

Potential Housing Development Sites Wecock Farm

Preliminary Analysis and Concept Plans
June 2020

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1. Brief

The Design Group were asked by Jo Bennett (Head of Business Growth, Relationships and Support) to review a total of 6 sites at the existing Wecock Farm estate. These sites have been identified by Steven Wynne (Area Housing Manager) as sites which may be suitable for the provision of new council housing.

There is a significant demand for council housing in the area. Waiting lists show that there is a considerable need for two and three bedroom houses, and some demand for larger 4 or 5 bedroom houses.

The location of the proposed sites are shown on drawing no. WE20/1000/P1 overleaf.

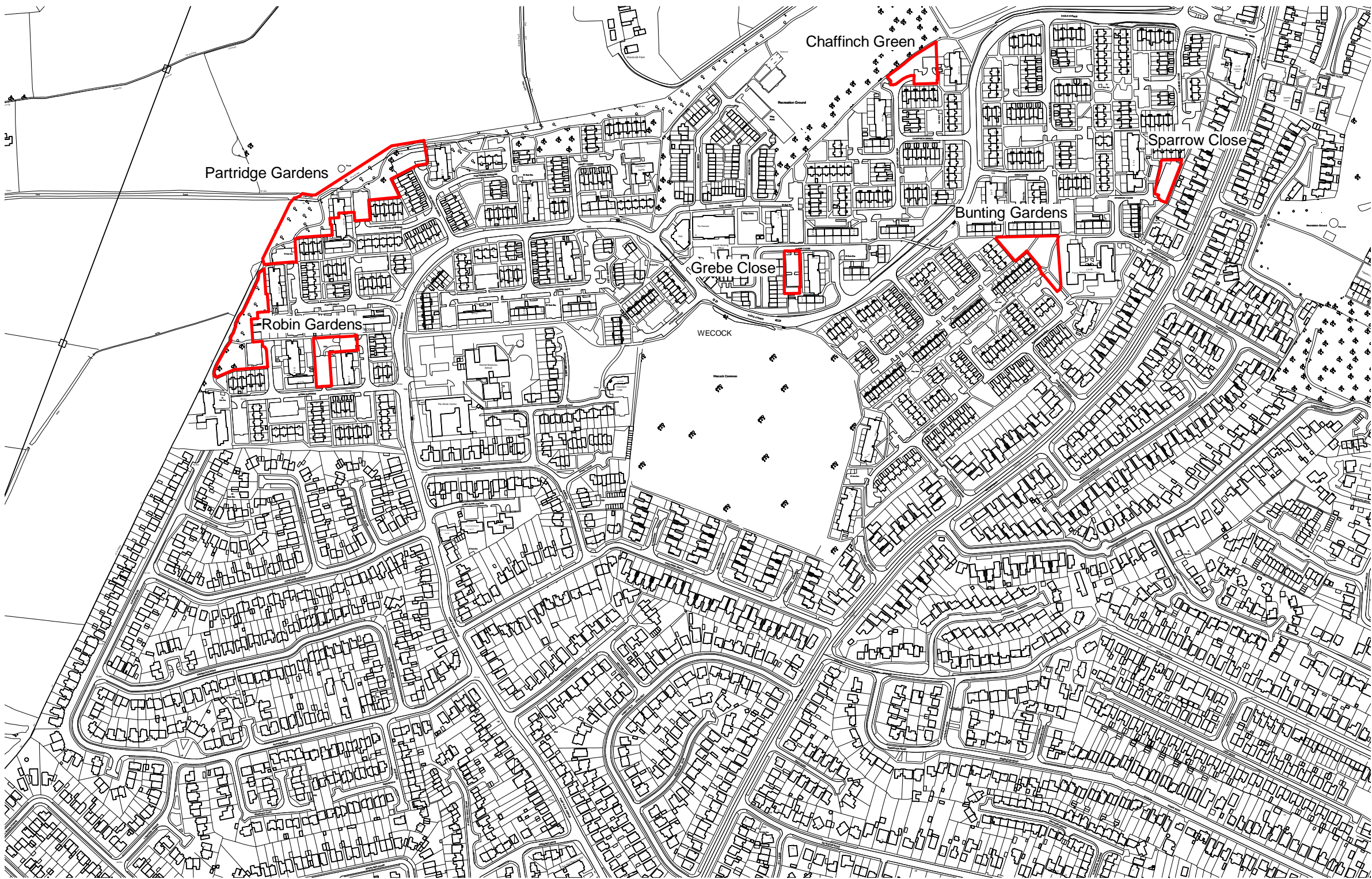
This report illustrates the initial site analysis that has been carried out and identifies the potential number and type of dwellings that could be accommodated on each site.

It should be noted that this initial study has not included any consultation with existing residents, or with the Planning Authority at Havant. Whilst some information has been received from statutory service providers, further investigations and survey work will be required if it is decided to progress any of these initial proposals.

NOTE: All dimensions to be checked on site prior to commencement of any work

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Project

Wecock Farm Housing
Sites - Feasibility

Drawing Title

Potential Development
Sites

Date	18/03/2020	Scale @ A3	1 : 5000
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Housing, Neighbourhood & Building
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CITY COUNCIL

JAMES HILL
Head of Service

DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.L. Design Group Head
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CG	CG	

Drawing No

xxxx / 1000 / P1

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2. Policy and Constraints

Havant Borough Council is the local Planning Authority.

The key planning issues that will impact on the number of dwellings that could be accommodated on these sites are considered to be as follows;

Dwelling Sizes - Emerging Plan Policy H1. The Authority will require all residential development to meet the nationally described space standards. See extract below. On housing developments of 10 dwellings or more, 30% of new houses will be required to meet as a minimum Part M4(2) of the Building Regulation to ensure that new homes are suitable for a wide range of occupants.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

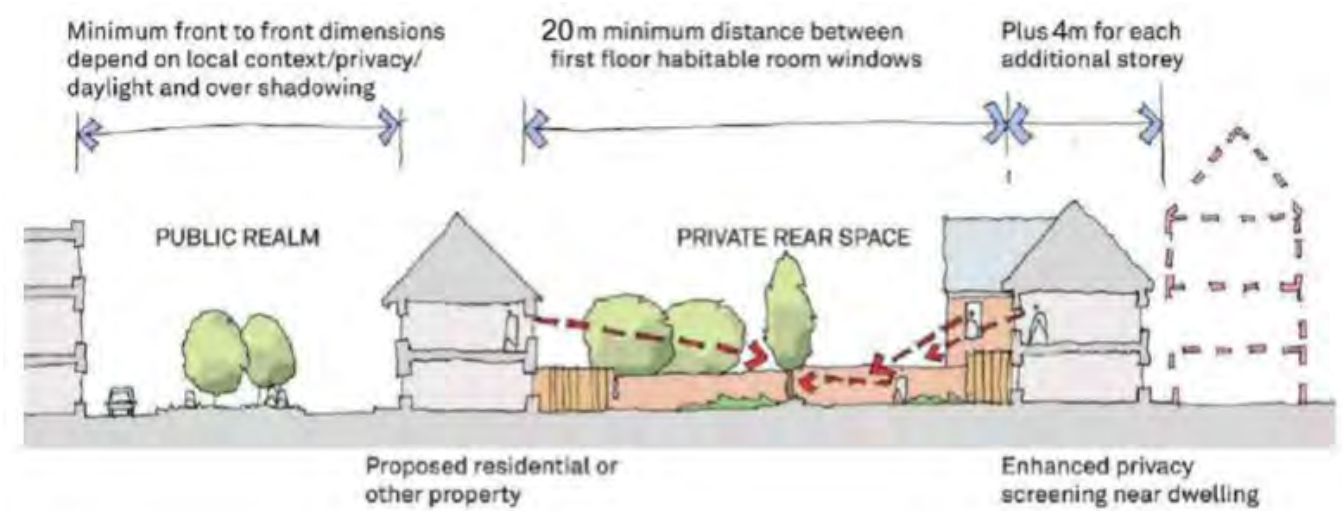
Protection of Trees, Hedges and Woodland - Policy E18. The Authority will refuse planning permission for proposals that threaten the retention of important trees, hedgerows, and woodland, unless the need for, and benefits of development in that location clearly outweigh the impact of the proposal. In order to make the best use of some of the sites, some tree removal is proposed - this will need to be justified, and detailed arboricultural and habitat surveys will be required.

Car Parking - Policy DM13. Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document. Extract below.

TABLE 4A		TABLE 4B	
C3 Dwelling Houses – Vehicle Parking		C3 Dwelling Houses – Shared/Communal Parking (unallocated)	
Zone	Minimum Car Parking Requirement	Zone	Minimum Car Parking Requirement
Size of dwelling		Size of dwelling	
1 Bed Unit	1 space	1 Bed Unit	0.9 spaces
2 Bed Unit	2 spaces	2 Bed Unit	1.3 spaces
3 Bed Unit	2 spaces	3 Bed Unit	1.9 spaces
4+ Bed Unit	3 spaces	4+ Bed Unit	2.4 spaces

Overlooking - Policy CS16 (High Quality Design). In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply:

- Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation
- Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance.
- Where a dwelling faces a blank gable, 10 metres separation distance is required
- Garden length should normally allow 10 metres between the dwelling and the boundary.





3. Partridge Gardens

Site Area: 8557m².

Site Analysis:

The site comprises of 3 existing parking areas providing space for 65 cars, areas of established woodland along the boundary to adjacent farmland, and the northern half of an existing two storey block of one and two bedroom flats which are currently suffering from structural damage probably due to subsidence.

There are some localised but significant changes in level in some parts of the site. Particularly around the wooded area to the west of the site, and close to the site of the two storey block of flats.

A public footpath runs along the northern boundary of the site and crosses the wooded area to the west of the site. Vehicular access is available either via Partridge Gardens or via Puffin Walk.

There are some buried services running under the site, most notably low pressure gas mains to the north of no.s 50 - 56 Partridge Gardens, and an electrical substation with both high and low voltage cables in the carpark at the northern end of Puffin Walk.

Concept Proposals:

Following the demolition of the northern half of the existing two storey block of flats, a total of 14 new 3 bedroom 6 person terraced houses could be constructed. All 65 existing parking spaces can be retained or re-provided and an additional 16 parking spaces could be provided.

Drawings:

Refer to drawing no.s WE20/1011/P1 and WE20/1021/P1 overleaf.



NOTE All dimensions to be checked on site prior to commencement of any work

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Key

- Site Boundary as Identified by PCC Housing Area Manager Site Area = 8557m²
- Existing Buildings - 2 storey or less
- Existing Buildings - 3 storey or more
- Existing Car Parking Areas
- Existing Trees / Vegetation
- Overlooking from existing dwellings
- Main vehicular access onto site
- Main pedestrian routes onto and across site
- Buried gas services impacting on site
- Buried electrical services impacting on site
- Buried sewers impacting on site

Rev	Date	Revision Details (Amended By)	Approved By

Project
Wecock Farm Housing Sites - Feasibility

Drawing Title
Site Analysis - Partridge Gardens

Date 14/06/2020 Scale @ A2 1 : 500

Housing, Neighbourhood & Building Services

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Design/ Survey By CG Drawn By CG Checked By

Drawing No
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Net increase = 21

P2	26/06/20	Parking numbers adjusted	
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Wecock Farm Housing Sites - Feasibility

Concept Plan - Partridge Gardens

Date	14/06/2020	Scale @ A2	1 : 500
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WE20 / 1021 / P2

SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.



4. Robin Gardens

Site Area (West) = 3150m²

Site Area (East) = 1500m²

Site Analysis:

Two sites have been identified that are accessed from Robin Gardens. The western of these two sites comprises an existing parking area providing space for 19 cars and areas of established woodland along the boundary to adjacent farmland. The eastern site comprises of two areas of parking providing space for a total of 42 cars, a tarmac area which links the two parking areas, and some grass verges. Both sites are overlooked by existing two and three storey blocks of flats.

A public footpath runs along the northern boundary of the eastern site. This footpath extends through the western site where it joins with a footpath which weaves through the trees along the western boundary of the estate. Vehicular access to both sites is available via Robin Gardens.

There are some buried services running under the sites, most notably an electrical substation with both high and low voltage cables in the eastern site. Buried electrical mains cables and sewers also impact on parts of the eastern site.

Concept Proposals:

4 new 3 bedroom 6 person terraced houses could be constructed on the western site and 3 new 2 bed 4 person terraced houses could be constructed on the eastern site. All 61 existing parking spaces can be retained or re-provided and an additional 15 parking spaces could be provided (although this includes some new spaces outside of the site boundaries).

Drawings:

Refer to drawing no.s WE20/1012/P1 and WE20/1022/P1 overleaf.





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Key

- Site Area (West) = 3150m²
- Site Area (East) = 1500m²
- Site Boundary as Identified by PCC Housing Area Manager
- Existing Buildings - 2 storey or less
- Existing Buildings - 3 storey or more
- Existing Car Parking Areas
- Existing Trees / Vegetation
- Overlooking from existing dwellings
- Main vehicular access onto site
- Main pedestrian routes onto and across site
- Buried gas services impacting on site
- Buried electrical services impacting on site
- Buried sewers impacting on site

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Project
Wecock Farm Housing Sites - Feasibility

Drawing Title
Site Analysis - Robin Gardens

Date	14/06/2020	Scale @ A2	1 : 500
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Design/ Survey By CG	Drawn By CG	Checked By
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Drawing No
WE20 / 1012 / P1

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Site Area (West) = 3150m²
Site Area (East) = 1500m²

4 no. new 3 bed 6 person houses
3 no. new 2 bed 4 person houses

Parking standards
1.3 spaces per 2 bed house
1.9 spaces per 3 bed house
visitor parking at 20%

Parking required for new houses = 12
Visitor parking = 3
Therefore 15 additional spaces required.

Existing spaces on site = 61
Existing spaces lost = 19
New spaces provided = 34

Net increase = 15

Rev	Date	Revision Details (Amended By)	Approved By

Project


Wecock Farm Housing Sites - Feasibility

Drawing Title

Concept Plan - Robin Gardens

Date	14/06/2020	Scale @ A2	1 : 500
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CG	CG	

Drawing No

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5. Chaffinch Green

Site Area = 1500m²

Site Analysis:

The site comprises of an existing parking area providing space for 22 cars, and areas of established woodland along the boundary to the adjacent playing fields to the north. The site is overlooked by existing two storey houses and blocks of flats.

A public footpath runs along the northern boundary site. Vehicular access is available via Chaffinch Green.

The site appears to be largely free of buried services. However there are considerable level changes towards the north of the site where the land banks up from the car park to the wooded area.

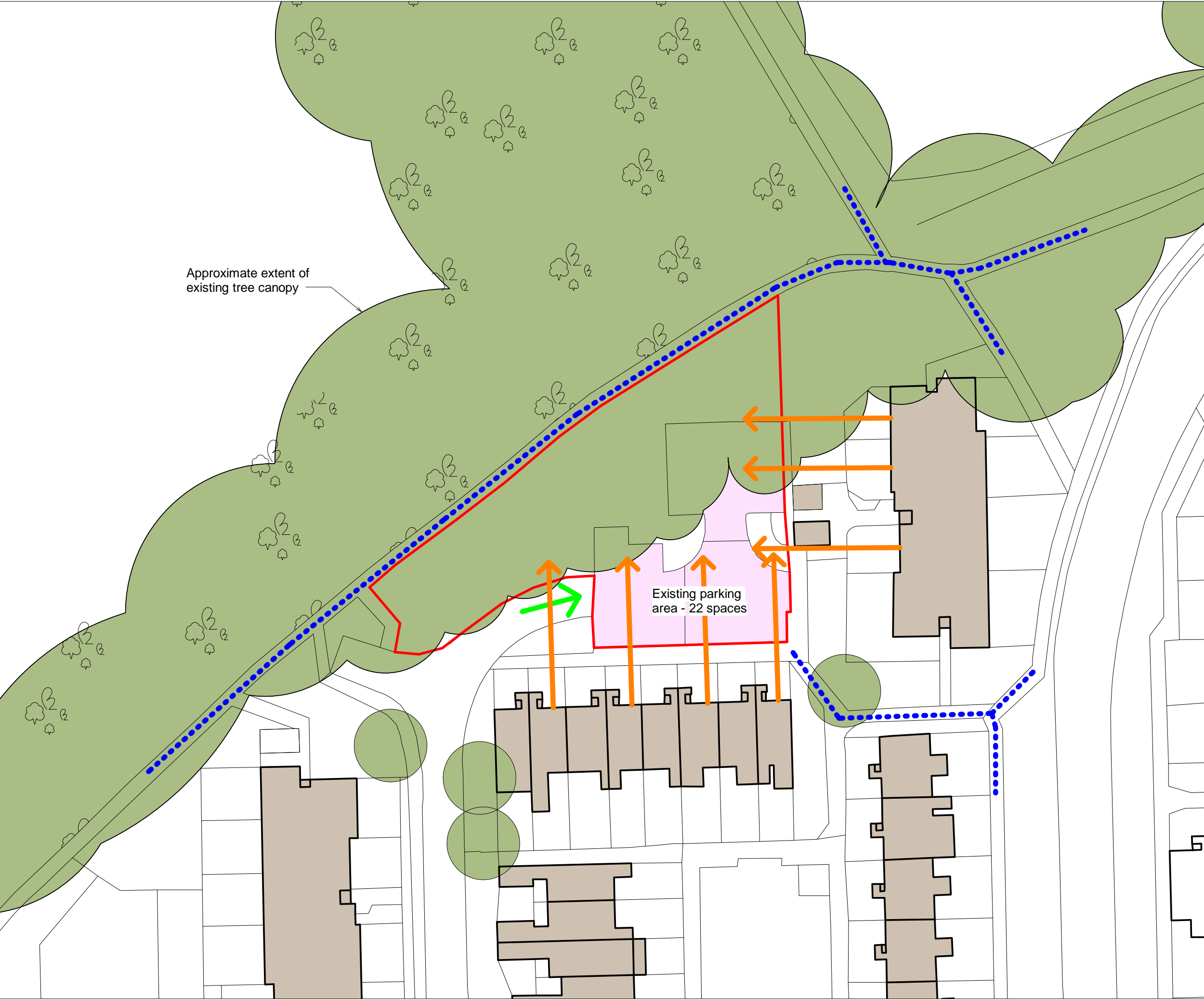
Concept Proposals:

4 new 2 bedroom 4 person terraced houses could be constructed on the site. All 22 existing parking spaces can be retained or re-provided and an additional 7 parking spaces could be provided for the new houses.

Drawings:

Refer to drawing no.s WE20/1013/P1 and WE20/1023/P1 overleaf.





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Key

- Site Boundary as Identified by PCC Housing Area Manager
Site Area = 1500m2
- Existing Buildings - 2 storey or less
- Existing Buildings - 3 storey or more
- Existing Car Parking Areas
- Existing Trees / Vegetation
- Overlooking from existing dwellings
- Main vehicular access onto site
- Main pedestrian routes onto and across site
- Burried gas services impacting on site
- Burried electrical services impacting on site

Rev	Date	Revision Details (Amended By)	Approved By
Project			
Wecock Farm Housing Sites - Feasibility			
Drawing Title			
Site Analysis - Chaffinch Green			
Date	16/06/20	Scale @ A3	1 : 500
Housing, Neighbourhood & Building Services			
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ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head			
Design/ Survey By	CG	Drawn By	CG
Checked By			
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Site Area = 1530m2


4 no. new 2 bed 4 person houses

Parking standards
1.3 spaces per 2 bed house
visitor parking at 20%

Parking required for new houses = 6
Visitor parking = 1
Therefore 7 additional spaces required.

Existing spaces on site = 22
Existing spaces lost = 11
New spaces provided = 18

Net increase = 7

Rev	Date	Revision Details (Amended By)	Approved By
Project			
Wecock Farm Housing Sites - Feasibility			
Drawing Title			
Concept Plan - Chaffinch Green			
Date 16/06/20		Scale @ A3 1 : 500	
Housing, Neighbourhood & Building Services			
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DEPARTMENTAL SECTION:		Tel No: 023 9284 1518	
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head			
Design/ Survey By CG		Drawn By CG	
Checked By			
Drawing No			
WE20 / 1023 / P1			
SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.



6. Bunting Gardens

Site Area = 2200m²

Site Analysis:

The site comprises of green open space between three storey blocks of flats to the north and west, and the two storey Patrick Howard-Dobson Court block of retirement flats to the east.

Whilst at first glance the site appears to offer significant scope for development, overlooking from the adjacent blocks is a significant constraint. The north-west part of the site is overlooked from 3 sides, and therefore there is no real scope to develop this part of the site.

Two footpaths cross the site linking with a major footpath which runs along the northern boundary of the site. Vehicular access is available via Bunting Gardens.

There are public sewers running across the site close to both the east and western boundaries.

The whole site falls significantly from north to south.

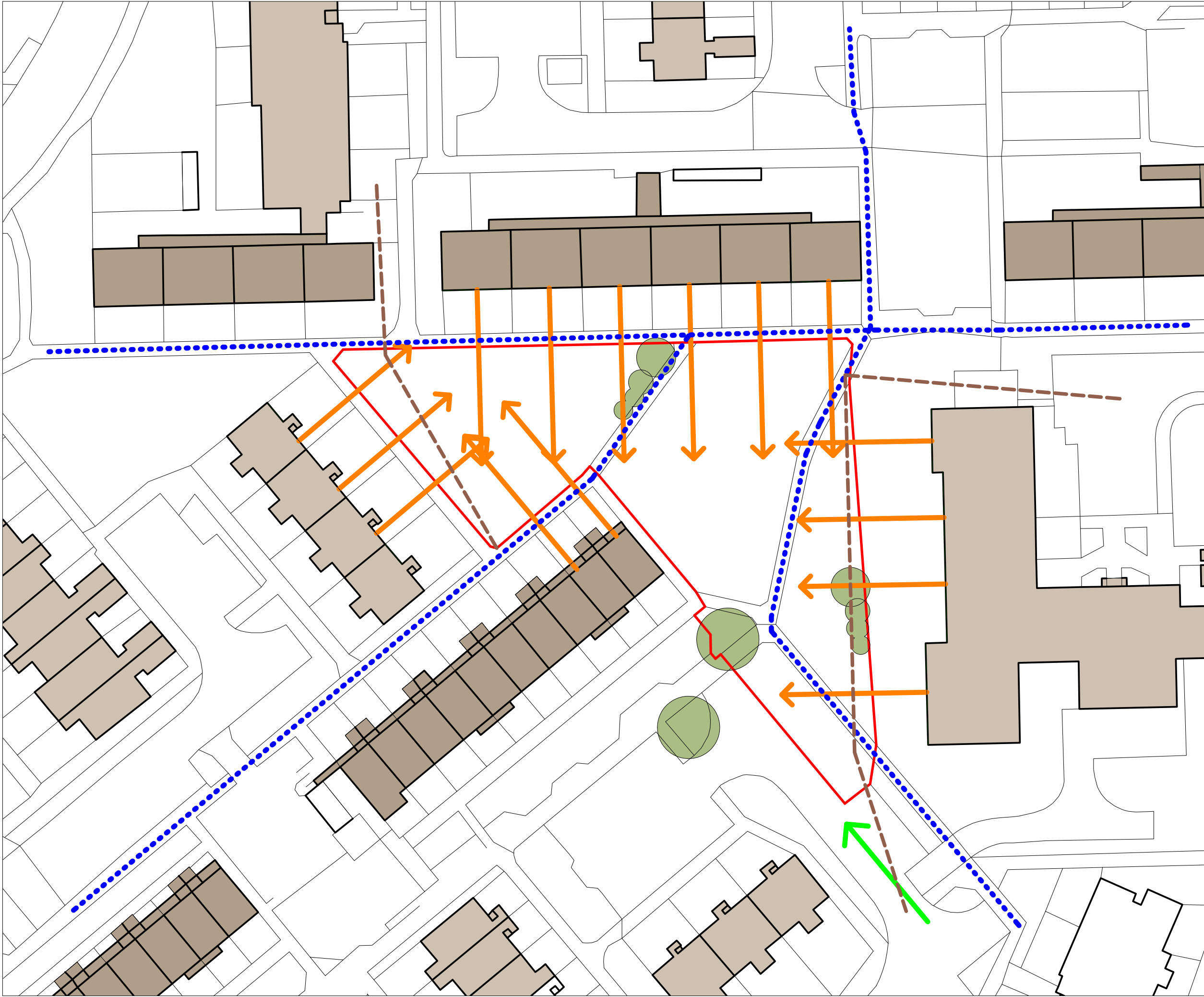
Concept Proposals:

3 new 5 bedroom 8 person terraced houses could be constructed on the site. 10 new parking spaces could be provided along the boundary with Bunting Gardens. The existing open space in the north-west part of the site can be retained.

Drawings:

Refer to drawing no.s WE20/1014/P1 and WE20/1024/P1 overleaf.





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- Key**
- Site Boundary as Identified by PCC
 - Housing Area Manager
 - Site Area = 2200m2
 - Existing Buildings - 2 storey or less
 - Existing Buildings - 3 storey or more
 - Existing Car Parking Areas
 - Existing Trees / Vegetation
 - Overlooking from existing dwellings
 - Main vehicular access onto site
 - Main pedestrian routes onto and across site
 - Burried gas services impacting on site
 - Burried electrical services impacting on site

Rev	Date	Revision Details (Amended By)	Approved By

Project

Wecock Farm Housing Sites - Feasibility

Drawing Title

Site Analysis - Bunting Gardens

Date 03/19/20 Scale @ A3 1 : 500

Housing, Neighbourhood & Building Services

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Site Area = 2200m2

3 no. new 5 bed 8 person houses

Parking standards
2.4 spaces per 5 bed house
visitor parking at 20%

Parking required for new houses = 8
Visitor parking = 2
Therefore 10 additional spaces required.

Existing spaces on site = 0
Existing spaces lost = 0
New spaces provided = 10

Net increase = 10

Rev	Date	Revision Details (Amended By)	Approved By

Project


Wecock Farm Housing Sites - Feasibility

Drawing Title

Concept Plan - Bunting Gardens

Date 17/06/20 Scale @ A3 1 : 500

Housing, Neighbourhood & Building Services

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Drawing No

WE20 / 1024 / P1

SURVEY	DESIGN	WORKING DRAWING
FEASIBILITY	TENDER	AS BUILT
INFORMATION	CONTRACT	A.I.



7. Sparrow Close

Site Area = 890m²

Site Analysis:

The site comprises of an existing car park which provides space for 34 cars, together with grass verges to the north and west.

The site is relatively small and therefore overlooking from and to surrounding properties is a significant issue.

A public footpath runs along the southern boundary and vehicular access is via Sparrow Close. There are significant changes in level along the northern and western edges of the site with a retaining wall in the north west corner.

The site appears to be largely free of buried services.

Whilst it might be possible to fit some new buildings on the site, there is little scope to replace any parking lost through such a development. It is considered unlikely that the planning authority would accept such a loss of parking provision unless it can be demonstrated through parking surveys and consultation that this existing parking is not required.

Concept Proposals:

In light of the above, no concept proposals have been developed for this site at this stage.

Drawings:

Refer to drawing no. WE20/1015/P1 overleaf.



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- Key
- Site Boundary as Identified by PCC Housing Area Manager
 - Site Area = 890m2
 - Existing Buildings - 2 storey or less
 - Existing Buildings - 3 storey or more
 - Existing Car Parking Areas
 - Existing Trees / Vegetation
 - Overlooking from existing dwellings
 - Main vehicular access onto site
 - Main pedestrian routes onto and accross site
 - Burried gas services impacting on site
 - Burried electrical services impacting on site

Rev	Date	Revision Details (Amended By)	Approved By

Project
Wecock Farm Housing Sites - Feasibility

Drawing Title
Site Analysis - Sparrow Close

Date
18/06/20

Scale @ A3
1 : 500

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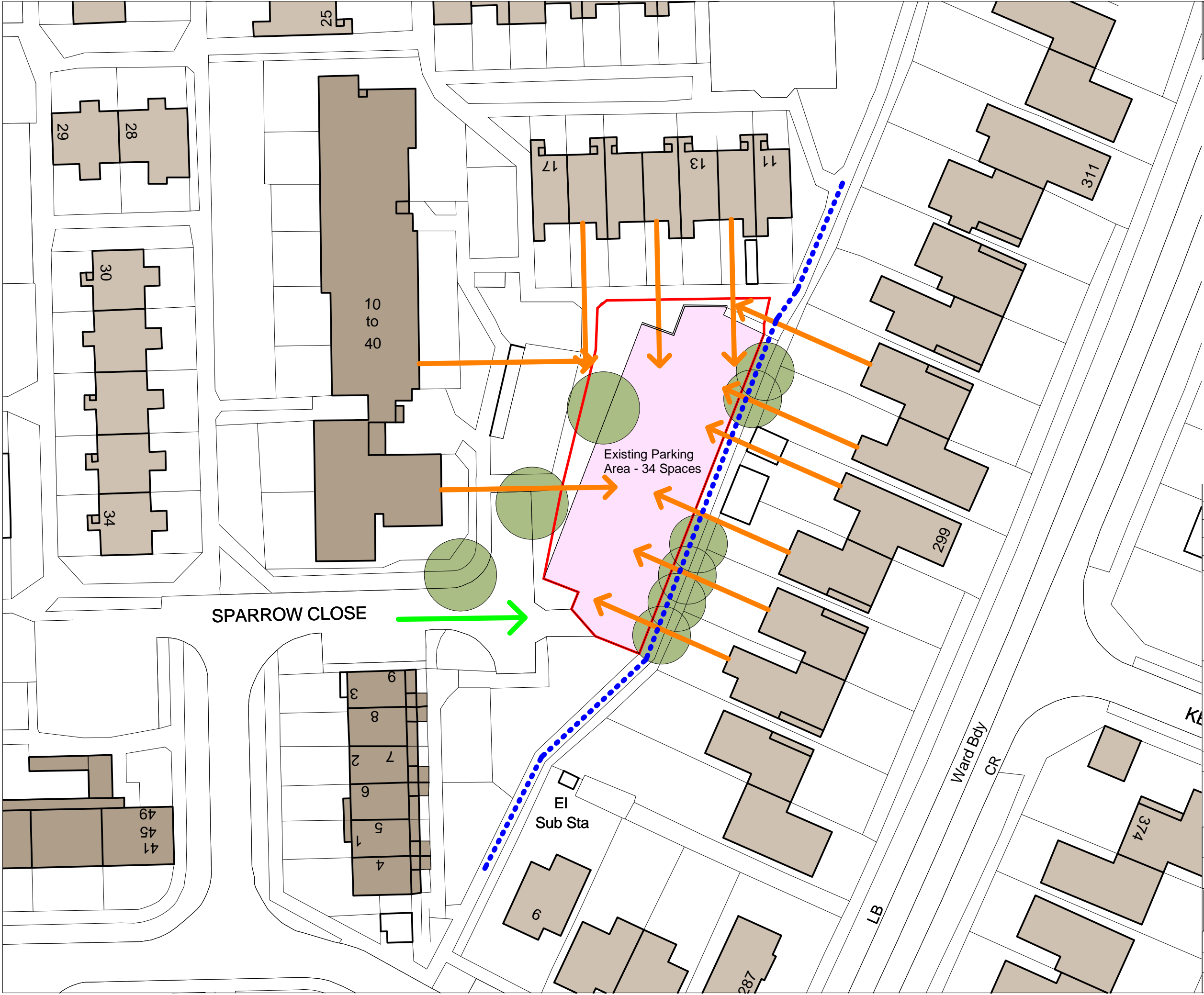
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ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head

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WE20 / 1015 / P1

SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	





8. Grebe Close

Site Area = 870m²

Site Analysis:

The site comprises of an existing car park which provides space for 26 cars.

Site slopes significantly from north to south and is very overlooked by neighbouring properties. It would be difficult to construct any new buildings on the site whilst meeting the Planning Authorities standards on separation distances.

A public sewer runs directly under the site, and this would need to be diverted if any buildings were to be constructed on the site.

As with the Sparrow Close site, there is little scope to replace any parking lost if the site were to be built on. It is considered unlikely that the planning authority would accept such a loss of parking provision unless it can be demonstrated through parking surveys and consultation that this existing parking is not required.

Concept Proposals:

In light of the above, no concept proposals have been developed for this site at this stage.

Drawings:

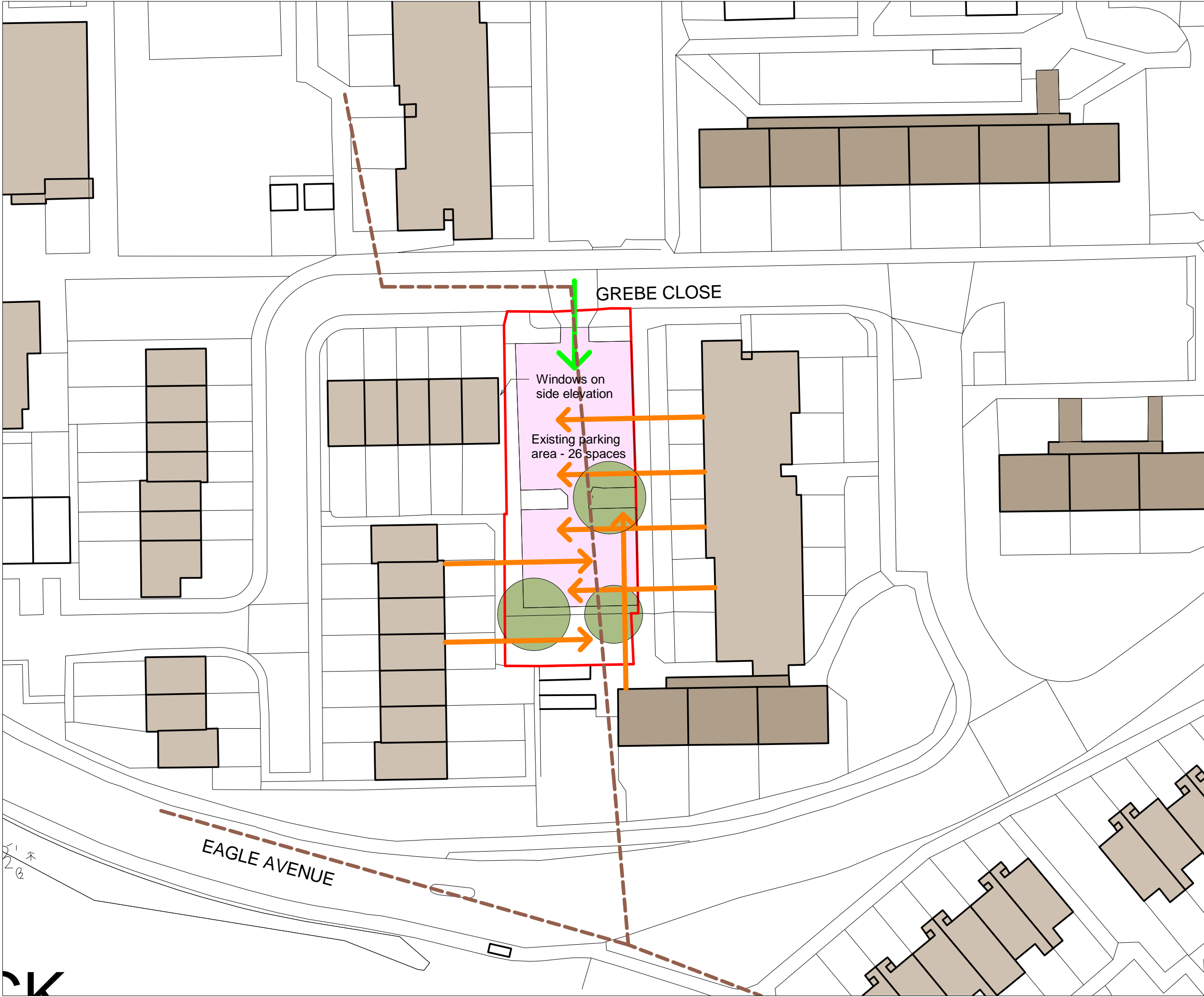
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Key

- Site Boundary as Identified by PCC Housing Area Manager
Site Area = 870m2
- Existing Buildings - 2 storey or less
- Existing Buildings - 3 storey or more
- Existing Car Parking Areas
- Existing Trees / Vegetation
- Overlooking from existing dwellings
- Main vehicular access onto site
- Main pedestrian routes onto and across site
- Burried gas services impacting on site
- Burried electrical services impacting on site
- Public sewers impacting on site



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Project
Wecock Farm Housing Sites - Feasibility

Drawing Title
Site Analysis - Grebe Close

Date 03/20/20 Scale @ A3 1 : 500

Housing, Neighbourhood & Building Services

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CG	CG	

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WE20 / 1016 / P1

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FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	

9. House Types

The concept plans within this document are based on the use of three typical house types. These house types have been developed to meet the following criteria;

- Exceed the minimum area requirements as set out in the Nationally Prescribed Space Standards.
- Comply with the optional requirements of Building Regulations M4(2) "Accessible and Adaptable Dwellings".
- Be of a simple robust design which is cost effective to build.
- Be of a similar scale to the surrounding properties.

Type A - 2 Bedroom 4 Person Terraced House

Total gross internal floor area = 80m²

Refer to drawing no. WE20/1030/P1.

Type B - 3 Bedroom, 6 Person Terraced House

Total gross internal floor area = 110m²

Refer to drawing no. WE20/1031/P1.

Type C - 5 Bedroom, 8 Person Terraced House

Total gross internal floor area = 150m²

Refer to drawing no. WE20/1032/P1.

Gross Internal Area = 80m2

Complies with M4(2) - Accessible and Adaptable Dwelling



Ground Floor

First Floor

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Project	Wecock Farm Housing Sites - Feasibility		
Drawing Title	2 Bed , 4 Person Terraced House		
Date	04/24/20	Scale @ A4	1 : 100

Housing, Neighbourhood & Building Services



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Design/ Survey By	Drawn By	Checked By
CG	CG	

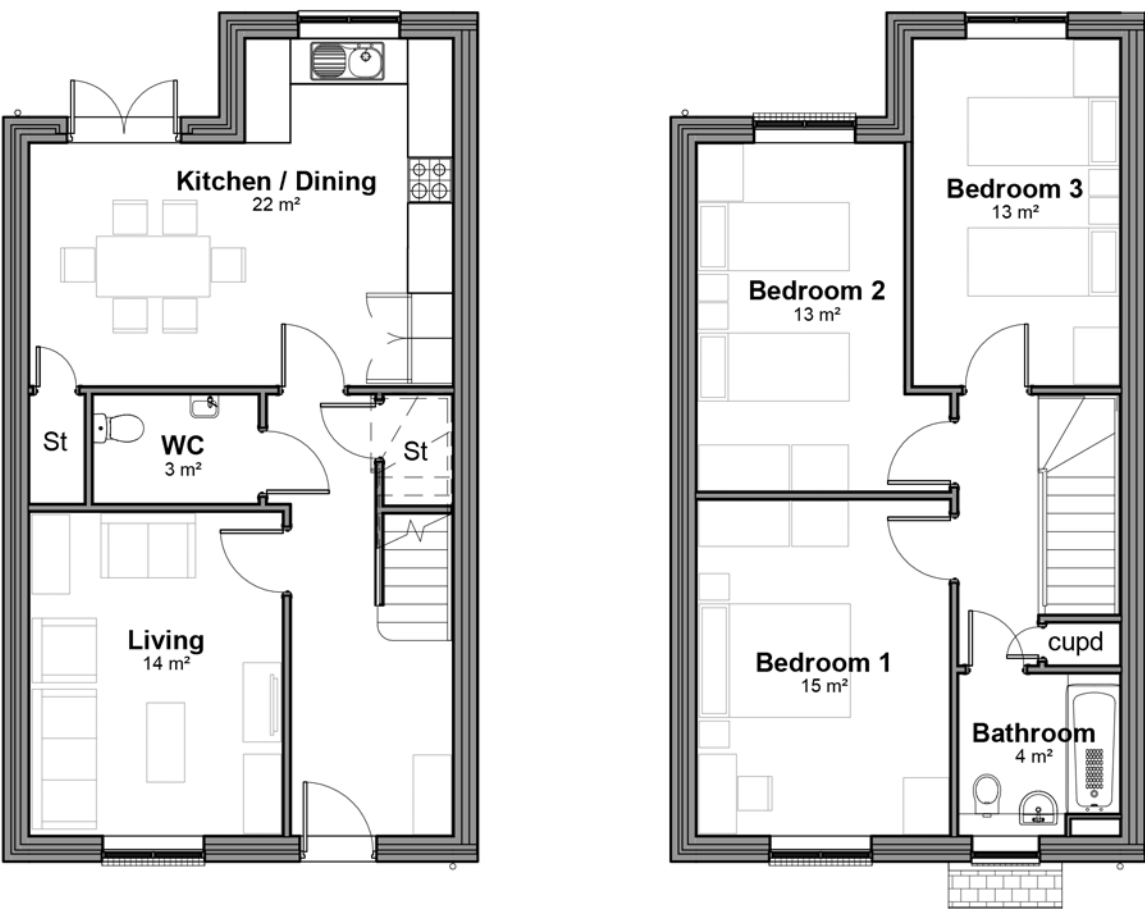
Drawing No

WF20 / 1030 / P1

SURVEY	DESIGN	WORKING DRAWING
FEASIBILITY	TENDER	AS BUILT
INFORMATION	CONTRACT	A.I.

Gross Internal Area = 110m2

Complies with M4(2) - Accessible and Adaptable Dwelling



Ground Floor

First Floor

Rev	Date	Revision Details	Approved By
NOTE: All dimensions to be checked on site prior to commencement of any work			
DO NOT SCALE FROM THIS DRAWING			
Notify C.A of any discrepancies before ordering materials.			
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Project	Wecock Farm Housing Sites - Feasibility		
Drawing Title	3 Bed, 6 Person Terraced House		
Date	04/24/20	Scale @ A4	1 : 100

Housing, Neighbourhood & Building Services



Portsmouth

CITY COUNCIL

JAMES HILL

Head of Service

DEPARTMENTAL SECTION

Tel No: 023 92 841518

ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Manager

Design/ Survey By	Drawn By	Checked By
CG	CG	

Drawing No

WF20 / 1031 / P1

SURVEY	DESIGN	WORKING DRAWING
FEASIBILITY	TENDER	AS BUILT
INFORMATION	CONTRACT	A.I.

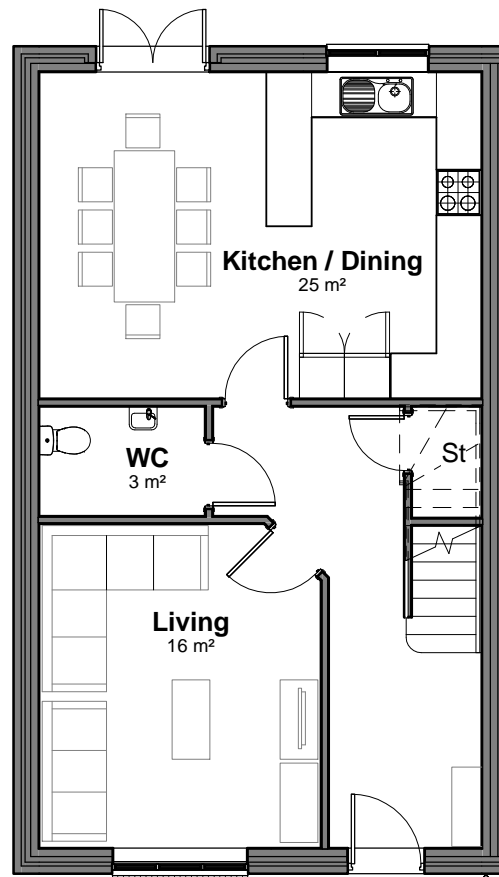
Gross Internal Area = 150m²

Complies with M4(2) - Accessible and Adaptable Dwelling

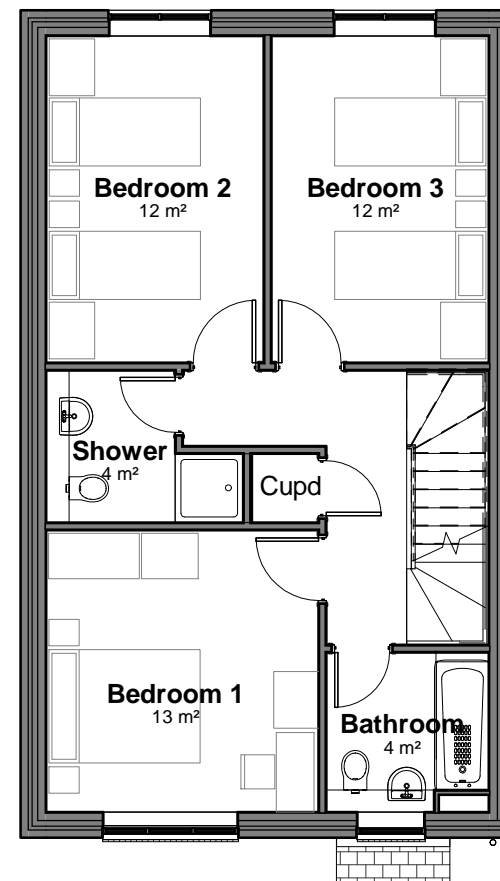
NOTE: All dimensions to be checked on site prior to commencement of any work

DO NOT SCALE FROM THIS DRAWING
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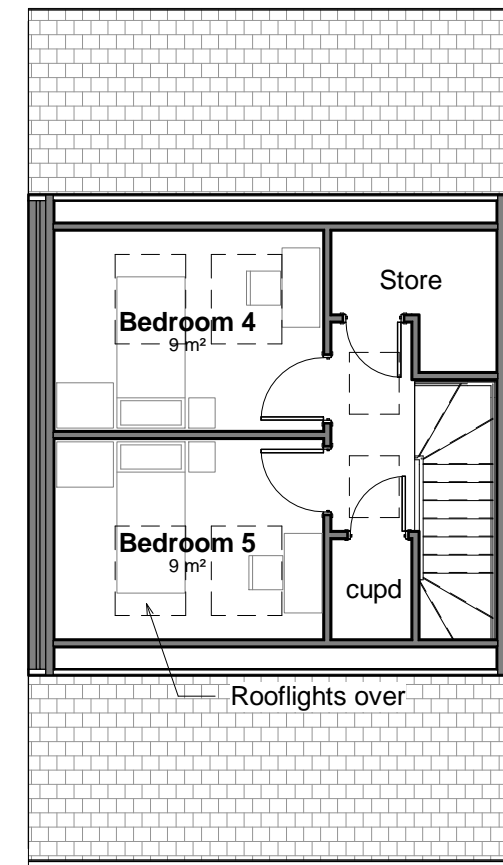
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Ground Floor



First Floor



Second Floor

Rev	Date	Revision Details (Amended By)	Approved By

Project

Wecock Farm Housing Sites - Feasibility

Drawing Title

5 Bed, 8 Person Terraced House

Date	Scale @ A3
18/06/20	1 : 100

Housing, Neighbourhood & Building Services



JAMES HILL
Head of Service

DEPARTMENTAL SECTION: Tel No: 023 9284 1518

ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head

Design/ Survey By CG	Drawn By CG	Checked By
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Drawing No

WF20 / 1032 / P1

SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	

10. Summary and Recommendations

The six sites that were identified by the Local Area Housing Manager have been analysed in order to explore the feasibility of building additional council housing on them.

This analysis has considered national and local space standards, access, overlooking, levels, trees and other natural features, buried services, along with the relationships of existing properties and routes through the sites.

Two of the six sites that were analysed (Sparrow Close and Grebe Close) have been discounted due to difficulties with providing adequate parking, the existence of buried services and overlooking issues.

The following chart summarises the initial concept proposals contained in this report:

Site	2 Bedroom 4 Person Houses	3 Bedroom 6 Person Houses	5 Bedroom 8 Person Houses
Partridge Garden	-	14	-
Robin Gardens	4	3	-
Chaffinch Green	4	-	-
Bunting Gardens	-	-	3
Sparrow Close	-	-	-
Grebe Close	-	-	-
Total	8	17	3

If it is decided to develop these initial concept proposals further, then the next step would be to engage in pre-app discussions with the Planning Authority at Havant Borough Council. If the Planning Authority are broadly supportive of these proposals then further site investigations including measured topographic surveys, habitat surveys, and arboricultural reports should be commissioned.