

Land east of Crofton Cemetery and west of Peak Lane

Stubbington

DESIGN & ACCESS STATEMENT

Persimmon Homes Ltd
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Introduction

This Design and Access Statement (DAS) has been prepared by Persimmon Homes Ltd as a supporting document for the proposed residential development on land to the Land east of Crofton Cemetery and west of Peak Lane, Stubbington.

Paragraph 29 of the National Planning Policy Guidance (NPPG) identifies a DAS as a *'concise report accompanying certain applicants for planning permission. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision making by enabling authorities and third parties to better understand the analysis that has underpinned the design of the development proposal.'*

The purpose of this document

The DAS forms one part of suite of documents submitted in support of the proposals and should be read in conjunction with the accompanying documents.

The NPPG provides further guidance on what a DAS should constitute.

In Paragraph 31 of the NPPG, it is identified that a Design and Access Statement should:

- Explain the design principles and concepts that have been applied to the proposed development;
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development has taken the context into account;
- Explain the approach to access; and
- Explain how relevant policies have been taken into account.

This document has been formulated to enable readers to understand each section in isolation and in some circumstances repetition may be required.

The planning application demonstrates that that the site is deliverable and will greatly assist in contributing to the housing requirements of the Borough and providing a significant area of public open space.

DOCUMENT STRUCTURE

Part 01 - Introduction

A summary of the purpose of the DAS, the development proposal and the document structure.

Part 02 - The Site

Provides information on the geographical location of the site within the regional and local context.

Part 03 - Assessment & Evaluation

An analysis of the site and surrounding context including an understanding of the constraints and opportunities.

Part 04 - Design

Provides a demonstration of design evolution from initial concept to final submission including analysis of amount, layout, scale, open space, access and movement.

Part 05 - Conclusion

Provides an overview of the merits of the development.

01 Introduction - Location and Context

The Site

The site is located to the north of Stubbington and comprises a total of 19.4ha of agricultural land that is intersected by Oakcroft Lane.

The site is formed of two distinct areas; land south of Oakcroft Lane which is surrounded by residential development on two sides (with a cemetery on the other) and land north of Oakcroft Lane, which forms part of the wider gap that separates Fareham and Stubbington.

Further north of the site are open fields upon some of which will be constructed the new Stubbington bypass.

The site is strategically placed to benefit from easy transport links to Fareham, Lee-on-the-Solent, Gosport and the Western Wards. It is sustainably located, with a wide range of facilities in close proximity to the site. There are shops, schools, Community Centre and Library within the Stubbington Local Centre to the south.

Bus services to Fareham and Southampton are conveniently located on Mays Lane, within an 8 minute walk, with their respective links to higher order services.

There are major employment areas within a short commute, including the Solent Business Park and Segensworth to the north and the Solent Enterprise Zone at Daedalus to the south.



The Development Plan

Local Plan Part 1: Core Strategy (2011)
 Local Plan Part 2: Development Sites and policies (2015)
 Local Plan Part 3: Welborne Plan (2015)
 Hampshire Minerals and Waste Plan (2013)

The key policies considered relevant to the determination of this application are:

Local Plan Part 1: Core Strategy

CS2 - Housing Provision
 CS4 - Green Infrastructure, Biodiversity and Geological Conservation
 CS5 - Transport Strategy and Infrastructure
 CS15 - Sustainable Development and Climate Change
 CS16 - Natural Resources and Renewable Energy
 CS17 - High Quality Design
 CS18 - Provision of Affordable Housing
 CS21 - Protection and Provision of Open Space
 CS22 - Development in Strategic Gaps

Local Plan Part 2: Development Sites and Policies

DPS1 - Sustainable Development
 DSP2 - Environmental Impact
 DSP3 - Impact on Living Conditions
 DSP6 - New Residential Development Outside of the Defined Urban Settlement Boundary
 DSP13 - Nature Conservation
 DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Guidance

Residential Car and Cycle Parking Standards Supplementary Planning Document (2009)
 Fareham Borough Design Guidance (Excluding Welborne) SPD (2015)
 Planning Obligations Supplementary Design Guidance (2016)
 Affordable Housing Supplementary Planning Document (2006)



Planning application summary

The proposal is for the erection of 209 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. This application is a re-submission of a previous proposal on the site for 261 dwellings which was refused.

Technical assessments

Technical assessments have been undertaken to enable Persimmon to consider the physical environmental and technical suitability when drawing the detailed layout design and this has been prepared in collaboration with the following:

- Planning Statement- Persimmon Homes
- Landscape Visual Impact Assessment - ACD
- Arboricultural Impact Assessment & Method Statement- ACD
- Soft Landscape & Maintenance Plan - ACD
- Soft Landscape Specification - ACD
- Transport Assessment- Paul Basham Associates
- Travel Plan - Paul Basham Associates
- Environmental Noise Impact Assessment - Sound Advice Ltd
- Archaeological Desk-Based Assessment - Cotswold Archaeology
- Flood Risk Assessment & Drainage Strategy - MJA

The outcomes demonstrate that the site contains no technical or environmental constraints and which has helped inform the proposed scheme and conclusions put forward in this document.

