





#### **Extract from the Council's Statement of Case Para 8.8**

- 7.29 *The Council will set out the key characteristics of the locality and will seek to demonstrate through evidence the extent and degree to which the form, layout and scale of the proposed development would fail to respond positively to these characteristics, including the rural setting of the Crofton Cemetery, the rural character of the boundary with and context of Oakcroft Lane, the wooded boundary of the settlement edge of Stubbington to the east and the informal and well-landscaped character of the adjoining residential areas.*
- 7.30 The Design Analysis document (Appendix A) considers in detail the characteristics of the locality and how the proposals respond to and is informed by local character in a positive manner. For example page 8 of the Design Analysis considers the dominant materials of the immediate area in respect of building materials and surface materials. Boundary treatments are considered on page 10 and typical plots sizes and urban grain is considered on pages 10 and 11. The massing model prepared for the refused development shows, in urban design terms, the urban grain and plot to building ratio reflect the characteristics of the locality in a positive way.

#### **Extract from the Council's Statement of Case Para 8.9**

- 7.31 *The Council will show by reference to the more informal pattern of development in the locality, especially by reference to the housing to the south, and the regimented grid pattern of the proposed housing layout gives rise to a low-quality scheme that fails to respect the surrounding development.*
- 7.32 The design analysis document provides an analysis considering urban grain, density, scale and massing of the locality which shows the layout is in accordance with the established character (Para 4.5- 4.14). The proposed layout does not propose a regimented layout along its

development edges. Curved edges to the northern blocks ensure a grid like layout does not dominate. Notwithstanding the above loose grid like arrangements. in respect of housing layout, are widely recognised as having benefits in terms of creating a legible, permeable and walkable environment in line with Building for a Healthy Life (BfHL) principles. Para 8.9 of the Council's Statement of Case is selective in only making reference to the housing to the south, ignoring the housing to the east which has similarities in respect of the arrangement of housing. It is important to note that the refused layout moves away from a 'regimented' layout by incorporating curving streetscenes fronting onto a public space, thereby ensuring an organic approach which is more appropriate given the town edge location of the site.



#### **Extract from the Council's Statement of Case Para 8.10**

- 7.33 *Para 8.10 The Council will also show that proposed development fails to integrate satisfactorily with the existing surrounding development by failing to provide high quality connections that feed into the scheme along with the effect of the road system surrounding the whole of the development which provides a barrier to integration.*
- 7.34 The proposed layout incorporates a pedestrian and cycle link to the south connecting with Marks Tey Road. It is not possible to introduce a link to the east as there is no opportunity to connect over third party land to existing highway or footpaths. There is a pedestrian and vehicular access point to the north. The layout is in line with Council's Urban Design Officers indicative layout.

#### **Extract from the Council's Statement of Case Para 8.11**

- 7.35 *As is demonstrated by the draft allocation in the emerging Local Plan, the Council considers that it is likely to be possible to bring forward a smaller, high quality housing scheme on the Appeal Site which would: respond positively to the key characteristics of the local area; avoid, or at least minimise, adverse landscape and visual effects; provide adequate green infrastructure; relate*

*well to the existing urban settlement boundaries; and which would successfully integrate with the adjoining green/public spaces.*

- 7.36 The density of the proposals are already low and have been reduced further. The proposals relate well to existing settlement boundaries and have minimal impact on the landscape features of the site.
- 7.37 Following the refusal of the revised 2020 application, the Council published an updated version of its Regulation 19 Plan in June 2021. The 2021 Regulation Plan identified Persimmon's site as a housing allocation (Policy H54: Land east of Crofton Cemetery and west of Peak Lane) for 180 new homes. It should be noted that the proposals subject to appeal propose 206 units, which is considered to be broadly in line with the policy allocation.

#### **Responding to and respecting the key characteristics of the area – edge of settlement location**

- 7.38 In accordance with Policy DSP40, the proposed development responds to edge of settlement location with a layout which reflects the character of the neighbouring settlement and best practice design principles. The development makes an appropriate use of land following a landscape led design approach that creates the most appropriate form of development responding to the site's context and character. The appeal scheme will create a layout and form of development that is outward facing and which protects the existing green infrastructure around the site perimeter, thereby ensuring the site blends in with and sits comfortably with the settlement edge.
- 7.39 A more in-depth analysis has been provided in the Design Analysis document relating to the defining features of local character in respect of the following:
- materials
  - surface treatment
  - boundary treatment
  - plot
  - sizes
  - window details
  - plot frontage and parking
- 7.40 For each of these headings, evidence has been provided to demonstrate the local vernacular, and alongside an explanation of how the proposals reflect this character and local vernacular.
- 7.41 Additional CGI work is provided to demonstrate how the proposals will sit within their setting creating an attractive edge to the existing settlement, whilst integrating existing landscape features.
- 7.42 Part (iii) of Policy DSP 40 seeks to ensure that development is sensitively designed to reflect the character of the neighbouring settlement and to minimise any impact on the Countryside and Strategic Gaps. In this regard the development proposals have been carefully designed to ensure



- both a response to the edge of settlement location with lower density development to the south, west and north, and with a detailed design and architectural approach that responds to existing built character in the locality.
- 7.43 The proposal seeks to construct a development of approximately 29 dwellings per hectare (dph) (calculated from only the area south of Oakcroft Lane). This represents a reduction from 34 dwellings per hectare in the earlier application of 261 dwellings (a 21% reduction in number of dwellings) and is a highly sensitive approach in line with an edge of settlement location.
- 7.44 The proposed layout as discussed above proposes a low density of 29 dph which is lower than number of adjacent housing areas. A revised application has been submitted which further reduces the propose density. The Design Analysis provides figure ground examples to show the relationship between built form and garden sizes. The proposed layout will, in my view, create an adequately spaced development with variation in density, in line with best practice design principles set out in the National Design Guide and Building for a Health Life. All of the house types have been checked against the NDSS requirements and are compliant.
- 7.45 The lower density and mixed character of the proposal is respectful of the key characteristics of the neighbouring urban area and would result in a high quality residential environment for future occupiers.
- 7.46 Reasons for refusal (ii) and (iii) raise concerns regarding the visual impact of the development, largely as a result of the overall density of the development and in particular how it impacts on the edge of settlement location. Further CGI work has been undertaken to demonstrate how the development will relate to the existing landscape setting. The refused proposal has an increased level of landscaping around the periphery of the site, particularly on the western side, adjacent to the cemetery.
- 7.47 The development proposal comprises a wide range and mix of dwelling styles and types, including detached, semi-detached and terraced properties throughout the site, although lower density detached properties are more prevalent to the periphery of the site to soften the transition to the countryside to the north and west. The mature belt of poplar trees to the northern boundary of the site is retained (with the exception of the site entrance) and would be re-enforced and enhanced with a generous landscaping belt along the northern and western boundaries.
- 7.48 In my view and concurring with the Officers Committee Report the lower density, together with the mix of property styles and types and the boundary planting and landscaping throughout the

site will result in a scheme which is considered to be sensitively designed, reflecting the prevailing character of the adjoining residential estates to the east and south.



The above the massing model prepared demonstrates the proposals will not result in a cramped layout with a generous amount of green space throughout the proposed development

- 7.49 In addition the proposed green corridors and interconnected green spaces within and around the development site will significantly enhance the landscape setting of the development.
- 7.50 The changes made in the refusal to the scheme would ensure the visual impact of the development on the immediate countryside setting around the site, and the living conditions of residents in the site will be significantly improved above the earlier application.

## 8. CONCLUSION

- 8.1 This evidence provides a commentary on national and local design policy, an appraisal of the appeal site context and an assessment of the appeal scheme against the context and issues raised by the design related reasons for refusal. The appeal scheme has evolved through an iterative process with Council Officers. It has been prepared by a development team with experience of delivering quality schemes.
- 8.2 The Case Officer's Committee Report covers the design of the appeal scheme with regard to the policy and design framework in depth. It draws upon the comments of other officers, third parties and others.
- 8.3 It is reasonable to expect that when recommending the appeal scheme for approval, the Case Officer came to an informed and balanced view. I concur with the Officer's support for the appeal scheme.
- 8.4 The design and layout is the result of very careful and sensitive design approach utilising a 'landscape led' approach to create a high quality and memorable place. The design solution is a context and site specific solution to the unique setting of the site which will result in a high quality development that fulfills the design objectives and requirements set out within national design guidance such as the National Design Guide, Building for a Healthy Life and local design guidance. The relationship with the adjacent existing residential areas and landscape setting including Crofton Cemetery to the east and Oakcroft Lane to the north have helped influence the bespoke design approach in respect of the layout and proposed architectural response.
- 8.5 The design proposals include many elements of good urban design and placemaking, with the 'sum of its parts' providing a high-quality layout specific to this location, creating a beautiful place.
- 8.6 The design proposals include the following:
- Strong east/west greened streets prove clear views to the western boundary edge adjacent to the cemetery and Oakcroft Lane.
  - The inclusion of incidental landscape green spaces will provide an interesting variety, as orientation spaces and stopping points to chat to neighbours or to sit, relax and play. Within a post Covid world these spaces are invaluable within any new development.
  - A Surrounding green edge – for walking, recreation and play, a chance to meet neighbours, exercise or walk the dog.
  - Sustainability – high quality SuDS ponds and native tree planting throughout the site to attract wildlife and enhance local biodiversity, above all creating a very attractive place to live.

- Adoptable streets and private drives are softened and punctuated by high quality materials, providing an interesting variety and legibility to the 'spaces' created between buildings.
  - Built form – a varied mix of appropriate house types meet the local housing need.
  - A materials palette is sympathetic and complementary to the local area, ensuring these design proposals fit well within the locality.
  - Development parcels are arranged in outward facing 'perimeter blocks' providing excellent surveillance and activity at street level providing safety, security and surveillance on the street using specific corner turn house types.
  - Vistas are enhanced with interesting view stops of specific building groupings or landscape features and/or spaces.
  - A varied density across the layout using specific house types will also provide a strong sense of place and legibility for residents and visitors alike.
- 8.7 The design proposals will create a high quality and beautiful environment for residents and visitors alike. In particular the use of good architecture, informed by a thorough understanding of the positive aspects of the wider locality, alongside an attractive and legible layout and significant landscaping throughout the development, ensure the proposals will create a better quality of place in which to live and contribute towards wider sustainability objectives and in addition to providing a strong sense of place. I am of a view that the design and layout will be a fitting addition to the local area of Stubbington.
- 8.8 The appeal scheme will create an attractive place that respects and enhances local distinctiveness. Views from the western towards the site from the cemetery and Oakcroft Lane will change, but the appeal scheme has been designed in a manner to minimise this change and respond to the edge of settlement nature of the site through the use of detached and semi-detached units on these edges. The choice of materiality and form of development has been carefully considered.
- 8.9 The imperative for seeking to secure 'high quality' design or 'design excellence' is set by the NPPF at Section 12, the National Design Guide and in the context of this appeal, underlined by Fareham Core Strategy Policy CS17 and Policy DSP40.
- 8.10 In my opinion, the appeal scheme is a well-designed and contextual proposal. In my view, the reasons for refusal referred to in this Proof of Evidence are is not justified. The appeal scheme is of a high standard of urban design and the requirements and guidance on good design have been met. It is demonstrable that the design has been carefully considered with reference to architectural forms and details found within the local context to ensure that this will result in a high quality scheme which will enhance the character and appearance of this area.





# Appendices

Appendix A - Design Analysis

Appendix B - Extracts from Site Layout

Appendix C - Coloured Layout 08.01.20

Appendix D - Landscape Strategy

Appendix E - Ecological Enhancements





Town & County Planning Act 1990 s78

Appeal by Persimmon Homes South Coast for: Development comprising 206 dwellings at Land East of Crofton Cemetery and West of Peak Lane, Stubbington, Fareham

## Design Analysis: Appendix A

LPA REF: P/20/0522/FP

September 2021



## I Introduction

I.1 IDPartnership have extensive masterplanning and residential design expertise across the UK. IDPartnership are an award winning multi-disciplinary practice with a strong track record designing and delivering award winning residential development for major developers.

I.2 This report provides further information in respect of the proposed Persimmon housing development at Oakcroft Lane, Stubbington (P/20/0522/FP) which was refused by Fareham Borough Council. In particular the report relates to urban design issues and demonstrates how the proposed development is fully in accordance with the following

- National Design Guide
- Building for a Healthy Life
- Fareham Borough Design Guidance SPD
- Residential Car & Cycle Parking Standards SPD

I.3 This report focusses on two design related reasons for (Refusal number 3 and 4) and the following elements identified in these reasons for refusal relating to

- Character (Reason 3)
- Limited Green Infrastructure (3)
- Lack of connected green / public space (3)
- Layout (Reason 4)

I.4 The report and proposals have been considered in respect of the National Design Guide which is referenced in para 128 and 129 of the NPPF. In particular consideration is given to how the proposals will result in a high quality, beautiful place.

## 2.0 Oakcroft Lane, Stubbington - Chronology of Design Evolution.

Pre-app to application 1.

- 302 units. Site Layout Rev B

Application 1.

261 dwellings. Registered 29 March 2019. Reduction of 41 from pre-app

2.1 Application 1 was refused 22 August 2019 with the Council refusing to accept amended plans to address the issues in response to urban design comments.

Pre-app to application 2

2.2 Persimmon had detailed pre-app discussions with the Council following application 1 with a view to submitting an acceptable scheme. The basis for this was the urban design comments received during application 1.

2.3 In addition, discussions were held with FBC (Fareham Borough Council) following refusal of application 1 in order to inform any layout to be submitted for another application. These discussions were high level, setting the general structure of the layout and its aims and objectives and resulted in the Urban Design officer providing a plan including:

- Landscape buffer and POS around the edge of the development
- Front onto all boundaries
- Green corridor through the development with connecting green spaces
- Street hierarchy
- Dwellings on west set off boundary with cemetery
- Takes into account fixed constraints of SuDS pond, access point, provision of LEAP
- Area of low density 'open' plots at north west corner.
- Strategy to see 'green' and countryside from within the development facilitated by outward views or vistas
- Hipped roofs on plots on west edge to reduce massing and provide more rural character
- Car park court in centre of site needs high quality landscape design to ensure it creates a 'sense of place' for this element and it is an area which is safe and inclusive to the development
- Landscaping in this area very considered

2.4 The starting point for the pre-application submission for App 2 was the above which evolved into 'Coloured layout 08.01.20' (See Appendix C ) along with the Edge Frontage, Parking Detail and Parking Court Detail plans in order to show the detail of how predominantly frontage parking would be achieved with sufficient landscaping to avoid a 'sea of cars'. (See Appendix B)

2.5 Following the initial meeting it was agreed the block structure was acceptable. It was agreed, however, that landscape requirements and ecology were considered fundamental to this location and need to be considered along with the layout.

2.6 Landscape strategy was produced by the landscape architects which incorporated ecology to ensure sufficient buffer along the perimeter of the site to accommodate animals to allow them to move around the site.

2.7 Landscape Strategy Plan and and Landscape detailed sections were produced to show the significant distance between, and type of landscaping, from the boundary edge of the site to the dwellings submitted (See pages 16 & 17 of this document)

2.8 Coloured layout 2 submitted following comments as part of pre-app. Changes comprised:

- Creation of pinch point at north west dwellings and increase of buffer area
- Removal of hammer head at south east corner of the site to create a more rural/edge of settlement feel

- Removal of dwelling in this location to facilitate vehicle connection and to open up this area
- Removal of additional landscape and footpath on east boundary to create a more rural feel in this location and to provide further ecology space

#### Application 2

- 209 units submitted 30 June 2020
- Site layout Rev E submitted
- Rev I final layout
- Materials plan Rev D submitted
- Materials plan Rev J final

#### Changes through the application

- Footpath added to east boundary to provide better legibility/connectivity
- Better corner turning units throughout the development, especially on eastern boundary to provide better urban realm to remove blank elevations
- Development reduced to 206 units. Removal of flat blocks adjacent to plot 74 and turn to terrace of 4no. dwellings
- Flat block 52-57 removed and replaced with 5no dwellings
- Materials generally the same through the changes but main difference is the use of materials on corner plots to add articulation and interest
- See revision note September 2020 Rev A for house type changes

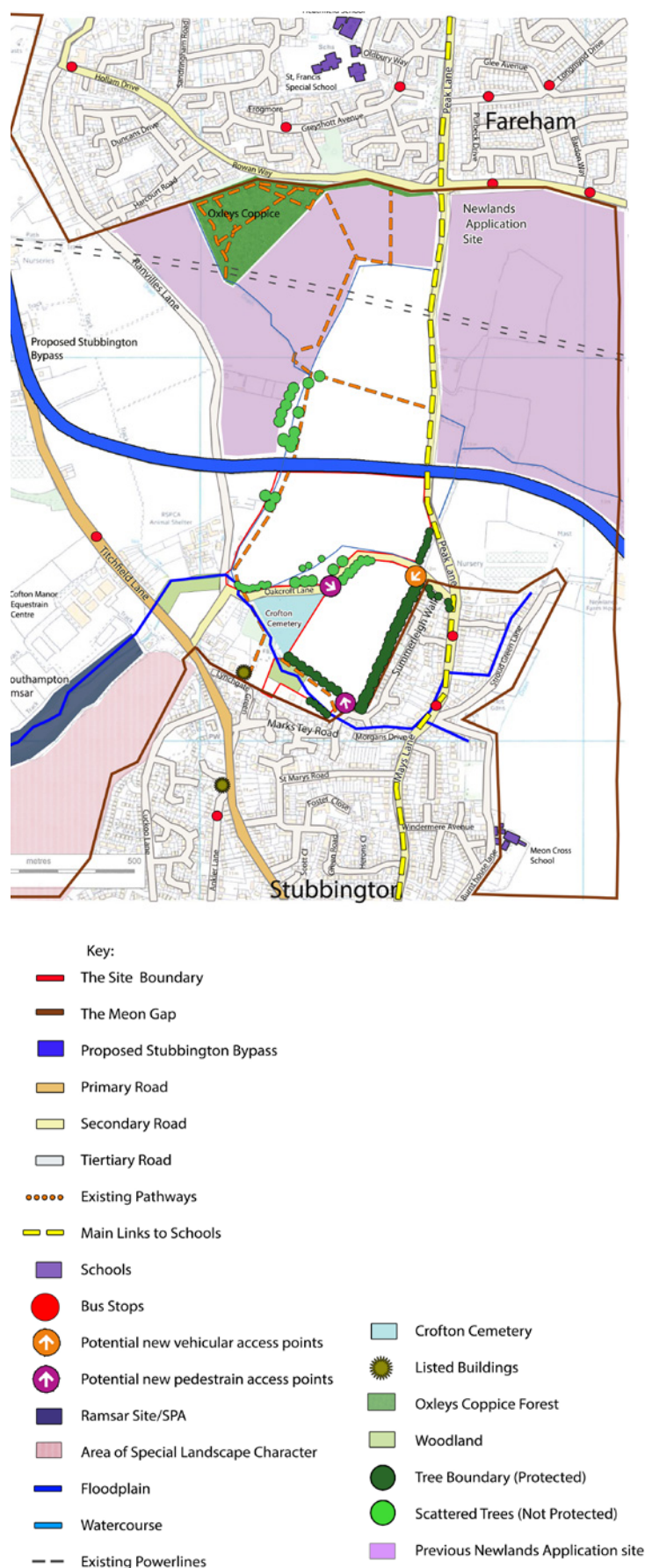


### 3 Site Constraints

3.1 An important part of the design process is to fully understand the site constraints and how these influence where development can be positioned. Persimmon and their design team have undertaken a rigorous analysis of all the site constraints which has been used to influence the proposed design solution. The constraints are shown on the plan opposite and can be summarised as follows:

- Proposed bypass to the north of the site
- Protected trees around the perimeter of the site
- Cemetery to the west

3.2 The design approach adopted has been to utilise the site constraints such as the protected trees in a positive way to improve the overall setting of the new housing.



### Reason for Refusal No. 3

*The introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces.*

4.1 The refused layout has been carefully considered and is the result of an iterative two way dialogue with the Fareham Borough Council's Urban Design Officer (see chronology timeline). The reason for refusal identified above was also referenced by the LPA when reviewing the previous layout. Following the submission and refusal of the original layout the Council's Urban Design Officer provided a schematic layout to demonstrate how design concerns could be addressed. The design sketch is shown opposite alongside a comparison with the revised and refused layout.

4.2 The revised layout, although not identical to the Urban Design Officers block layout plan, is very similar with the principal green spaces positioned in the same locations and the design principles set out in the urban designers annotations picked up on the revised layout for example lower density housing on the western edge of the site and interconnected green spaces. This demonstrates Persimmon's willingness to follow the design advice and guidance provided by the LPA. It is difficult to reconcile the Urban Design

Officers sketch scheme with the design related reasons for refusal given the similarities between the two.



Refused Layout 2







4.3 Reason for Refusal 3 identifies the failure of the proposed development to respect the key characteristics of the area.

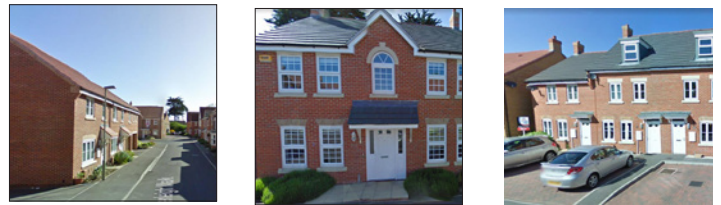
4.4 The submitted DAS already provides information in respect of the character of the immediate locality adjacent to the application site. Page 6 of the submitted DAS identifies the vernacular found within the immediate locality and considers the following elements:

- materials
- surface treatment
- boundary treatment
- plots sizes
- window details
- plot frontages and parking

4.5 The following provides photographic evidence of the development and housing adjacent to and close to the application site. It demonstrates, how the current proposals fully respect and respond positively, to the key characteristics of the area. This analysis of character is in line with the National Design which refers to Identity as a key principle (Para 49) and emphasises how new development should respond to existing local character and identity (Para 52). It shows how a thorough appreciation and understanding of vernacular, local character, including existing built form, landscape and local architecture has influenced the design proposals.

## Materials

4.6 Extract from DAS *“Brick is the predominate facing material in the locality, with other materials being used to accent the properties. The roofing material tends to be concrete tile in varying shades. Soffits and rainwater goods are generally UPVC”.*



Above examples of materiality from Summerlaigh Walk & other nearby developments

4.7 Proposed development - The submitted plans and house types are proposed to be constructed in a simple palette of materials utilising red brick, grey and red clay tiles, hung tiles and black upvc down pipes. These materials closely align with the existing materiality found in the locality and therefore the proposals fully respect the 'materiality' characteristic of the locality. Small elements of flint have been used on prominent gables to add interest and provide an elevation uplift. This approach is recognised in best practice guidance such as Building for a Healthy Life as an appropriate way to add interest and legibility to a new residential development.



Key characteristics of the area - surface materials

04

Design - General Characteristics

01 | INTRODUCTION

02 | THE SITE

03 | ASSESSMENT & EVALUATION

04 | DESIGN

05 | CONCLUSION

**Materials**

The application proposes a simple palette of materials that will respond positively to the locality and integrate the scheme with the surrounding built form, which is predominantly brick and tile.

At the edges of the proposal where the site meets the rural edge, a variety of materials have been proposed to soften the transition to the countryside through the use of render, flint, tile hanging and weatherboarding.

Dwellings will be framed by soft landscaping in front garden areas and trees within the streetscapes. This approach breaks up the built form and adds to the varied characterisation of the scheme.

The proposal will be of a high quality design, easily accessed and responds positively to the edge of settlement location and nearby developments to create a sense of identity. The simple form of the dwellings reflects those in the vicinity but the variation of dwellings and articulation ensure a varied streetscape.

Above - Proposed streetscape of the submitted application.

Above and right - Persimmon developments using flint and hanging tile

Land east of Crofton Cemetery and west of Peak Lane | Stubbington | Persimmon Homes Ltd

Extract from submitted DAS explaining proposed materiality and showing use of materials on recent and nearby Persimmon development

Block paving

Block paving

Black tarmac carriageway and footway

Surface Treatment

4.8 Extract from DAS *“The internal estate roads are formed by a mix of tarmac and block paving, often indicating shared surfaces and at the terminus of estate roads. Both stone and concrete kerbs are represented on the nearby roads.”*



Above surface materials used in adjacent residential developments including the use of black tarmac and block paving

4.9 Proposed development - The submitted plans show a mixture of block paving and tarmac streets. These surface treatments are entirely in keeping with the surface treatment typical of the locality and streets located to the east and south / south west of the appellants site. The proposals therefore reflect the characteristic of the locality in terms of surface treatment.



Above indicative images showing proposed surface treatment for Oakcroft Lane, Stubbington

## Boundary Treatment

4.10 Extract from the DAS *“Boundary treatments in the public domain are few, with occasional walls of matching materials to the dwellings areas along Marks Tey Road. Front garden areas, where provided, are predominantly open with low planting and hedges delineating boundaries”.*



Above boundary treatments found in nearby developments include brick walls, hedging, low timber fence and planting.

4.11 Proposed development - The submitted plans propose a mix of boundary treatments including railings, brick walls and close boarded fencing to rear gardens. Brick walls with timber infill panels are used on prominent and exposed rear boundaries facing the street. The proposed boundary treatments are in keeping with and align closely with those typically used in the area including housing to the east and west of the south on Marks Tey Road and Summerleigh Walk.

Example from site layout and massing showing generous gardens and plot sizes on north western edge of site layout

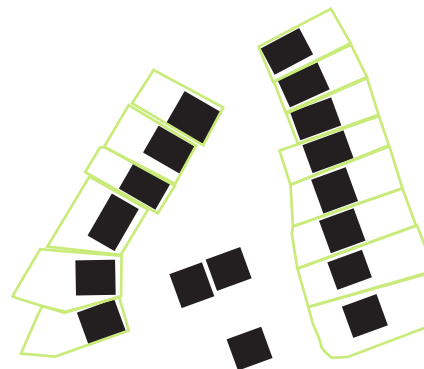
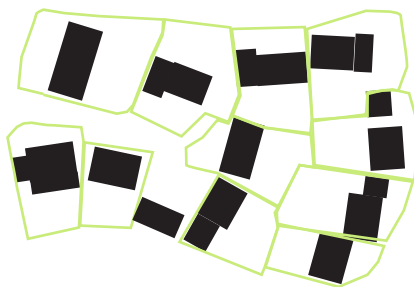
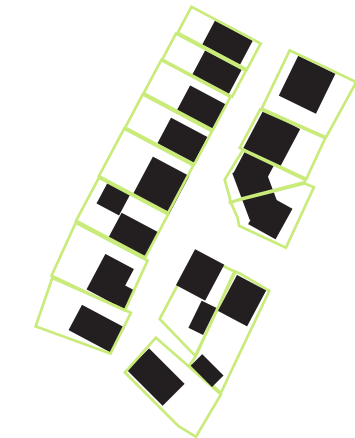
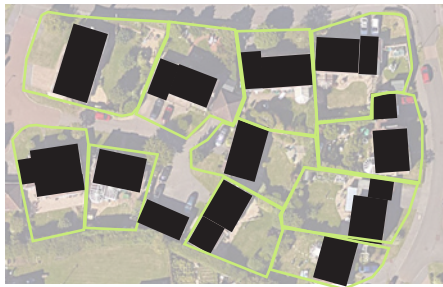
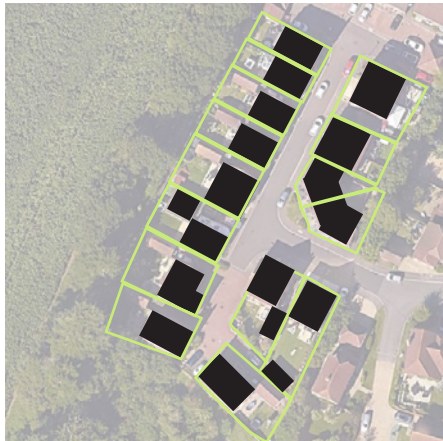
4.12 Extract from the DAS *“Dwelling all have rear gardens but in a variety of shapes and sizes. In many instances gardens are around 10m in depth and gardens may extend around the sides of plots. The dwellings along the southern section of Marks Tey Road have larger gardens”.*

4.13 An analysis of nearby developments shows typical plots sizes and relationship between the dwellings and plots sizes. Whilst there are variations in plot sizes most rear gardens are 10-11 metres in length. To the south of the application site there is a greater number of detached dwellings although further to the south west there are terraced runs of housing (Tawny Owl Close) alongside detached and semi detached properties. The figure ground diagrams demonstrate typical plots sizes alongside garden sizes and building to plot ratio.





## Key characteristics of the area - urban grain



The figure ground diagrams opposite demonstrate the urban grain and density of housing development adjacent to the application site or nearby. They are an indicator of 'character' and 'key characteristics' of the surrounding area in respect of urban grain and density. They provide clear evidence that the surrounding character is suburban housing which is relatively uniform in terms of building to plot ratio, size of garden and general configuration of housing. More recent housing development have moved away from cul-de-sacs providing more interconnected streets and reflecting recognition that disconnected cul-de-sac layouts do not provide the necessary linkages to encourage walking and cycling.

Massing model showing proposed scale and grain of development



## Window Details

4.14 Extract from the DAS “*Windows in the immediate area comprise dark brown, double glazing or white UPVC. Some dwellings incorporate headers of contrasting brick and many have bay windows and flat roof porch detailing*”.

4.15 Proposed elevations - The submitted plans propose a simple approach to fenestration which reflect the typical window details found within nearby developments.



Above images from surrounding housing development showing typical window details which are predominantly white upvc.



Above - Proposed streetscene of the submitted application.



## Key characteristics of the area - plot frontages and parking

### Plot Frontages and Parking

4.16 Extract from the DAS *“The adjacent estates are open in character with few enclosing structures. There are a number of properties that front directly onto the footway along Summerleigh Walk and many that have frontage parking. Car parking is on plot in almost every instance”.*



Above example of parking to the front of plots on Summerleigh Walk to the east of the application site

4.17 Proposed layout - The submitted plans propose a mixture of parking solutions in line with BfHL criteria to ensure attractive and varied streets. The proposed parking solutions include parking within garages which are set behind the principle building line. This parking arrangement is used on the outer ‘rural edge’ of the proposed development. Parking to the front of dwellings is generally limited and has been carefully considered alongside landscaping to break up car parking to the front of dwellings and ensure attractive green routes through the site. Parking to the rear of properties has also been used in all courtyards to ensure an appropriate setting for the principal green space located in the centre of the site.



Above example of car parking to the side of dwellings with garages positioned behind the building line



Above example of rear car parking courtyard broken up by landscaping

## Interconnected Green Space

4.18 The submitted layout plan proposes a series of green spaces which are linked to provide an 'interconnected network of green space'. One of the key design principles behind the layout has been ensuring that the housing relates well to the surrounding green space and that within the development a 'sequence of space' connect the streets and green space. The diagram to the right clearly demonstrates how the layout achieves a network of interconnected green spaces.

4.19 The POS requirement for the site is set out within the Fareham Borough Council Planning Obligations SPD, set out in Appendix B which identifies a standard of 1.5ha per 1,000 population for Parks and Amenity Open Space (note outdoor sport is not required for a development of this size). For the proposed development the total required amount of POS would be 7496.25m<sup>2</sup>. The layout proposes a significant additional amount of POS (Total of 31,220 m<sup>2</sup>).

4.20 In terms of formal play area, table 6 of the SPD states a LEAP is required as well as a MUGA, however, it was agreed through discussions with the Council that a MUGA was not required to be provided on balance. Persimmon offered a MUGA to be located on the small triangle of land at the north east of the site as a MUGA would needed to be set quite some distance from the housing in line with Fields in Trust Guidance, however, it was considered that this would be too remote from Stubbington in that it would be located away from the main centre and the Council had concerns with

potential anti social behaviour.

4.21 As such, It was decided that a Multi Use Games Area (MUGA) would not be provided in this instance. Persimmon did offer a financial contribution to improvements of other play facilities in Stubbington but this was not taken up. The Council had no objections to the POS provision.

4.22 Fareham do not have LAP requirements but these were provided in the centre of the site due to urban design requirements in providing formal green spaces through the development.

4.23 Further explanation of how the landscape strategy will ensure a landscape led design and how this strategy has been amended to respond to officers comments is expected to be set out in the landscape evidence.



Interconnected Green Spaces



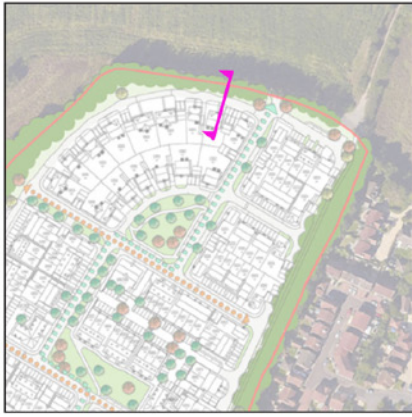
This plan identifies green spaces and POS areas. It demonstrates a landscape led approach to the layout which ensures a generosity of green space and the interconnected nature of these spaces. It is illogical and untrue to suggest that the green spaces are not connected. The landscape buffer around the perimeter of the site creates a continuous unbroken green space. Tree lined streets also connect more formal spaces within the layout.

In total the submitted layout proposes 31,220 sq m (3.12 ha) of green space excluding a substantial green space (9.5 ha) to the north west of the site which will be used for biodiversity and habitat creation (nature reserve). Based on IDP's national experience developing housing layout for many national house builders the proposed layout provides ample green space. Furthermore the refused application is a 21% reduction in housing numbers based on the previous refused application allowing for increased landscaping to the periphery and throughout the site. This is highlighted in the officers report as a positive under para 1.5.

The careful consideration of quantum and quality of green space ensure publicly accessible 'interconnected green space' contradicting the Council's reason for refusal No 3.







# Oakcroft Lane, Stubbington Detailed Section

Rev	Date	Details	Drawn
1			

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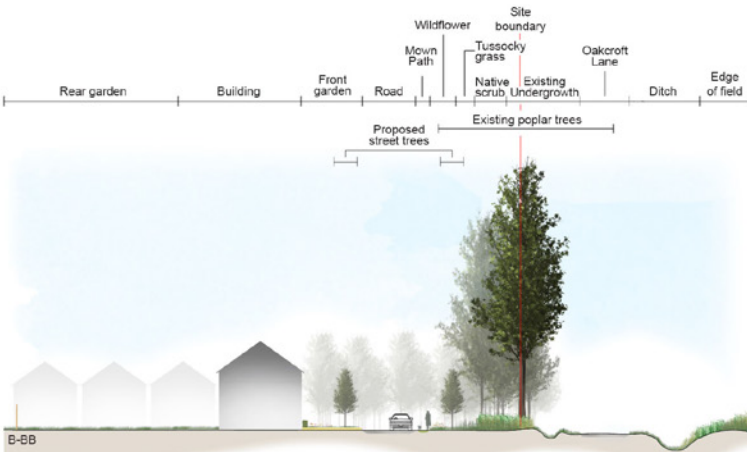
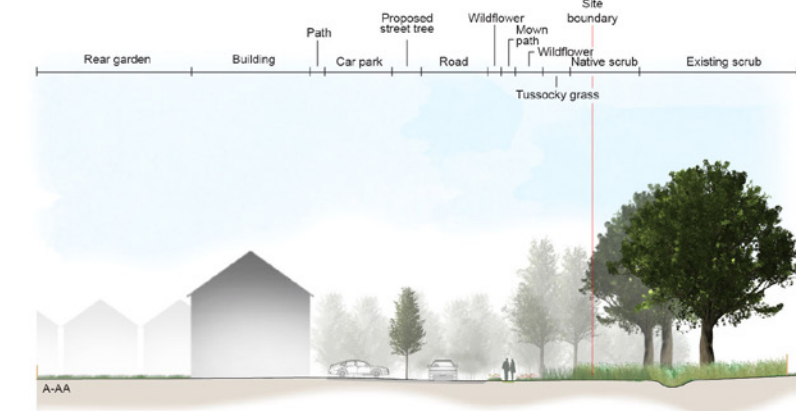
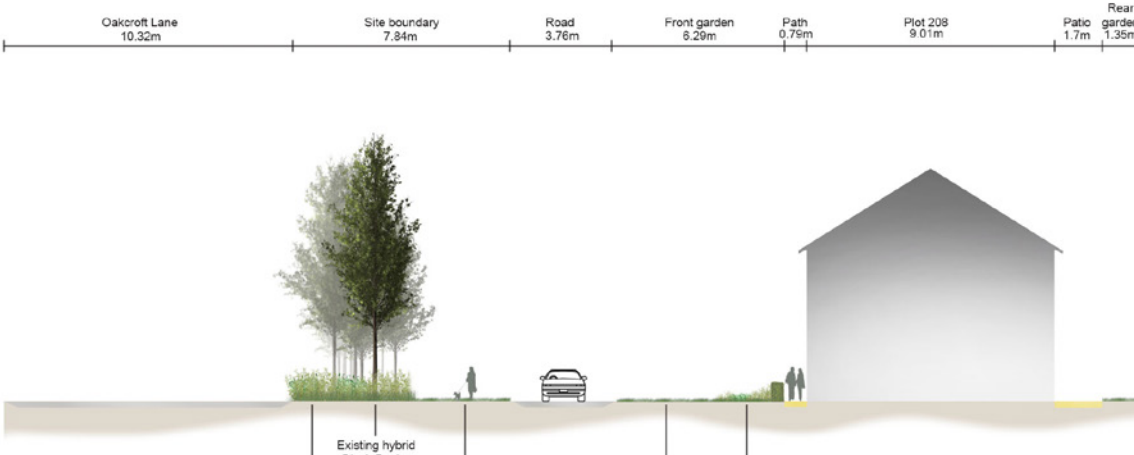
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**PERSIMMON**

scheme: Oakcroft Lane, Stubbington  
client: Persimmon Homes  
drawing: Detailed Section  
date: February 2020  
scale: 1:500A1



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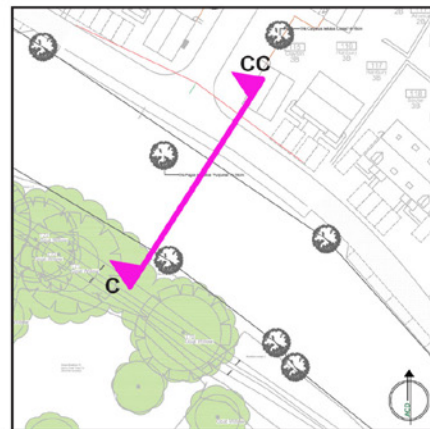
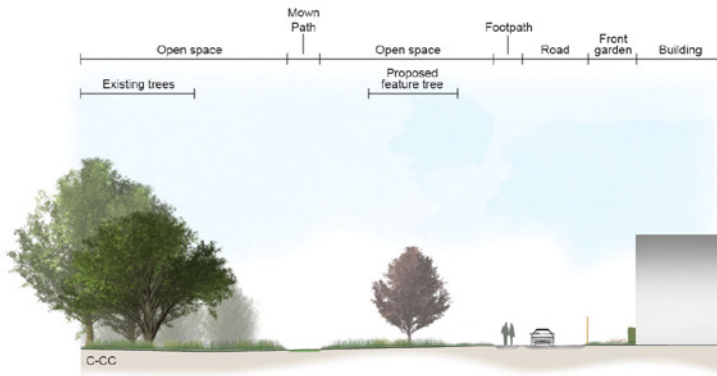
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**PERSIMMON**

scheme: Oakcroft Lane, Stubbington  
client: Persimmon Homes  
drawing: Detailed Section  
date: March 2020  
scale: 1:250B&S  
drawing no: PERS022805 23  
drawn: PFJM checked: DKM

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## Oakcroft Lane, Stubbington

### Detailed Section

DRAFT

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PERSIMMON

scheme: Oakcroft Lane,  
Stubbington  
client: Persimmon Homes  
drawing: Detailed Section  
date: March 2020  
scale: 1:250 @ A3  
drawing no: PERSC22805 24  
drawn: PFDM checked: DKM

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4.24 The sections above and left demonstrate how green landscaped edges to the site will be created and how the existing landscape retained will relate to the proposed housing. They provide further evidence of 'interconnected' green routes and spaces.

Reason for Refusal No. 4

**Reason 4**

*The quantum of development proposed would result in a cramped layout and would not deliver a housing scheme of high quality which respects and responds positively to the key characteristics of the area. Some of the house types also fail to meet with the Nationally Described Space Standards.*

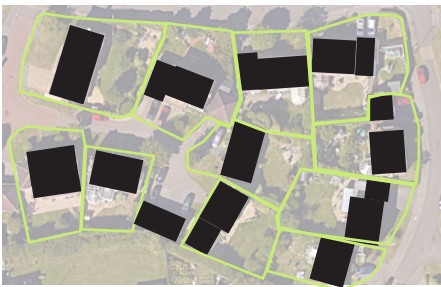
Figure Ground Comparison

4.23 The figure ground study below demonstrates the urban grain and density of development in the immediate locality to the east and south of the proposed development.

The proposed layout and configuration of dwellings reflects the typical characteristics of the area which is characterised by a mixture of detached, semi detached and shorter terraced runs of housing.



Existing urban grain of nearby housing



Proposed layout and figure ground for proposed development at Oakcroft Lane

Density

4.24 The proposed layout plan proposes an overall density of 29 dph dwellings per hectare. The overall density and proposed housing numbers has been reduced from 261 units to 206 units in light of the comments from the LPA. As stated above, this represents a 21% reduction in the number of units proposed, resulting in a reduced development density and greater amount of green space throughout the development.

4.25 Across the proposed development different densities have been used to help respond to the edge conditions of the site looking onto open countryside to the west and to create distinctive character areas thereby ensuring variation to street scene and a quality design approach

Density Table Comparator

	Dwellings per hectare
Proposed development	29 dph
Summerleigh Walk	48 dph
Country View	30 dph
Penbury Rd	22dph



1. Lower density edge

2. Lower / medium density edge

3. Medium density

4. Medium / high density

5. Higher density
- Plots 192-206

Plots 112-141 + 162-167

Plots 1-25 + 26-31 + 71-73 + 180-191

Plots 74-76 + 98-111 + 142-151 + 152-161 + 168 - 179

Plots 57-70



## Scale and Massing

4.26 The proposed housing layout includes a mixture of 2 and 2.5 storey dwellings. The overall breakdown of housing typologies is as follows:

- 50 no. detached dwellings
- 60 no. semi detached dwellings
- 39 units - terraced runs of three units
- 48 units - terraced runs of four
- 5 units - terrace of five
- 4 apartments

4.27 The proposed scale and massing of the dwellings very clearly relates to the established scale and massing of nearby housing developments. For example on Summerleigh Walk there is a mix of 2 and 2.5 storey dwellings including detached, semi detached and terraced runs of housing.

4.28 The massing model below demonstrates the massing of the proposed development and how this will relate to existing and proposed landscaping. The scale is in keeping with the established scale and massing of adjacent existing residential developments.



Photographs showing the scale of existing housing adjacent to the application site.



Key characteristics of the area - scale and massing



Below, the massing model demonstrates the scale and massing of development showing 2 and 2.5 storey housing and 0.5 storey garages. This is in keeping with the scale and massing of development to the east and south



## Building heights plan



## Street Hierarchy

4.29 The refused layout proposes a legible layout with a clear street hierarchy providing a principle route through the middle of the site and connecting with the new bypass to the north. From the main route through the middle of the site, which has been carefully considered to avoid a straight continuous route, tertiary routes extend in a north west and south east direction. These connect with the outer single sided streets which have been designed to recreate the feel of 'green lanes' with a generous green buffer on the outer edge.

## Amenity

4.30 The officer's report states that the design and layout of the scheme ensures that all the proposed dwellings adhere to minimum standards sought in the Council's adopted Design Guidance, in terms of garden lengths and levels of separation. The submitted layout plan achieves garden sizes of between 10-11 metres deep throughout. The Planning Committee Report states

*"in many respects the standard exceed the minimum sought".*

*"The reduced density of the development when compared to the earlier proposals, results in significant additional levels of landscaping throughout the site, creating a more pleasant living environment for future occupiers".*

# 5 Fareham Borough Design Guidance SPD

5.1 The refused layout has been considered against the Council's SPD Design Guidance document "Fareham Borough Design Guidance" which provides design guidance in respect of new housing. Of particular relevance are the sections in relation to new streets and new public spaces (see extracts below).

### New streets

Well designed development will connect into existing routes and where possible enhance them. Where new streets are proposed they should respect the existing route hierarchy and ensure good pedestrian links to key destinations.

#### Routes

Places are made up of a hierarchy of routes referred to as primary, secondary and minor routes. Large developments will clearly show what routes are major ones and where are more secondary down to the most informal pedestrian routes. This needs to be clear from the dimensions of the street and the corresponding scale of buildings and trees which front it. Smaller developments will need to be designed appropriately to fit into the existing route hierarchy of the surrounding area.

##### Primary routes

On larger sites, some form of main street may typically form the spine of the development. These usually have wider pavements, taller buildings, segregated cycle routes and footways. Primary routes should be wide enough to accommodate on-street parking.

##### Secondary routes

Many residential streets would fall into this category. These usually have modest street widths, smaller buildings, mostly smaller street trees and dedicated space for larger street trees. Cycle routes and footways may not be segregated and on-street parking.

##### Minor routes

The lowest in the hierarchy of streets, typically serve only a small number of vehicle movements. On-street parking is not a feature of minor routes which usually have on-grass or rear court parking areas.

#### Making connections

New streets should provide clear and well connected routes. A well connected street will allow people to move easily between places and provide direct routes to key services and facilities. New streets will integrate with the layout of existing roads and streets.

##### Private connection point

##### Public connection point

11

## Street Hierarchy Plan



Key:

- Secondary
- Tertiary
- Shared surface / private drive

### New streets (lower density)

#### Access into the site

On residential developments, where possible, vehicular, pedestrian and cycle access into the site should not be from a single point but should allow the possibility of entering and exiting the site from several different locations. This is to prevent the inefficiencies of a single access point. The design of the access will depend very much on the nature and size of the development and the role and traffic speed of the road or route that it links into.

##### Private gardens

Private gardens should be adequately sized and provide good quality outdoor space. A garden length of at least 11 metres long should be provided. Large family houses should have more generous sized gardens in order to preserve the character of an area. Larger gardens will be required in more spacious areas. Gardens that would be affected by excessive shading from trees and buildings should be avoided. Likewise gardens on steeply sloping sites or with significant changes in levels will not be acceptable unless only part of the site is affected in this way.

##### Corner rooms

Corner rooms should have windows in walls addressing both sides of the street to allow complete surveillance and avoid the problem of blank flank walls.

#### Layout

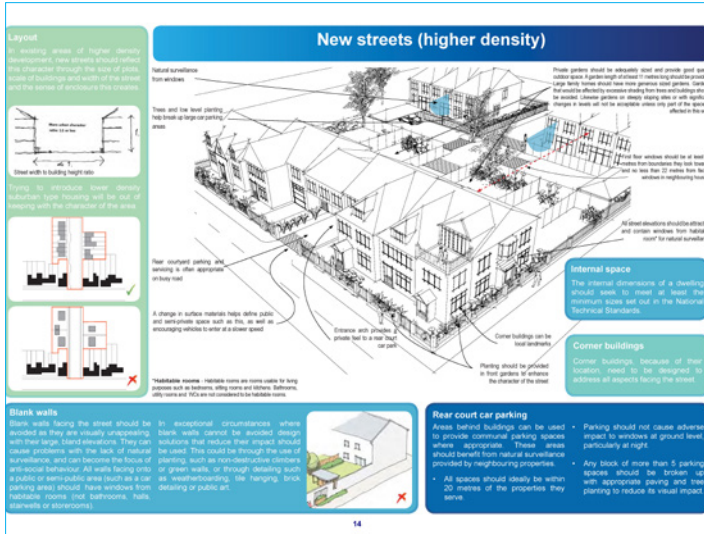
Higher building heights create less vehicle-dominated layouts and give greater priority to pedestrians and make better use of the land available.

For detailed garden or relaxation usage design plans see the relevant area on page 20 of this document.

Loading/parking/loading areas etc. needs consideration at entrances to sites due to congestion issues.

12

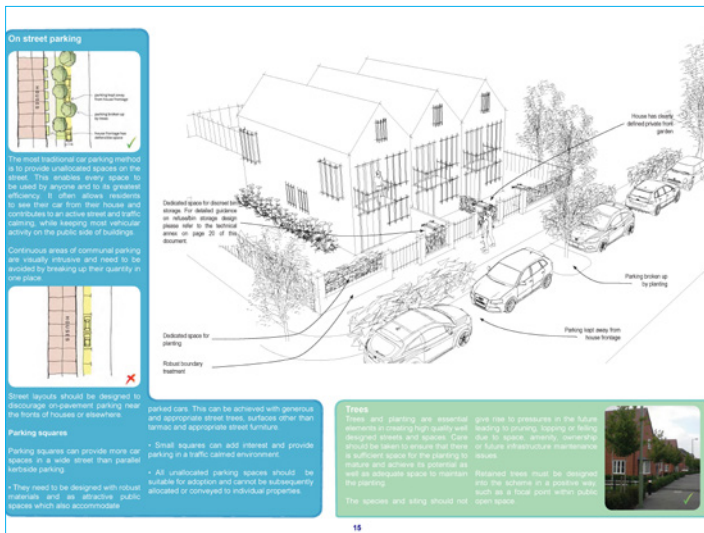




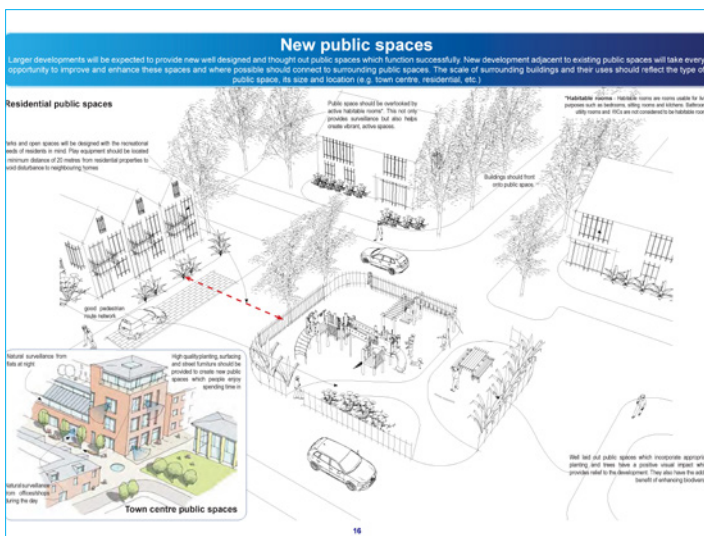
5.2 The following explains how the Oakcroft Lane proposals adhere and comply with the SPD,

*New Streets - Well designed development will connect into existing routes and where possible enhance them. Where new streets are proposed they should respect the existing route hierarchy and ensure good pedestrian links to key destinations.*

5.3 The layout creates a hierarchy of routes as demonstrated on the above plan. The proposals have incorporated shared surface streets with secondary and minor routes. Blocks and streets are arranged to create short connected streets. The layout also provides a pedestrian link to the south which provides linkages to wider facilities and services to the south of the application site. The proposal therefore fully complies with the guidance on new streets.



*New Streets Lower Density Private gardens should be adequately sized and provide good quality outdoor space.*



*A garden length of at least 11 metres long should be provided.*

*Large family homes should have more generous sized gardens. In order to preserve the character of an area, larger gardens will be required in more spacious areas*

cont.....









1. Public space designed in accordance with FBC design guidance on new public spaces

2. Public space overlooked by active habitable rooms

3. Trees and planting proposed to create high quality well designed streets and spaces

4. Rear parking court broken up with landscaping

5. Corner turning units with windows addressing both sides of the street

6. Landscape buffer around edge of site

7. Lower density development along western and eastern edge

8. Multifunctional open space and habitat area for Brent Geese

9. Pedestrian link to the south of the site ensuring wider connectivity



*Corner rooms should have windows in walls addressing both sides of the street to allow complete surveillance and avoid the problem of blank flank walls.*

5.5 The submitted plans propose generous rear gardens. The detached dwellings on the layout all benefit from wider gardens. Corner turning units with fenestration on two sides are used on prominent corners.

*Well designed houses, incorporating appropriate front boundary treatments, will enable natural surveillance of the street while protecting the privacy of residents.*

5.6 The boundary treatment plan and landscaping plan demonstrates how front boundaries and landscaping have been used to create defensible space to the front of properties. Privacy is also protected through the width of streets.

#### *New Streets - Higher density*

*Blank walls facing the street should be avoided*

*Areas behind buildings can be used to provide communal parking where appropriate*

*All spaces should be within 20 metres*

5.7 The submitted layout and street scenes avoid blank walls facing the street. A limited amount of communal parking to the rear of terraced housing is proposed and these spaces are within 20 metres of properties.

*New Public Areas - Larger developments will be expected to provide new well designed and thought out public spaces which function successfully. New development adjacent to existing public spaces will take every opportunity to improve and enhance these spaces and where possible should connect to surrounding public spaces. The scale of surrounding buildings and their uses should reflect the type of public space, its size and location (e.g. town centre, residential, etc.)*

5.8 The submitted layout proposed two key public spaces that are fronted on all sides by housing providing natural surveillance and which have been carefully considered in landscape terms to create attractive residential public spaces.

## 6 Residential Car & Cycle Parking

### Standards Supplementary Planning Document

6.1 The Council's SPD for car and cycle parking sets guidance in respect of design and layout issues. The following are identified as general design principles. An assessment of compliance is provided in respect of each principle.

*Design of spaces must be considered as part of the overall street space design.*

6.2 The layout seeks to create a hierarchy of streets and utilise landscaping including street tree planting to improve overall street appearance.

*Parking design should initially be focused towards delivery at the front for off-plot spaces and to the side for on-plot properties.*

6.3 The proposed layout includes a variety of parking solutions including to the side of plot and off plot.

*Parking must be designed and located to prevent a dominant appearance in the street scene.*

6.4 Landscaping has been used to break up parking and careful consideration has been given to a variety of parking solutions.

*A combination of allocated and unallocated off-plot parking should be provided.*

6.5 The proposed layout includes areas of on street parking along the main vehicular route through the site.

*Parking should be conveniently located and be supervised*

6.7 The parking throughout the proposed layout has been considered in respect of overlooking and natural surveillance.

*High quality materials and planting will be required*

6.8 The landscape strategy proposed high quality planting throughout the layout and a variety of surface materials are proposed within streets to add variety and colour.

*The design principles of Homezones will be encouraged and sought for new residential development including:*

*Physical and geometric design to ensure priority*

*a. for pedestrians and cyclists*

*b. very low vehicle speeds*

*c. robust planting and seating*

6.8 Shared surface streets are proposed within the layout which combined with landscaping will encourage low traffic speeds.

*Innovative parking solutions will be encouraged and sought in areas where higher densities and lack of space merit, including car clubs, underground and podium parking and mechanised parking.*

6.9 Small areas of rear courtyard parking are proposed in higher density parts of the layout.

*On-street parking enforcement must be delivered where there is an identified impact upon neighbouring streets.*

6.10 No identified impact has been identified on surrounding streets. The proposed layout accommodates the necessary car parking to serve the development in line with the car parking standards set out in section 1.1 of the SPD for car parking.

*Proposals must take account of Secured by Design (see bibliography)*

6.11 The proposed layout takes account of secured by design principles in particular ensuring parking and public spaces are overlooked and areas of concealment are avoided.

The Parking SPD requires the following parking provision

	Allocated Space
1 bed	1
2 bed	2
3 bed	3
4 bed	4

All proposed dwellings on the layout meet the parking standards set out above. Visitor provision is 0.2 per dwelling at 206 dwellings equates to 41 visitor spaces. 41 visitor spaces have been provided throughout the layout.



## Integrated Neighbourhoods

### Natural Connections

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around:

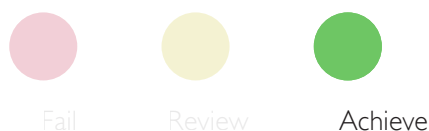
- Edge to edge connectivity.
- Respond to pedestrian and cyclist desire lines.
- Connected street patterns. These work best when they include straight or nearly straight streets to make pedestrian routes as direct as possible.
- Filtered permeability. A useful technique that designs out 'rat running' and creates a pleasant low traffic environment around people's homes whilst still allowing pedestrian and cycle movement.
- Continuous streets (with public access) along the edges of a development.
- Private drives can frustrate pedestrian and cycle movement along the edges of a development. Connecting existing and new habitats; safeguarding existing or creating new movement corridors for nature.
- Where retained, keeping hedgerows within the public realm, safeguarding their future retention and management.
- Streets and routes that can be extended in the future.
- Adoption to site boundaries.

spaces. The layout will ensure low traffic speeds with tight radii and avoid opportunities for 'rat running'. The proposed layout encourages walking and cycling by providing a linkage adjacent to the LEAP which connects with Marks Tey Road.

This leads to Titchfield Road which provides a direct route to the centre of Stubbington.

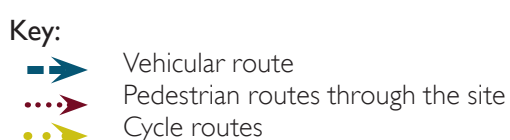
7.2 The proposed layout has been carefully considered to ensure a permeable layout with attractive streets and variation in surface treatment to signify primary, secondary and tertiary streets. Landscape features around the site perimeter have been retained, and alongside the proposed landscaping within the proposed development, green routes have been created.

### Connections with existing networks



### Proposal Response

7.1 The proposed layout ensures high levels of permeability and will create direct and convenient routes through the site. This ensures a connected street pattern with straight routes. Whilst private drives are incorporated within the development these face onto green spaces where continuous pedestrian routes are provided within green



## Walking, Cycling and Public Transport

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions:

- Share street space fairly between pedestrians, cyclists and motor vehicles.
- Cycle friendly streets (see Local Transport Note 1/12) with pedestrian and cycle priority (and protection) with across junctions and side streets.
- Nudge people away from the car. Offer cycle (and cargo bike) parking closer to the entrance of commercial, leisure and community facilities than car parking spaces.
- Provide scooter and cycle parking at schools. Scooters can encourage younger children to get active on the way to school.
- Design out school runs dependent on cars. Demand Responsive Transport, car clubs and car shares.
- Start or contribute to the delivery of a Local Cycle and Walking Strategy Infrastructure Plan. Short and direct walking and cycling connections that make public transport an easy choice to make.
- Zebra, parallel and signalised crossing.
- New or improved Park and Ride schemes.
- Tight corner radii at street junctions and side streets.
- 20mph design speeds, designations and traffic calming.
- Concentrate new development around existing or new transport hubs.
- Protected cycle ways along busy streets.



Fail



Review



Achieve

### Proposal Response

7.3 The proposed layout encourages cycle and walking by creating a grid like block layout with high level of permeability and pedestrian connections to the north and south of the site to ensure that the development links in with key arterial routes including Mays Lane and Titchfield Road. Tight turning radii have been used at junctions with the aim of designing for low traffic speeds.

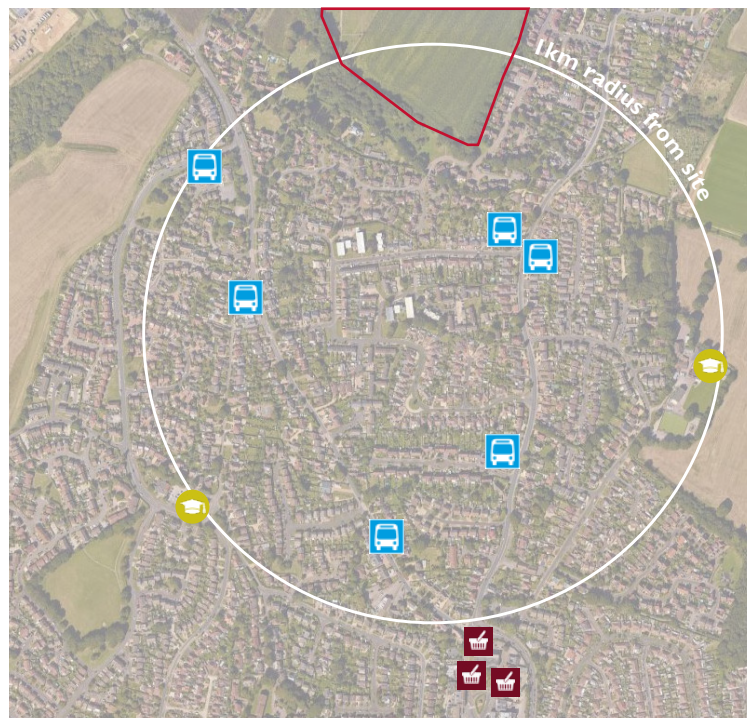


Diagram showing approximate location of local facilities

#### Key:



Local supermarket / shops



Educational Buildings



Local bus stops

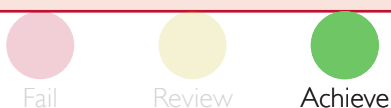
7.4 Bicycle storage provision has been considered and cycle storage provided. None of the streets within the development will be heavily trafficked and the introduction of shared surface streets will create a safe environment for cyclists and pedestrians to pass through giving priority to these modes of transport. The site is located on the north western edge of Stubbington and the southern pedestrian link proposed will allow for residents to walk or cycle to the town centre which is approximately 750 metres to the south of the site. Along Titchfield Road there are bus stops (Anker Lane) which provides a regular bus service to the centre of Stubbington.



## Natural Connections

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes:

- Intensifying development in locations that benefit from good public transport accessibility, in particularly around public transport hubs such as train stations and bus interchanges.
- Reserving land in the right locations for non-residential uses.
- Active frontages.
- Clear windows along the ground floor of non-residential buildings (avoid obscure windows). Mixing compatible uses vertically, such as placing supported accommodation at the heart of new developments above active ground floor uses.
- Giving places where routes meet a human scale and create public squares.
- Frequent benches can help those with mobility difficulties to walk more easily between places.



The landscape plan above and precedent images from the submitted DAS clearly demonstrate how the development will offer social, leisure and recreational opportunities close to their homes.

## Proposal Response

7.5 The proposed layout incorporates a series of connected green spaces including a central more formal green space which provides opportunities for sitting and recreation. The western, southern and northern edge of the site and layout incorporates a substantial green buffer, thereby improving the setting of the development but also providing multifunctional green space. To the south east of the layout a local equipped area of play is proposed adjacent to existing trees and overlooked by nearby properties.

7.6 Perimeter blocks ensure that all housing faces outwards onto streets and that there is a good level of natural surveillance throughout the development. The images below provide an example of the approach proposed with a recent Persimmon development. The sequence of spaces proposed within the layout and scale of surrounding buildings ensures a human scale and will create a pleasant environment for residents.



Homes for Everyone

A range of homes that meet local community needs:

- Designing homes and streets where it is difficult to determine the tenure of properties through architectural, landscape or other differences.
- Apartment buildings might separate tenure by core but each core must look exactly the same.
- A range of housing typologies supported by local housing needs and policies to help create a broad-based community.
- Homes with the flexibility to meet changing needs. Affordable homes that are distributed across a development.
- Access to some outdoor space suitable for drying clothes for apartments and maisonettes.
- Consider providing apartments and maisonettes with some private outdoor amenity space such as semi-private garden spaces for ground floor homes; balconies and terraces for homes above ground floor.



Affordable Tenure Diagram



Proposal Response

7.7      The proposed dwellings include a mix of 4 x 1 bedroom flats, 64 x 2 bedroom houses, 113 x 3 bedroom houses and 25 x 4 bedroom houses. All properties benefit from generous rear gardens. This will be a development which provides housing for a range of needs thereby ensuring a vibrant community with young people, growing families and older people. The applicant have agreed to enter into a s106 agreement to secure the provision of affordable housing on site at an overall level of 40%.

7.8      The provision of 82 units on site for affordable housing will make a contribution towards wider housing need. The proposed house types are all NDSS compliant, providing flexibility to meet changing needs. External garden sizes provide opportunities for drying clothes. The apartments are positioned adjacent to a green space in line with BfHL12 criteria.

Schedule of Accommodation

Private - Persimmon		
House Type	Beds	No.
Haldon	2	1
Hanbury	2+	21
Dalby	3	3
Windermere	3	20
Carleton	3	16
Sherwood	3	4
Charnwood	3	17
Whinfell	3+	16
Greenwood Cnr	4	4
Greenwood	4	4
Whiteleaf	4	3
Sub Total:		109
Private- Charles Church		
House Type	Beds	No.
Knightsbridge	3	5
Marlborough	4	3
Marylebone	4	3
Bond	4	4
Sub Total:		15
Private Total		124

Shared Ownership		
House Type	Beds	No.
Haldon	2	18
Rendlesham	3	14
Sub Total:		32
Affordable Rented		
House Type	Beds	No.
1BF	1	4
Haldon	2	16
Hanbury	2+	8
Rendlesham	3	18
4BH	4	4
Sub Total:		50
Affordable Total		82



# Distinctive Places

## Making the Most of What is There

### Understand and respond:

- Taking a walk to really understand the place where a new development is proposed and understand how any distinctive characteristics can be incorporated as features.
- Using existing assets as anchor features, such as mature trees and other existing features. Positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials being used to reflect local character.
- Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other.
- Remember the 'four pillars' 12 of sustainable drainage systems.
- Protecting and enhancing existing habitats; creating new habitats.
- Interlocking back gardens between existing and new development (where existing back gardens adjoin a site boundary).



Fail



Review



Achieve

### Proposal Response

7.9 The proposals and detailed layout are the result of a detailed analysis of the site and deep understanding of the character and context of the site and surrounding area. Careful consideration has been given to the location of the site adjacent landscape edges including the southern and eastern boundary to the site which include protected trees.

7.10 The retention of the trees around the perimeter of the site and green buffer ensure an almost continuous path around the edge of the site with properties facing outwards. The existing landscape features around the site perimeter have significantly influenced the overall design approach and

the design and density of development in these areas. 4 no. character areas have been defined including 'rural edge' and 'rural lane' to create varied character and respond to the qualities and characteristics of the site and its wider setting.

7.11 A traditional design approach is proposed with the use of brick, white window frames, hung tile and flint on occasional prominent units. Considerable effort has been made to ensure ecology and biodiversity enhancement. The proposals will result in an increase in biodiversity with generous areas of green space and a green buffer around the perimeter of the site. The land to the northern side of Oakcroft Lane will be used as open space and the land to the North West and will include wildflower meadow with scrapes to enhance its function for waders and Brent geese. SuDS have been incorporated within the layout and on the southern boundary of the site. The proposed scale, massing and form of development relates well to the existing properties to the east thereby ensuring the development blends seamlessly and integrates in an appropriate manner.



Proposed character areas

## A Memorable Character

Create Places that are memorable:

- A strong, hand drawn design concept. To find the right solution a number of different ideas and options might need to be explored.
- Drawing inspiration from local architectural and/or landscape character.
- Reflecting character in either a traditional or contemporary style.
- Structural landscaping as a way to create places with a memorable character.
- Memorable spaces and building groupings. Place names that have a connection to the locality can help stimulate ideas and design thought.
- A place name like 'Valley View' will always be more helpful on larger, multi-developer developments than generic terms such as 'Parcel R5.1'.



Fail



Review



Achieve

## Proposal Response

7.12 The proposed design response is the result of several iterations and the layout has been amended on several occasions. The key design concept is about maximizing permeability with block sizes which create a human scale to the development and ensuring the development integrates with the existing landscape edges and landscape features.

7.13 The plans propose a simple palette of materials which responds positively to the locality and integrate the scheme with the surrounding built form, which is predominantly brick and tile. At the edges of the proposal where the site meets the rural edge, a variation of materials have been proposed to soften the transition to the countryside through the use of render, flint, tile hanging and weatherboarding.

7.14 Dwellings will be framed by soft landscaping in front garden areas and trees within the streetscene. This approach breaks up the build form and adds to the verdant characteristics of the scheme. The proposal will be of a high quality design, easily accessed and responds positively to the edge of settlement location and nearby developments to create a sense of identity. The simple form of the dwellings reflects those in the vicinity but the variation of dwellings and articulation ensure a varied streetscene is provided.



## Well Defined Streets and Spaces

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces:

- Streets with active frontages.
- Well defined streets and spaces, using buildings, landscaping and/or water to enclose and define spaces.\*
- Cohesive building compositions and building lines.
- Front doors that face streets and public spaces.
- Apartments that offer frequent front doors to the street.
- Dual aspect homes on street corners with windows serving habitable rooms.
- Perimeter blocks.
- Well resolved internal vistas.
- Building typologies that are designed to straddle narrow depth blocks

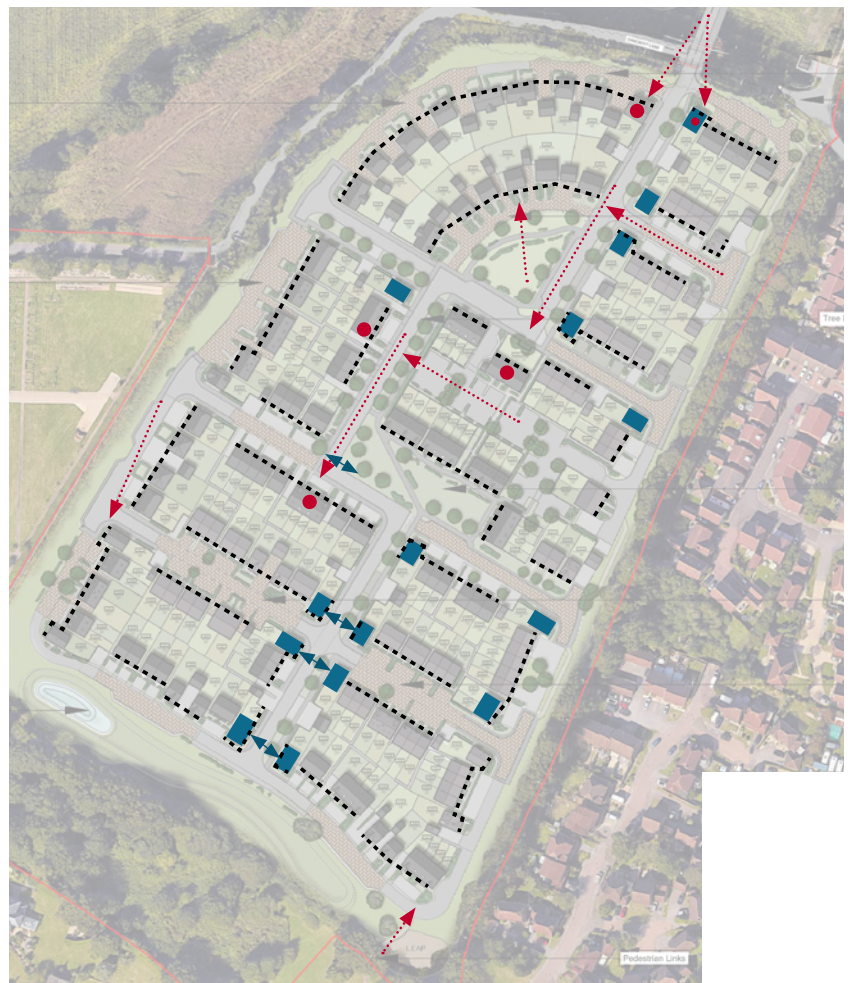
### Proposal Response

7.15 Small perimeter blocks ensure the proposed development provides strong frontages with window openings that give direct surveillance to the streets throughout. Corner turning units are proposed at key nodes which ensure dual aspect on prominent corners. The proposed house types including semi-detached, terraced and wide fronted units. The layout and house type ensures well defined streets and spaces. The green spaces around the site perimeter to the west, south and north west all benefit from housing facing outwards.



#### Key:

- ➔ View vista
- Vista stop
- Double-aspect corner-turner unit
- Strong frontage
- ⬅➔ Pinch Point



Spatial Syntax Diagram



## Easy to Find Your Way Around

Use legible features to help people find their way around a place:

- Designing for legibility when creating a concept plan for a place.
- Using streets as the main way to help people find their way around a place. For instance, principal streets can be made different to more minor streets through the use of different spatial characteristics, building typologies, building to street relationships, landscape strategies and boundary treatments.
- Navigable features for those with visual, mobility or other limitations.
- Frame views of features on or beyond a site.
- Create new legible elements or features on larger developments – further reinforce legible features where necessary through the landscape strategy, building and layout design, hard landscaping and boundaries.
- Simple street patterns based on formal or more relaxed grid patterns.

## Proposal Response

7.17 The proposed layout allows for ease of movement and variation in streets including access roads and private drives. The design intent is to ensure that buildings and streets frame views and creating an unfolding sequence of spaces when passing through the development. The curved block on the north western edge provides an important softer edge to the development and the lower density along the western edge of the development along with the more formal arrangement further east into the site will help people find their way around the development. A mixture of formal grid pattern and organic edge have been used to aid legibility.



Fail



Review



Achieve

7.16 The proposed layout has been driven by clear design principle to ensure the development integrates with the surrounding area and provides attractive, safe and direct routes through the development. This plan shows how a series of interconnected landscape streets and spaces are provided across the site and demonstrates how green spaces will aid legibility and wayfinding.



Key:



Public open space  
Sequence of space

## Streets for All

### Healthy Streets

### Proposal Response

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm:

- Streets for people. 20mph (or lower) design speeds; 20mph designations.
- Tree lined streets.
- Make sure that trees have sufficient space to grow above and below ground, with long term management arrangements in place.
- Tight corner radii (3m or less).
- Places to sit, space to chat or play within the street. Pavements and cycleways that continue across side streets.
- Anticipating and responding to pedestrian and cycle 'desire lines' (the most direct routes between the places people will want to travel between).
- Landscape layers that add sensory richness to a place – visual, scent and sound.



Fail



Review



Achieve



Precedent Landscape Image

7.18 Street trees are proposed to break up parking and add interest to the development. Tight corner radii are used across the layout and the linear green space to the west and adjacent to the riverside provide opportunities for people to sit, chat etc. The green perimeter to the site incorporates existing mature trees providing natural shade and creating a ready made landscape setting for the benefit of residents. The landscape strategy sets out the main aims including three character areas with green links to create variety and sense of place with careful planting and selection of different plant species.

7.19 The landscape strategy also explains how tree planting and lower level landscaping has been used to break up areas of hard surfacing and visually mitigate against parked cars as well as ensuring pleasant attractive tree lined streets. Taller hedges provide cover and screening to frontage car parking. The landscape strategy encourage active use of green spaces and streets. The detailed landscaping plans identify a wide range of planting species to ensure a sensory rich environment with different layers to the landscaping. the layout provides a range of green spaces both informal and formal to recreate within.



## Cycle and Car Parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking:

- At least storage for one cycle where it is as easy to access as the car.
- Secure and overlooked cycle parking that is as close to (if not closer) than car parking spaces (or car drop off bays) to the entrances of schools, shops and other services and facilities.
- Shared and unallocated on street car parking.
- Landscaping to help settle parked cars into the street.
- Frontage parking where the space equivalent to a parking space is given over to green relief every four bays or so.
- Anticipating and designing out (or controlling) anti-social car parking.
- A range of parking solutions. Small and overlooked parking courtyards, with properties within courtyard spaces with ground floor habitable rooms.
- Staying up to date with rapidly advancing electric car technology.
- More creative cycle and car parking solutions



Fail



Review



Achieve



## Proposal Response

7.20 The design team has spent time considering how the development can be designed to encourage physical activity by giving priority to pedestrians and cyclists, and ensuring in curtilage parking with landscaping to avoid a car dominated environment. Most parking is either to the side or front of dwellings. A limited amount of rear courtyard parking is provided to ensure the main central green space is free from parking around it's edges and to ensure strong built frontage. The rear courtyard parking is broken up with landscaping to ensure attractive spaces. Garages provide secure cycle storage space.



### Key:

- On-plot driveway parking to side
- On-plot driveway parking to front
- Off-plot parking



## Green Blue Infrastructure

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill:

- Biodiversity net gain.
- Movement and feeding corridors for wildlife, such as hedgehog highways.
- Bird boxes, swift nesting bricks and bat bricks may be appropriate.
- Plans that identify the character of new spaces, such as 'parks', 'woodland', 'allotments', 'wildflower meadows' rather than 'P.O.S.'.
- Be more specific about the function and character of public open spaces.
- Create Park Run ready routes on larger developments and other ways to encourage physical activity and social interaction.
- Capturing and managing water creatively and close to where it falls using features such as rain gardens and permeable surfaces.
- Allow people to connect with water.
- Create a habitat network providing residents with opportunities to interact with nature on a day to day basis.
- Wildlife does not flourish within disconnected back gardens, artificial lawns and tightly mown grass. Provide natural surveillance opportunities.
- A connected and accessible network of public open spaces with paths and other routes into and through. Species rich grasslands.
- Well considered management arrangements whether public or privately managed.



Fail



Review



Achieve



## Proposal Response

7.21 The boundary treatment plan submitted with the application demonstrates how public and private space will be delineated throughout the development. Throughout the development incidental areas of space have been given over to low maintenance landscaping and hedging used to minimize the visual impact of parked cars. Properties are set back from footways giving defensible space to the front.

7.22 Existing trees will provide a visual barrier to existing dwellings and filter views into the site. Informal open space provides amenity value and green corridor through the site which includes wildflower meadow and will be planted with native species. Trees and shrubs will be planted within the car parking court to create soft elements within the hard landscape.

7.23 A green link is proposed through the centre of the site with an avenue of trees. The landscape strategy identifies how this green corridor will become a biodiversity corridor with planting to achieve this. The landscape strategy also identifies a different planting strategy within the three proposed character areas. This shows how the SuDS will be planted with suitable wetland wildflower mix and marginal and aquatic planting to add visual amenity and create wildlife habitat. The proposals therefore fully achieve the BfHLI2 criteria in respect of Green Blue Infrastructure.

## Back of Pavement, Front of Home

Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage:

- Defensible space and strong boundary treatments.
- Boundary treatments that add ecological value and/or reinforce distinctive local characteristics. Well integrated waste storage and utility boxes.
- If relying on rear garden storage solutions for terraces and townhouses, provide direct access to these from the street.
- Front garden spaces that create opportunities for social interaction.
- Ground floor apartments with their own front doors and semi-private amenity spaces help to enliven the street whilst also reducing the amount of people using communal areas.
- Consider providing terraces or balconies to above ground floor apartments – these can also help to enliven the street, increase natural surveillance and provide residents with access to the open air. No left over spaces with no clear public or private function.
- Consider apartment buildings whose access is from a deck rather than a corridor; enabling cross ventilation of apartments while limiting shared common parts which are enclosed.

## Proposal Response

7.24 The boundary treatment plan submitted with the application demonstrates how public and private space will be delineated throughout the development. Throughout the development are a series of interconnected green spaces. Properties are set back from footways giving defensible space to the front. The relationship of semi private space, private garden space and streets has been considered to ensure clear demarcation and avoid ambiguity.



Fail



Review



Achieve



## 8 Building for a Healthy Life Assessment (2020) Summary

### 8.1 Integrated Neighbourhoods

		Response	Rating
Integrated neighbourhoods	<b>1 Natural Connections</b>	The site is located north of Stubbington and incorporates a pedestrian link to Marks Tey Road to the south which links to Titchfield Road and May's Lane the two principle routes leading to the centre of Stubbington from the north and the new bypass.	Fail  Review  Achieve  ✓
	<b>2 Walking, cycling and public transport</b>	<p>The site has been designed with routes for cycling, walking and better access to public transport from the outset.</p> <p>The layout is highly legible and different street typologies have been created included shared surface streets to encourage walking and cycling. A pedestrian link to the south of the site ensures connectivity to existing neighbourhoods and nearby principal movement corridors which connect the centre of Stubbington with the surrounding neighbourhoods and also provide access to bus services. Bus services are conveniently located on Mays Lane which is within a 8 minute walk from the site.</p>	Fail  Review  Achieve  ✓
	<b>3 Facilities and services</b>	Within Stubbington there are a range of local services and facilities including two primary schools, post office, cafe's, gym, newsagents etc all of which would normally be associated with a settlement of this size. The proposed development provides a southern pedestrian link to connect with Newton Close and a pedestrian link to St Mary's Road thereby ensuring connectivity with local facilities and services.	Fail  Review  Achieve  ✓
	<b>4 Homes for everyone</b>	New homes range from one to four bedroom properties in line with local housing design requirements / need set out by Fareham Borough Council. A range of housing typologies are proposed which will appeal to a wide market and range of demographics.	Fail  Review  Achieve  ✓

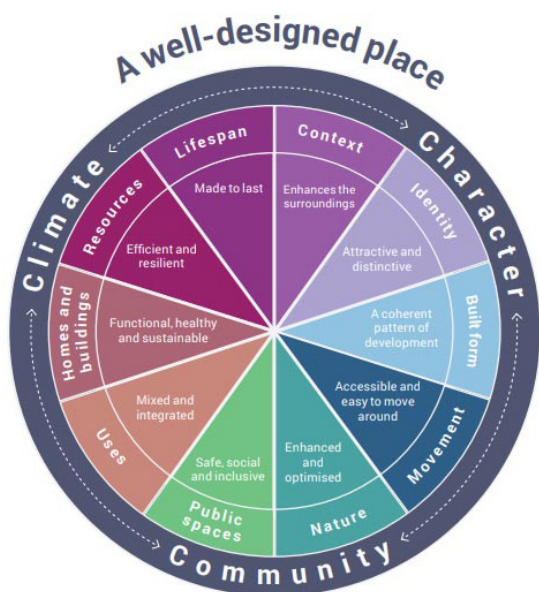


		Response	Rating
Distinctive Places	5 Making the most of what's there	The existing village of Stubbington and surrounding adjacent residential developments have provided appropriate design parameters for the proposed layout, house type typology, scale and massing and use of materials, into a holistic locally inspired identity. In addition the landscape setting has heavily influenced the design approach with 'interconnected green spaces' as a key theme linking in with established landscaping around the eastern and southern edge of the site.	Fail  Review  Achieve 
	6 A memorable character	The use of materials, scale and massing, together with specific layout design considerations including density, position of key house types / vista stops and views out of the site to the west help to set the new development firmly and appropriately within its context. The site will also form an important new northern edge sitting beyond the new bypass for Stubbington. Within the development the deliberate design approach to create a network of connected green spaces and the use of tree planting and lower level landscaping will help create a memorable new neighbourhood alongside the proposed housing which has been designed and elevated in a simple and traditional manner.	Fail  Review  Achieve 
	7 Well defined streets and spaces	A highway network of a principal vehicular access from the north into the site which runs through the middle of the site and passes several key green space with streets running outwards from this route is proposed. An arrival space and two terraced blocks terminate the view when approaching from the north. A grid structure to the layout allows for short shared surface streets and along the western edge curved private drives are used to feather the edge of the development and define the landscape edge of the site more appropriately. Short streets and a sequence of green spaces including a central green garden area which is flanked on all four sides by town houses ensures well defined spaces. All blocks are outward facing onto streets.	Fail  Review  Achieve 
	8 Easy to find your way around	The proposed development will be easy to navigate due to the use of perimeter blocks, short streets, landscaped spaces and defined landscaped edges. The proposed elevation approach and mix of house typologies including 2 and 2.5 storey units will also greatly aid legibility. In comparison with the housing to the south of the site which is defined by cul-de-sacs the design approach taken by Persimmon will result in a more connected, navigable and legible residential neighbourhood. The design approach to the layout is entirely in keeping with best practice design which encourages high levels of permeability.	Fail  Review  Achieve 

Streets for All	9 Healthy Streets	The proposed development creates a network of connected streets and green spaces all of which will encourage walking and cycling. The pedestrian link to the south is very important in encouraging walking and cycling trips as it provides the connection and linkage to be able to access the village /town centre more directly. The generosity of green space throughout the development and the use of block paving and shared surface streets will encourage healthy and active lifestyles.	Fail Review Achieve 
	10 Cycle and car parking	Adequate cycle storage has been provided to all properties within a secure garden shed or garage where provided.  Car parking has been designed in numerous ways to ensure the proposed street scene is not car dominated.	Fail Review Achieve 
	11 Green and Blue infrastructure	The site has been designed to incorporate a green (landscape) and blue (drainage) infrastructure from its concept. Substantial green space is provided within the layout as two central areas of green space and around the site perimeter with a continuous green multifunctional buffer. A suds pond is proposed on the south western edge of the site adjacent to existing woodland. Collectively the landscape approach will provide a fully integrated sustainable infrastructure, increasing bio-diversity and resident amenity.	Fail Review Achieve 
	12 Back of pavement; front of home	All properties have adequately sized private rear gardens. Storage for refuse and recycling is located to the rear or side of properties to ensure a clutter-free frontage / environment is provided.  Considerable care has been taken to design streets to be green, with adequate and appropriate boundary treatments such as hedging, low level shrub planting and grassed areas where appropriate.  Public greens and private gardens have been designed to ensure all residents are able to sit outside in the open air, socially distanced where necessary and above all, enhance mental wellbeing.	Fail Review Achieve 

## 9 National Design Guide Compliance Assessment

9.1 The proposed layout has been prepared taking account of the National Design Guide (January 2021). Para 129 of the NPPF states that the National Design Guide should be used to guide decision on applications in the absence of locally produced design guides or codes. The National Design Guide identifies ten characteristics of well designed places which are identified on the diagram below (Para 36) . The ten characteristics work together to create its physical character they also help to nurture and sustain a sense of community. They also work to positively address environmental issues affecting climate.



### CONTEXT

Understand and relate well to the site its local and wider context

The design team have spent time familiarising themselves with the site and surrounding area . The submitted DAS provides an analysis of the surrounding area and existing housing housing in terms of their form and materials which have been reflected in the final plans. The scheme proposes a variety of materials (see 01-A-02-011-MP Rev J Materials Plan), incorporating flint and tile hanging, positively responding to surrounding development and also adding weatherboarding as an additional material to soften the appearance of the scheme in this edge of settlement location.. This analysis and understanding has informed the design approach. The DAS sets out the proposed architectural approach which is informed by local character and an understanding of materiality, colour, textures and setting of the site. Para's 4.7 - 4.17 of this design appraisal explains in detail how the proposals relate to the wider character and context of the area. The streetscenes and elevations proposed demonstrate an architectural approach which relates well to local context.

9.2 The following provides a compliance check for the proposed development at Oakcroft Lane demonstrating compliance against the ten characteristics of well designed places.



Above images of existing residential properties near the site and St Edmunds Old Church showing wider context



## CONTEXT

Value heritage, local history and culture

A detailed site analysis has been undertaken looking closely at existing nearby buildings. The dominant form of development in the immediate environs of the site is suburban housing development built from the 1950s onwards. To the west of the site is St Edmunds Old Church is the exception to this and is screened by vegetation. The dwellings on the west side of the scheme have been set back from the church and cemetery by at least 17m, and in most cases 20m or further, following pre-app discussions with the Council. The relationship with heritage assets is discussed further within the Heritage proofs. St Edmunds Old Church is the exception to this and is concealed behind the woodland buffer on the south western corner of the site. By providing a link to the south and opportunities to access the cemetery to the west residents will have an opportunity to appreciate the historic significance of the church.



## IDENTITY

Respond to existing local character and identity

The layout is informed by an understanding of local character and identity. Consideration has been given to how street frontages on key routes will work in terms of elevations, building heights and streets in sections. The streetscene elevation below shows how the character and appearance of the proposed development will reflect and draw upon existing character in a positive way (see streetscene below). It can be seen from the proposed layout that the scheme has responded positively to local character and identity through the use of a wide palette of materials that respond and complement the surrounding properties such as flint and tile hanging which are prominent on adjacent developments. Careful consideration was given to the layout of the site with dwellings at the south of the development generally being detached with a soft building line and fronting onto green space which reflects the character of development to the south. In addition, the dwellings to the west boundary are also detached and feature larger frontages as well as robust landscaping for these dwellings, and street design, to achieve a rural character.

Dwellings at the north east corner are all larger detached dwellings with large front gardens and separation distanced between the dwellings to positively respond to them being sited towards the countryside. The street in this location are also treated with block paving and side parking to further promote a more rural appearance when viewed from beyond.

## IDENTITY

Create character and identity

A landscape led approach underpins the layout. The aim is to ensure through a generosity of landscape that the character is heavily influenced by green spaces, avenue planting and other landscape techniques to ensure that there is variation in character passing through the site. The landscape led approach is reflected in the streetscene below and CGI image which shows the extent of planting through the layout.

The landscape led approach in this instance provides a circular POS route around the site which acts as both a walking route to enjoy this edge of settlement location and to also act as a visual buffer to beyond the site which is unique to the locality with no other developments using this arrangement. Additionally, the proposed landscape scheme and layout provides a green route through the site, from the entrance to the south through a tree lined avenue passing through two large areas of POS, fully incorporated into the middle of the site, both of which act as a central 'squares' for dwellings to front onto. The street hierarchy and design means that from each street there are views of the trees and/or countryside beyond.









MOVEMENT	
An integrated network of routes for all modes of transport	The proposed layout creates a series of short and interconnected routes. Running through the middle of the site is a central spine route which caters for pedestrians, cyclists and vehicles. A pedestrian link at the southern end of the site connects the proposed development to the surrounding area. The use of block paving, landscaping and vertical deflection creates shared surface streets which reduce traffic speeds and encourage walking and cycling. The development also provides a circular walking route around the periphery of the site for all to enjoy.
A clear structure and hierarchy of connected streets	The proposed layout creates a highly legible and permeable layout. Perimeter blocks and connected streets with different surface materials help reinforce a hierarchy of connected streets. This is evidenced on the plan at para 7.02 of BfHL assessment.
Well-considered parking, servicing and utilities infrastructure for all users	The development proposes a variety of parking solutions which meet the Council's parking standards with all properties afforded allocated parking. Most properties have on plot parking either at the front or to the side and some properties are parked to the rear (generally on corner plots) but are contiguous to the plot, this affords maximum convenience, ensuring use of parking spaces rather than the highway which often leads to inconsiderate parking.

MOVEMENT	
Well-considered parking, servicing and utilities infrastructure for all users	<p>Forty two visitor parking spaces have also been proposed in line with standards and are spread through the development. Parking has been designed and laid out to limit the visual impacts on the streetscene through a robust landscaping scheme which would break up any perceived mass of parking. An example of the design of parking spaces and landscaping can be seen in the close up plans forming Appendix B [see I 100 edge frontage, I 100 Front Parking Detail and I 200 Parking Court Detail drawings attached to the email]</p> <p>There is no requirement within the Local Plan to provide electric charging points but the scheme has agreed that most plots (private and affordable) will be fitted with an outside power point to charge electric vehicles (EV) and was to be controlled by condition. It was also agreed that EV charging points will be provided for some visitor spaces.</p>

## NATURE

Provide high quality green open spaces with a variety of landscapes and activities, including play

The proposed layout provides a range of different green space typologies including formal and more informal around the edge of the site. The landscape approach is underpinned by the landscape Strategy which proposed a variety of green spaces. Around the perimeter is an informal POS which acts as a buffer and circular route around the development. Within the site are two main areas of open space which are more formal and offer spaces for play and enjoyment. At the south of the site is a play area at the south east corner which has been proposed in this location to be sited closer to the existing dwellings to the south, near to the south access to enable adjoining developments to enjoy the facilities. Also in the south is a pond within the POS which has been purposefully designed to be incorporated as a feature within the POS and is designed to remain wet all year to encourage a visually stimulating space and provide ecological. In addition, the south part of the site is formed of woodland which has unfettered access and includes a public right of way. As part of the scheme the woodland would be managed and subject to arboricultural works to allow improved public access.

Improve and enhance water management

The proposed surface water drainage scheme for the site is to attenuate water in pipes and the SUDS basin and then to flow to the watercourse at the south of the site. This has created an opportunity to positively drain and manage surface water which will result in the reduction of overland flow to areas around the site such as Oakcroft Lane.



## NATURE

Support rich and varied biodiversity

The development would deliver 84.42 habitat biodiversity units and 23.44 hedgerow biodiversity units which represents a net gain of 91.46% and 64.40% gain, respectively. The proposal would also provide an ecology enhancement area to the north of Oakcroft Lane, the details of which has been approved by Natural England. This area would be enhanced in order to provide suitable habitat for wintering birds which are fundamental to the Solent SPA and would be handed over to the Council, secured through the s106 agreement along with a commuted sum. The proposed enhancements to the north field can be seen in appendix E, plan PERSC22805 20 Rev A. Additionally the provision of a SUDS pond and management of the woodland at the south of the site would also support rich and varied biodiversity. Within the south field buffer planting will be enhanced with as well as a comprehensive planting scheme proposing street trees throughout the development.

## PUBLIC SPACES

Create well located, high quality and attractive public spaces

The layout proposes two main types of open space, a more informal route around the perimeter of the site and two areas of POS in the middle of the site. This variation and locations of the POS mean that they can be shared and enjoyed by all residents of the estate and given the permeability of the site, by nearby residents in adjacent developments. The two areas of open space within the development act as squares, thereby forming natural congregation areas. Through the heart of the development is a green avenue which creates a pleasant tree lined primary route through the development which is in addition to the tree lined POS around the periphery. There is a variation in the streets and roads in terms of their roads and widths, to create safe and attractive public spaces. There are also a change of material with block paving used to create contrasting surface treatments within the urban realm. The development proposes a detailed landscaping scheme with the provision of trees and on plot and public planting creating an attractive environment.

## PUBLIC SPACES

Provide well-designed spaces that are safe

There are two central green spaces within the proposed layout which are well over looked on all sides by housing. The green buffer around the edge of the site is also fronted by development ensuring natural surveillance. The massing image below shows the positioning of these spaces within the layout. The central parking court has been designed to ensure it has excellent natural surveillance. Many roads within the development have been designed to adoptable standards and all areas will be lit by streetlights.

Make sure public spaces support social interaction

The layout provides a sequence of green spaces and two main central spaces that provide opportunity for social interaction. The landscape led approach creates a generally more comfortable environment and streetscene within which residents are far more likely to interact and communicate with one another.

Below massing model showing tree lined streets and green spaces around site perimeter





USES	
A mix of uses	The development proposes housing and given the size of the site and number of units no other uses are proposed within the development however it should be noted that within close proximity to the site are a range of services and facilities including two primary schools.
A mix of homes, tenures, types and sizes	<p>All of the proposed dwellings meet the Nationally Described Space Standard requirements with the scheme includes a range of dwelling sizes from one bed flats to two, three and four bed houses each of varying configuration to meet a range of needs and ages. Many of the properties also include garages for storage, additional to the formal parking provision. All properties are afforded a rear garden at least 10.5m in length.</p> <p>The scheme proposes a policy compliant amount of affordable housing at 40% which will be provided as a mix of shared ownership and affordable rent. All affordable dwellings would be indistinguishable from market dwellings. The tenure plan (A-02-010-TP provides further detail of the housing mix and the schedule of accommodation).</p>
Socially inclusive	The aim is to ensure the development creates a balanced and mixed neighbourhood with a wide range of housing choice available to a wide range of income groups thereby ensuring a 'barrierless' development. The scheme would deliver 40% affordable housing which would be indistinguishable from the private dwellings and would be well spread throughout the development.



Above streetscenes showing variety of housing typologies

HOMES & BUILDINGS		RESOURCES	
Healthy, comfortable and safe internal and external environment	Great care and thought has gone into the landscape led masterplan approach to ensure a wide range of external spaces that promote health living, social interaction and safe spaces. The masterplan includes a formal green spaces, a green buffer and large area of green space to the north west of the proposed housing. Housing has also be given the same level of attention with close attention to defensible space around properties and internal arrangement to create living spaces fit for purpose. This is evidence on the green space plan on the opposite page.	Follow the energy hierarchy	Persimmon's homes are constructed through a fabric first approach with nearly all of Persimmon's houses meeting energy efficiency B Energy Efficiency rating which leads to energy saving through energy efficiency. Persimmon also include LED lights and smart home heating as standard in all properties to help reduce energy consumption. Most properties property will be afforded an outdoor socket for charging electric vehicles to help meet the aim of reducing emissions from cars. The sustainable location of the development, location of nearby cycle links, provision of cycle storage and the creation of a Travel Plan encourage a modal shift away from car use.
Attention to detail: storage, waste, servicing and utilities	<p>Consideration is given to detailed building design elements in detailed elevation plans for each house type. The elevation, plans and streetscenes clearly demonstrate attention to detail and create simple and uncluttered elevations that provide a traditional design response wholly in keeping with the character of the locality and ensure robust design approach (see images below).</p> <p>To the end add 'In addition to gas, electric and water, each dwelling will be served by high speed fibre broadband which will be ready to use from the first occupation. All dwellings with on plot parking will include an outdoor socket to charge electric vehicles. Each dwellinghouse will also include an outdoor tap. Each dwelling would be provided with secure cycle storage, where a dwelling does not have a garage or dedicated cycle store this would be in the form of a secure cycle shed in the rear garden. All dwellings have rear garden access to allow the storage of bins at the rear and for them to be collected from the front of the property.</p>	Careful selection of materials and construction techniques	<p>A traditional palette of materials is proposed with brick the predominant facing materials. Consideration will be given to the use of timber frame construction techniques which helps reduce environmental impact.</p> <p>Nearly all of Persimmon's houses meeting energy efficiency B Energy Efficiency rating through a fabric first approach which includes careful consideration of the materials used. Currently, nearly all dwellings constructed by the Persimmon Homes south coast region are of timber frame construction allowing off site manufacturing which also provides greater energy efficiency in the design of the dwellings.</p>
		Maximise resilience	Persimmon homes are built to high standard and to meet NHBC standards. They are proven to be durable and sought after. The housing proposed for this development will be resilient and durable. The proposed development will include sustainable drainage system through the attenuation of surface water within a pond which then outfalls into a watercourse, ensuring the development is flood resilient through surface water management.

LIFESPAN	
Well-managed and maintained	A management company will be responsible for maintaining green spaces in and around the development. Residents will pay an annual management charge to cover this. The management company will maintain these spaces to a high standard. Other spaces are designed to allow for a naturalistic and lower maintenance eg the space to the north west which has a multifunctional ecological and open space function.
Adaptable to changing needs and evolving technologies	Persimmon have utilised a series of tried and tested housetypes and plan forms that are popular with significant numbers of customers. All properties will have access to high speed broadband from the first day of occupation Changing technologies are moving increasingly towards wireless homes with a main router hub allowing multiple smart technologies to connect to the home. There are 45 properties that will include an additional room (which is not classed as a bedroom) and can be used as an office/study, promoting home working
A sense of ownership	The proposed development creates an environment that all residents will be proud off. The plan form and house types utilised will create high quality housing that residents will take pride in. Housing has been designed to be tenure blind ensuring no distinction between affordable and private open market housing. The plans including site layout and elevation seeks to create a beautiful environment in line with para 126 of the NPPF which will encourage a strong sense of ownership. The proposed management of the common areas of the development through a resident owned management company will also encourage a sense of ownership

Below example of modern methods of construction utilising timber frame which Persimmon will utilise.





## 10 Conclusion

10.1 Based on the information described and illustrated in this document including the Building for Healthy Life Assessment, compliance check with the National Design Guide and review of the proposals against the Council Design Guidance SPD, it is IDPartnership's considered view that the proposed layout and application will achieve a high standard of design and that the reasons for refusal are entirely invalid and unsubstantiated with any clear evidence to demonstrate how the current proposals do not comply.

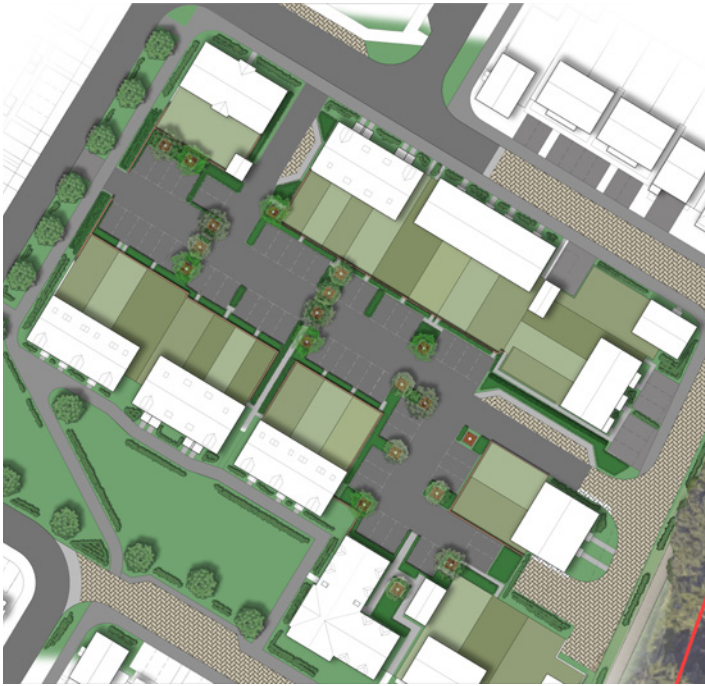
10.2 In conclusion the proposals fulfil the requirements set out in the NPPF in respect of achieving well-designed places and are in accordance with Fareham Core Strategy and specifically Policy CS 17, which seeks to secure high quality design that "responds positively to and be respectful of the key characteristics of the area". This Design Analysis has clearly demonstrated the key 'characteristics' of the wider area, cross referencing with the submitted DAS, and shown how refused proposals are fully in line with these characteristics. The proposals will result in the creation of a high quality and beautiful place in line with para 126 of the NPPF. They have been informed by a thorough understanding of character and context in accordance with the National Design Guide paras 38-45.

10.3 The design related reasons for refusal are 'legacy reasons' for refusal that relate to the original refused layout and do not relate to the significantly revised proposals referred to in this Design Analysis.

10.4 The appeal scheme is in accordance with FBC's development plan, NPPF and best practice guidance in respect of design.



## Appendix B - Extracts from site layout









# Appendix D - Landscape Strategy



## Oakcroft Lane, Stubbington Landscape Strategy Plan

scheme: Oakcroft Lane,  
Stubbington  
client: Persimmon Homes  
drawing: Landscape Strategy Plan  
date: February 2020  
scale: 1:1000@A1  
drawing no: PERSC22805 09  
drawn: PF/LS checked: JM



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## Appendix E - Ecological enhancements

