

Item No: 2
Case No: 10/02862/OUT Winchester City Council (WCC) and APP/12/01297 Havant Borough Council (HBC).
Proposal Description: Discharge of condition 4 of planning permission 10/02862/OUT (WCC) and APP/10/00828 (HBC). No development shall take place, other than for the approved phase 1, until a Design Code has been submitted to and approved in writing by the Local Planning Authority. The Design Code shall be substantially in accordance with the principles of development approved in the Master Plan Design Document (November 2010). Each subsequent reserved matters application for development should be accompanied by a written statement which sets out how that proposal has complied with the principles set out in the Design Code.
Address: Berewood (formerly Newlands), Hambledon Road Denmead Hampshire
Parish, or Ward if within Winchester City: Southwick And Widley
Applicants Name: Grainger PLC
Case Officer: Mrs Jill Lee (Winchester City Council) and Mrs Sally Smith (Havant Borough Council).
Date Valid: 11 December 2012
Site Factors:
Recommendation: That details submitted pursuant to condition 4 condition of planning permission reference 10/02862/OUT (WCC) and APP/10/00828 (HBC) be approved.

General Comments

The purpose of this report is to inform Winchester City Council and Havant Borough Council of the planning issues relevant to the current application which deals with the details submitted in order to comply with condition 4 relating to planning permission reference 10/02862/OUT (WCC) and APP/10/00828 (HBC) which requires a design code to be submitted and approved in writing by the local planning authority prior to any development taking place (with the exception of phase 1).

The site of the West of Waterlooville Major Development Area (MDA) lies partly in Winchester City Council's area and partly in Havant Borough Council's area. In such a situation, legislation requires that the applicant must submit a separate application to each local planning authority for the part of the site which falls within that administrative area. The applicant has therefore submitted two identical applications to discharge the condition, one to each Council and each application shows the whole development site for clarity rather than just the land within that Council's area. The design code is one document which covers the entire MDA and is common to both councils and so requires approval by each council.

For simplicity this report refers to "the application" in the singular, but this should be read as a reference to the two separate applications, one to be determined by Winchester City Council and one to be determined by Havant Borough Council.

The design codes were originally reported to the joint Havant and Winchester committee on 21 March 2011 when the hybrid application, with full planning permission

for phase 1, was approved. A draft design code was submitted at the same time as the hybrid application but could not be approved at that stage because there were some fundamental objections to the code in respect to the aim of allowing sufficient variety of development across the site. The design code as submitted was too rigid to allow this. It was resolved that they could not be recommended for approval and should be deferred to allow further negotiations to take place between the developer and officers. The minute of the committee meeting in respect of the design codes was as follows;

“ ATLAS and the Councils had concerns over some of the details contained in the design codes and whether these would allow variety over the site. It was recommended that consideration of the codes be deferred to enable the developers to respond to these criticisms. The design of Phase 1 was considered acceptable and it was felt that this should be approved before a final decision had been made on the design codes. The revised codes would be submitted to a future meeting of these committees. Although the design of Phase 1 reflected the Hampshire vernacular, there was no requirement for the developer to do this. It was considered by the officers and ATLAS that the development should allow flexibility for a diverse character across the site and that the phases should have different architectural styles which complemented each other”.

Since this time negotiations have taken place between the developer and officers of both councils and ATLAS and the revised design codes are now brought back to committee with a recommendation that condition 4 (design codes) be approved . The main difference between the two submissions is that the previous character areas (9 in total) have been replaced by 5 identity areas which reflect the natural landscape and topographical features of the site and which will allow for variety but not in a contrived manner. The design codes are required to be in substantial accordance with the principles of development approved in the Master Plan Design Document (November 2010) which was approved at joint committee on 21 March 2011.

The application is for the submission of a design code as required by condition 4 of the outline planning permission. This report explains the purpose of the design code and its concept for the development of the site and an assessment made of its planning merits.

The application seeks the approval of the details submitted in respect of condition 4 from both authorities.

Site Description

The application site.

The site to which the design codes relate is the West of Waterlooville Major Development Area (MDA) and in particular the southern part of the MDA which is being developed by Grainger PLC. The northern part of the MDA is being built out by Taylor Wimpey. The southern part of the MDA extends to an area of approximately 209 hectares with the majority of the site within Winchester City Council's administrative boundary.

The eastern boundary of the site is bounded by the A3 London Road beyond which is the built up area of Waterlooville. The northern boundary is marked by Brambles Farm Business Park and the remainder of the MDA which is being developed by Taylor Wimpey. The western boundary is open countryside which forms the gap between the application site and Denmead. The southern boundary of the site runs towards Purbrook

Gardens and a point adjoining the Ladybridge Roundabout near Purbrook Heath Road.

The majority of the site comprises agricultural land with areas of ancient and other woodland and hedges forming the boundaries of fields. There are significant trees and areas of ecological importance within the site. Several protected species are also present on the site including dormice and great crested newts.

There are existing buildings at Plant Farm some of which have now been removed, and the grade II listed farmhouse has suffered extensive fire damage.

The northern part of the site is open with the views across the area terminated by Brambles Business Park. There are high voltage overhead lines and associated pylons which run north south towards the western edge of the site. Two tributaries of the River Wallington cross the northern end of the site, Park Farm Stream is a natural water course and the other is a canalised watercourse and runs to the south of Brambles Business Park which will be restored as part of the development.

The site also contains an area of ancient woodland known as Plant Row which is a relatively narrow strip of woodland which runs north south down the centre of the site. The suburban area of Waterloo ville lies to the east.

In respect of the topography the high point of the site is to the south of Plant Farm. To the south of this area the landscape becomes more wooded, including Newland Row, Marrelsmoor Row and Marrelsmoor Coppice. The woodlands enclose large arable fields.

To the south of the area, around Purbrook Heath Road, the landscape elements include woodland and small fields, the Rowans Hospice and Purbrook Heath Recreation Ground.

West of the application site and east of Newlands Lane the landscape is agricultural with a number of woodlands including Alsfordmoor Coppice.

The St John's Conservation Area in Purbrook lies generally to the south east of the site but a small part of the site in the vicinity of the southern access road lies within the Conservation Area.

The proposed junction of the Southern Access Road with Ladybridge roundabout crosses a triangle of land that contains the present access to Marrelsmoor Gardens. That plot of land is grassed and trees within it are subject to TPO 1844 (HBC). The northeast of this area, south of the disused garage is within St John's Conservation Area.

The principal transport route within the vicinity of the site is the A3 London Road which abuts a substantial length of the site. This road links Waterloo ville Town Centre to Portsmouth which lies to the south. This road is bordered on the west side by young trees planted in association with the introduction of the bus priority corridor. The A3(M) is located to the east of Waterloo ville, approximately 1.7km from the site. The B2150 Hambledon Road runs north west from Waterloo ville Town Centre with Brambles Business Park to its south west with the application site south of this and Denmead village approximately 1.3km from the north west boundary of the site. The M27 is approximately 5km to the south and Portsmouth City Centre approximately 11.5km to the south.

Proposal

The application is for the approval of the details submitted in respect of condition number 4 of planning permissions 10/02862/OUT (WCC) and APP/10/00828 (HBC) which states “No development shall take place, other than for the approved phase 1, until a Design Code has been submitted to and approved in writing by the Local Planning Authority. The Design Code shall be substantially in accordance with the principles of development approved in the Master Plan Design Document (November 2010). Each subsequent reserved matters application for development should be accompanied by a written statement which sets out how that proposal has complied with the principles set out in the Design Code”.

There is also condition 5 on the outline consent which requires the design code and the sustainability and energy statement to be reviewed upon approval of 750 and 1500 dwellings or such other numbers as may be agreed in writing by the local planning authority. This is considered necessary as the scheme will take years to build out and circumstances and technologies are likely to change and the documents need to be updated to ensure they remain useful and relevant.

The proposal is for the approval of the details submitted pursuant to condition 4 requiring the submission and approval of design codes.

Relevant Planning History

Outline Approval.

Both applications references 10/02862/OUT (WCC) and APP/10/00828 (HBC) were approved at joint committee on 21 March 2011 with condition 4 requiring the submission and approval of a design code for the MDA. They were hybrid applications in outline and full details for phase 1 of the development.

The outline planning permission included the following (Matter for Approval at the outline stage was Access only);

The development of approx 2,550 no. dwellings,
 construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access,
 a local centre (comprising retail, community building, land for healthcare, land for elderly care)
 public house,
 land for 2 primary schools,
 land for a nursery,
 land for employment uses,
 associated amenity space along with substantial green infrastructure,
 SuDS,
 land for allotments,
 main pumping station,
 land for cemetery,
 restoration of River Wallington, together with landscape structure planting

The full element of the application was for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycleways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning was given for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1

proposals, the temporary closure of Havant footpath No.11 and Southwick and Widley footpath No.30 with suitable alternative route provided.

The outline consent was supported by a detailed master plan document (November 2010) which sets out the principles of development and environmental statement.

Consultations

It should be noted that when the original design codes were submitted a thorough consultation exercise was undertaken involving both statutory and local authority consultees. A full range of comments were received and these were incorporated into the draft design code at the time. Because the current design code submission is a variation of that document principally in terms of the character area versus identity area approach it has not been considered necessary to repeat all of the original consultations as the basis of the document remains the same. Limited consultations only therefore have been undertaken to ensure that the parking, landscaping and design issues have been properly covered in the revised design code document.

Consultations were undertaken by Winchester City Council and Havant Borough Council as follows;

Highways

Landscape and Open Space

Urban Design

Strategic Planning

As a result of consultations various relatively minor issues were identified and these have all been incorporated in the latest version of the design codes which is before members for approval. There are no adverse consultees responses outstanding.

Representations:

8 site notices were displayed but no neighbour letters were issued. No responses were received as a result of the publicity undertaken.

Relevant Planning Policy:

The design codes will be a common approved document for both Havant Borough Council and Winchester City Council. The current development plan context therefore comprises the following documents;

- The National Planning Policy Framework.
- The South East Plan 2009
- Saved policies of the Winchester District Local Plan 2006 Review.
- Havant Borough Council Core Strategy and the Saved Policies of the Havant Borough District Wide Local Plan 1996 - 2011.
- The Winchester District Local Plan Part 1 – Joint Core Strategy
- Havant Borough Council Local Plan (Core Strategy) and the Saved Policies of the Havant Borough District Wide Local Plan 1996 - 2011.

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2012

Section 7 paragraphs 56 – 68.

South East Plan 2009: Common to both Authorities.

CC1 – Sustainable development.

CC2 – Climate Change
 CC4 – Sustainable Design and Construction.
 CC6 – Sustainable Communities and Character of the Environment.
 CC8 – Green Infrastructure.
 NRM2 – Water Quality
 NRM4 – Sustainable Flood Risk Management
 NRM5 – Conservation and Improvement of Biodiversity
 NRM7 – Woodlands
 NRM9 – Air Quality
 NRM 11 – Energy Efficiency/Renewables
 NRM12 – Combined Heat and Power
 NRM13 – Regional Renewable Energy Targets
 H3 – Affordable Housing
 H4 – Type and Size of New Housing.
 H5 – Housing Design and Density
 C5 – Managing the Rural – Urban Fringe.
 C6 – Countryside Access and Rights of Way Management.
 S1 – Supporting Healthy Communities
 T4 – Parking
 T5 – Travel Plans and Advice
 W2 – Sustainable Design, Construction and Demolition.
 W6 – Recycling and Composting.

Winchester District Local Plan 2006 Review Saved Policies.

MDA.1	West of Waterlooville
DP.1	Planning Applications Supporting and Explanatory Information
DP.3	General Design Criteria
DP.4	Landscape and the Built Environment
DP.5	Design of Amenity Open Space
DP.9	Infrastructure for New Development
DP.10	Pollution Generating Development
DP.11	Unneighbourly Uses
DP.13	Contaminated Land
CE.9	Site of Importance for Nature Conservation
CE.10	Other sites of Nature Conservation Interest
CE.11	New and enhanced sites of Nature Conservation Value
CE.17	Re-use of non-residential buildings in the countryside
HE.1	Important Archaeological sites
HE.2	Archaeological Assessments
HE14	Alterations to Historic Buildings
HE17	Re – use and conversion of rural and industrial buildings.
H.1	Provision for Housing Development
H.5	Affordable Housing
H7	Housing Mix and Density

RT.4	Recreational Space for New Housing Development
RT.9	Recreational Routes
T.1	Development Location
T.2	Development Access
T.3	Development Layout
T.4	Parking standards
T.5	Off Site Transportation Contributions
T.6	Integrated Transport Infrastructure
T.11	Road Schemes

Winchester District Local Plan Part 1 – Joint Core Strategy.

On 11 February the Council received confirmation from the Planning Inspector dealing with the Council's new Local Plan that the Winchester Local Plan Part 1 – Joint Core Strategy is sound subject to the Council accepting a number of modifications to the Plan recommended by him. The Council will now be recommended to formally adopt the Plan, incorporating the Inspector's changes, on 20th March 2013.

At the present time the saved policies of the Winchester District Local Plan Review 2006 remain part of the development plan for the purposes of decision making for planning applications and therefore these policies should be taken into account. Saved Policy MDA1 sets out the main policy requirements that the original consent was expected to meet. However, the policies set out in the Joint Core Strategy are now material considerations which should be afforded significant weight, given that the Plan has been found sound by the Inspector (subject to modifications being made). Policies SH1 and SH2 are the main policies which would be used to determine any future planning applications within the Winchester part of the MDA, generally these policies are consistent with and build upon saved policy MDA1.

For the purposes of applications seeking full or outline planning permission where there is any inconsistency between the Joint Core Strategy and the 2006 Local Plan officers' advice is that the Joint Core Strategy should be given greater weight as these policies are up-to-date and comply fully with current evidence and the National Planning Policy Framework March 2012. However Members are advised that there are no inconsistencies that need to be taken into account when determining the current applications.

When the Council formally adopts the Joint Core Strategy it will also 'un-save' a number of policies in the 2006 Local Plan and they will therefore no longer form part of the development plan. At this point those policies will not be material when making planning decisions. Some policies in the 2006 Local Plan will remain saved even after the Joint Core Strategy is adopted as they deal with development management issues and these will still form part of the development plan until Winchester Local Plan Part 2 is adopted in 2015.

However this application is not for a new planning permission but relates to details submitted to comply with a condition imposed upon a previously approved permission. Because the design codes relate to an outline consent that was granted in 2011, it is not appropriate to now seek to retrospectively to change the approved scheme so that it complies fully with the policies of the new Joint Core Strategy, nor is a design code the appropriate vehicle to try to achieve anything other than setting out the basic design principles which will inform future phases of the MDA. The design codes are expected to comply with the principles of development approved at the outline stage. However the

main thrust relating to design within the new Joint Core Strategy is fundamentally the same as the objectives of the extant saved Local Plan policies. The development will be required to meet the agreed vision for creating a sustainable urban extension to Waterlooville, and in this respect the design codes would comply with the design aspirations of the Joint Core Strategy.

Havant Borough Local Plan (Core Strategy) Adopted 1 March 2011.

Havant has its one adopted Core Strategy in March 2011 which includes policy in respect of the MDA. Here the situation is similar to that with the Winchester Local Plan in that it followed and built upon earlier local plan policies so there are not believed to be any fundamental inconsistencies between the current application and Policy CS18 (the MDA comprising strategic site 4) in the adopted Core Strategy. Strategic Policies.

- CS1 Health and Wellbeing
- CS2 Employment
- CS3 Skills and Employability
- CS4 Town, District and Local Centres
- CS6 Regeneration of the Borough
- CS7 Community Support and Inclusion
- CS8 Community Safety
- CS9 Housing
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- CS13 Green Infrastructure
- CS14 Efficient Use of Resources
- CS15 Flood and Erosion Risk
- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- CS18 Strategic Site Delivery
- CS19 Effective Provision of Infrastructure
- CS20 Transport and Access Strategy
- CS21 Developer Requirements

Development Management Policies

- DM1 Recreation and Open Space
 - DM2 Protection of Existing Community Facilities and Shops
 - DM3 Protection of Existing Employment and Tourism Sites
 - DM5 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
 - DM6 Coordination of Development
 - DM7 Elderly and Specialist Housing Provision
 - DM8 Conservation, Protection and Enhancement of Existing Natural Features
 - DM9 Development in the Coastal Zone
 - DM10 Pollution
 - DM11 Planning for More Sustainable Travel
 - DM12 Mitigating the Impacts of Travel
 - DM13 Car and Cycle Parking on Residential Development
 - DM14 Car and Cycle Parking on Development (excluding residential)
 - DM15 Safeguarding Transport Infrastructure
 - DM16 Freight Transport
- Saved Policies of the Havant Borough District Wide Local Plan 1996 – 2011 forming part

of the Havant Borough Council Local Development Framework to Operate Simultaneously with Adopted Core Strategy Policies.

R12 Waterlooille Leisure Centre Development

R16 New Open space

R17 Playing Space Related to New Housing Development

Planning Considerations

Principle of development

The submitted design code document is in substantial accordance with the over arching master planning guidance contained within the approved master plan document (November 2010). This is a requirement of condition 4. The Master Plan sets out the vision and strategies for development over the site and the design code provides the detailed design guidance for the delivery of the vision and subsequent applications for reserved matters will need to comply with these approved codes. The vision for the West of Waterlooille MDA was approved by the West of Waterlooille Forum on 3 October 2005. The vision is as follows;

- To create a sustainable urban extension to Waterlooille, integrated with Waterlooille town centre to the east and the rural environment to the west and forming the fourth quadrant of the town; delivering at least 2,000 dwellings, with employment provision, and associated physical and social infrastructure, and making provision for a further 1,000 dwellings and associated infrastructure to be held in reserve.
- To enhance the vitality and viability of the Waterlooille town centre and help secure and deliver the economic regeneration objectives of the wider area.
- To aspire to achieve the highest quality of urban design informed by ecological principles and create a new sustainable community with a strong sense of identity and belonging, which is safe and secure, is inclusive and which provides for the necessary social and economic needs of its residents to complement the wider area.
- To facilitate active community engagement to create a place which is capable of adapting and changing to meet community needs over the next 15 years and beyond.
- To aim for best practice in all aspects of design and sustainability in transport, construction, energy efficiency, environmental protection and enhancement, and urban drainage.
- To create an exemplar development from which others can learn for the future and which the local authorities are proud to have facilitated and promoted.

The revised design codes, when used in conjunction with the already approved supporting documents including the master plan and the environmental statement, is considered to be an appropriate document to help to deliver the vision for West of Waterlooille. The principle of discharging condition 4 is therefore acceptable.

The design codes.

Since the original design codes were originally submitted as part of the hybrid application and subsequently discussed by the joint planning committee on 21 March 2011 a great deal of work has been carried out by officers from each authority and by

the developer's agents. Advice and guidance has been sought from ATLAS (the Government Planning Advisory Service for Large Scale development).

The summary of the discussion at Committee was that the Draft Design Codes were successful in relation to design, connections and respecting the wider context of the site. With some revisions to the matrices therefore to ensure that variety over the site can be achieved they could be approved with confidence that they would deliver the vision and strategies of the master plan.

The main objection to the original draft design codes was that it would not allow for variety over the site and it is this element which has been altered in the revised code with most other aspects remaining the same. The most significant change has been the abandonment of the former character areas (9 in total), and the establishment of 5 identity areas which have been informed by the existing sites context, the landform, the landscape and the aspirations for the major development area which are set out in the vision (agreed by the West of Waterlooville Forum) and the approved Newlands Master Plan. This change was considered necessary to enable more sense to be made of the differences between the areas and to allow the variety to be achieved but in a responsive and varied manner rather than in a contrived way.

Therefore the existing town centre and its suburbs (including building form, height and density and spatial characteristics), the landscape features (woodlands, hedgerows and contours) the village of Purbrook and Purbrook Heath to the south and the countryside to the west have all had a bearing on the definition and disposition of the identity areas across the area to be developed.

This approach has proved to be more successful as it has produced identity areas that clearly relate to the context and will therefore result in more distinctive areas within the MDA. The new identity areas are as follows:

- 1 Market Town
- 2 Garden Suburb
- 3 The Hamlets
- 4 Employment Hub
- 5 Countryside and River Wallington Corridor.

The Market Town which is the higher density area is closest to Waterlooville town centre and will read as an extension to this area. The Employment Hub relates to the existing employment areas both on Brambles Farm Industrial Estate and within the Taylor Wimpey part of the MDA to the north. The Garden Suburb is a lower density and contains the significant area of open space known as the Town Park. The Countryside Edge and River Corridor provide a green buffer between the development and the countryside to the west as well as providing recreation opportunities. The Hamlets to the south of the site are the lowest density and take account of the more rural area which bounds the site to the south.

The revised design code is similar in layout to the original draft. It is split into 3 sections. Section 1 is the development parameters, Section 2 contains the design codes for the identity areas and the development wide codes and Section 3 the implementation and monitoring.

Section 1 Development Parameters.

This section sets out how the design code fits in with the other approved documents and reminds developers applying for reserved matters that it must be read in conjunction with the master plan design document as well as the other supporting documents approved as part of the hybrid application. The parameter plans were tested by the Environmental Impact Assessment (EIA) and the detailed plans which formed part of the Environmental Statement are reproduced in the design code to indicate the agreed strategic detail for the overall development.

The parameter plans are shown in section one and cover land uses, heights, density, movement, open space, landscape and a regulating plan. These plans are already approved as part of the Environmental Statement submitted in support of the hybrid application.

This section also introduces the concept of identity areas which is a move away from the previously promoted character areas. The five proposed identity areas are as follows;

- 1 Market Town
- 2 Garden Suburb
- 3 The Hamlets
- 4 Employment Hub
- 5 Countryside and River Wallington Corridor.

The identity areas have been derived from the context of the site including existing land form and buildings and significant landscape features as well as the character and appearance of the surrounding existing development. The intentions for development in each of the identity areas and the codes that relate to each are explained in section 2 of the design code document.

With the exception of the proposal to use 5 identity areas instead of the previously proposed 9 character areas, this part of the design code remains the same as the draft and this is considered to be acceptable as the parameter plans are all approved and no changes to them are proposed. This section of the design code is therefore considered to be acceptable.

Section 2 The Design Codes.

Section 2 of the design codes explains the identity of each area and then sets out the code that will apply to it. The site wide code which is common to all areas is set out at the end of this section. As well as explaining the code requirements this section includes illustrative examples to clarify the text. Within the codes there are also additional codes for special areas such as the Town Park, Plant Farm, The Entrance Gateway and The Square.

The design codes for each section follow a similar pattern in so much as they cover areas such as set backs, scale and structure, enclosure of public space, building heights, land use requirements, materials, roofs and eaves, fenestration, soft and hard landscape and parking. There are then demonstration studies which show how the built form might look. There are mandatory and non mandatory requirements as with the draft code.

The preamble for each identity area explains what the identity of each area is, what the existing defining characteristics are, what proposed qualities it is intended to achieve,

what the structure of the area will be and includes identity precedent graphics including photographs to illustrate the text.

The explanation of the identity of the five areas is as follows;

1 The Market Town

This is a higher density area (37 – 45 dwellings per hectare) which incorporates the mixed – use quarter of the local centre, with its range of local shops, primary school, health and community facilities set around a square. The area also includes residential areas, as well as commercial and employment uses to the north and east. The area creates a key connection and gateway towards Waterloo town centre as part of the main northern entrance into Berewood from Maurepas Way. This identity area incorporates the approved Phase 1 (194 new homes) designed by Robert Adam which are currently under construction.

2 The Garden Suburb.

This medium density (29 – 36 dwellings per hectare) residential led area will need to respond to the existing strong landscape characteristics in terms of vegetation and landform. East of Plant Row is defined by gentle sloping topography and relatively more open landscape. To the west of Plant Row there is a more dominant hedgerow structure to the field patterns and, although sloping, it has a more regular landform. The Garden Suburb straddles Plant Row, the wooded spine to the development. It also includes the Town Park and the interface with London Road to the east. Finally Plant Farm, the historic farmhouse, forms an important part of the identity of the development, adjoining the Town Park. Whilst it is also within the Garden Suburb, its historic relevance will mean that new development will need to be responsive to the farm setting of the listed building to create a special place within the local townscape of the area. Densities within the garden suburb identity area are lower than the market town and will contain predominantly family housing which faces on to the streets. It will have a backdrop of existing woodland (Plant Row, Barnfield Row, and Newlands Row) and will be reinforced by a strong landscape structure within the public realm particularly street tree planting.

3 The Hamlets.

This is an entirely residential area designed as a series of clusters set within the existing strong landscape structure of woodland and open spaces, including protected woodland and a SINC as well as the cemetery site to the south. This identity area will have the lowest density (20 – 28 dwellings per hectare) and will consist of detached semidetached and terraced housing which will be arranged in rural clusters. This area will contain open spaces and its rural character will be reinforced by the choice of materials and a strong landscape structure.

4 Employment Hub.

This provides the largest proportion of business related development and will form a relationship to adjoining employment areas in the Brambles Industrial Estate and the employment area for the Taylor Wimpey development to the north. This identity area includes the main street link north towards Hambledon Parade via the Taylor Wimpey development. The codes require the employment buildings to be arranged in clusters

with the majority of car parking screened from the public realm by the buildings. There will be a high quality public realm with a significant number of street trees and buildings will be designed to face on to the public realm.

5 The Countryside and River Wallington Corridor.

This is a landscape identity area that provides a strong green structure and edge to the development and is characterised by new greenways, woodland planting, SuDS and areas of local agriculture. The east – west green corridor will be characterised by a restored meandering river and greenway links from the Waterlooville town centre (east) to the countryside (west). The design of this identity area will provide an interface and transition between the urban edge and the countryside beyond. Within this area there will be opportunities for passive recreation and food growing.

Development Wide Codes.

These are briefer than those included in the draft code and only cover street design and utilities. The previous draft included block design, plot types, architectural design and proportion, utilities, landscape and the public realm design, street design and sustainability. The problem with including block design, plot types, architectural design and proportion and landscape within the development wide codes is that it would have resulted in development which had uniformity across the entire development with little scope for achieving the different character areas proposed at that time. By dealing with these matters on an individual basis for each identity area it has been possible to introduce more variety which will help to ensure characterful development throughout the development. It is appropriate to deal with street design and utilities on a site wide basis as the detail of the identity area then goes on to specify which street types will be appropriate in each area.

The principles of street design are the same as in the draft code with the agreed hierarchy including Main Streets, Residential Lanes, Lanes and Courtyards. The parking rationale remains the same. Each street type has code details for speed, carriageway widths, pavements, parking, SuDS, street lighting and street furniture. Illustrations of typical layouts and sections are included.

The section on utilities covers smart meters, gas meters, sub stations, bins and recycling stores, solar and photovoltaic panel requirements. More detailed information on sustainability is contained in the already approved Energy and Sustainability Statement and the Master Plan Design Document.

Section 3 Implementation and monitoring.

This section sets out the requirements for monitoring and review of the implementation of the design code to ensure the retention of the quality and form of development. Over time the code will evolve to cater for changing needs and policy requirements as well as changing technologies and it is important that these changes can be accommodated without compromising the overall design principles for the development and the agreed vision.

The monitoring and review of the document are covered by conditions on the outline consent and these are not being altered. This section of the design code is therefore acceptable.

Conclusion

The Berewood Design Codes provides another layer to the Masterplan Design

Document and parameter plans. It sets out detailed and prescriptive guidance which is different for each identity area identified in the code. The codes also sets out detailed and prescriptive guidance that is common throughout the whole of the area to ensure that the Berewood will have a cohesive and coordinated identity whilst allowing for diversity. This will be achieved by common elements in the design of streets, the design of hard and soft landscaping and the design of street furniture.

The design codes set out parameters that should be adhered to in relation to matters such as heights of buildings and enclosure within streets, scale and structure, building set backs, street design, parking, hard and soft landscaping, materials and the detailing of buildings. It contains plenty of sketches and photographs showing examples of local developments (precedents) and for each identity area, plans and sections (called demonstration areas) are provided to show how street widths and building heights and the public realm could appear.

Although developers will be expected to adhere to the design codes and indeed most elements of it are mandatory, there will be opportunity for them to depart from the code with imaginative and creative designs provided they are able to justify the departure and clearly demonstrate that there will be place making benefits.

The revised approach of identity areas has produced a more successful hierarchy of development for the southern part of the MDA and will allow for areas to have their own individual identity. This is a much better solution in terms of place making. The code still contains mandatory requirements but also incorporates enough flexibility and difference between the mandatory codes for each area to allow different characters to emerge which will produce interest and variety in the built environment. The mandatory requirements have been examined and altered to ensure that high quality materials and approach to design will be achieved as was the case with the Phase 1 (Robert Adam) scheme.

Overall the design codes are now acceptable and will provide clear guidance and a robust framework of design advice to ensure characterful development throughout the Berewood development area. The revisions made to the original draft document will secure the successful future planning of the MDA and achieve a sense of identity and place which was lacking in the original draft. It is therefore recommended that condition 4 can be approved on the basis of this submission.

Recommendation

That the Design Codes submitted on 11th December 2012 be approved pursuant to condition 4 of planning permissions 10/02862/OUT (Winchester City Council) and APP/10/00828 (Havant Borough Council).