

Extension of Land East of Horndean (Hazleton Farm) Large Development Site



Information Pack

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Introduction

Borrow Investments Limited are promoting land known as [Extension of Land East of Horndean / Hazleton Farm](#) as a potential large development site. The site is able to accommodate a significant amount of housing, around 1,000 new homes, as well as employment floorspace, a local centre, an area for gypsy / traveller and travelling showpeople all woven around a network of green corridors and generous open spaces.

The 61ha site is strategically located adjacent to a junction of the A3(M), in the southern part of the District. It is within the Partnership for South Hampshire (PFSH) area, where a group of authorities and local partners are working together to support economic and housing growth.

The site is located to the south of a site allocated for development in the Local Plan, known as Land East of Horndean (LEOH), subject of recent and current development proposals.

Borrow Investments Limited and their professional team have undertaken technical and design work to support this submission, much of which has informed the material in this information pack. The submission and the proposals for the site will continue to be developed in collaboration with the District Council, the local community and other relevant parties.

Site promotion team

Our Site Promotion Team is:

Borrow Investments Limited - land owner and promoter of the Extension of Land East of Horndean site.

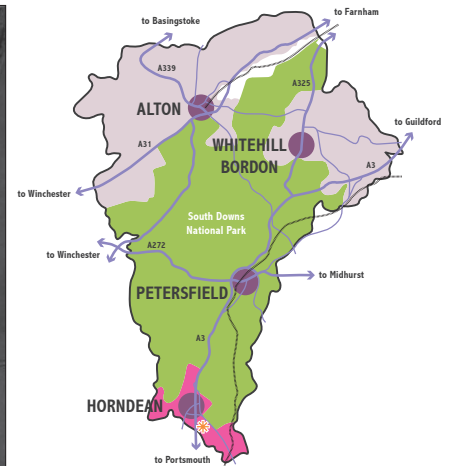
RPS - a leading global professional services firm they define, design and manage projects that create shared value to a complex, urbanising and resource-scarce world. RPS are responsible for planning services for this site.







Boyle+Summers - architects and masterplanners involved in shaping-spaces, making-places, and building communities. They design places for life, and help make them on site.

Vail Williams - a commercial property advisory company that offers a range of real estate services to organisations based both in the UK and beyond.



Map of Land East of Horndean (Hazleton Farm) Large Development Site

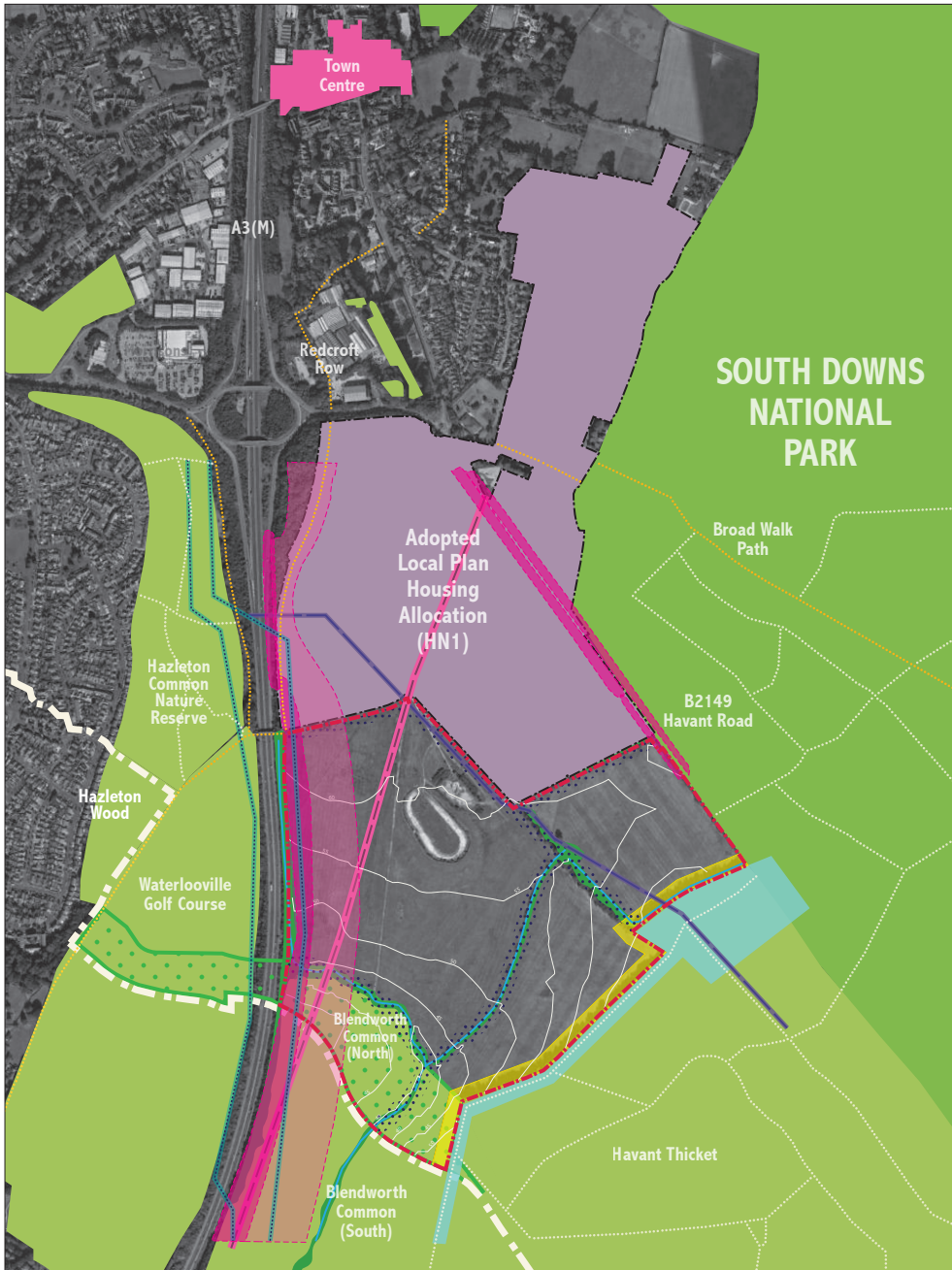


-  **THE SITE**
-  **KEY CENTRES**
-  **PARTNERSHIP FOR SOUTH HAMPSHIRE**
-  **NATIONAL PARK**
-  **STRATEGIC ROUTE**
-  **RAILWAY**

 **SITE - 61ha**



Site considerations



-  **SITE - 61ha**
-  **CONTOURS (5M INTERVALS)**
-  **LOCAL PLAN ALLOCATION (HN1)**
-  **TOWN CENTRE**
-  **SITE OF IMPORTANT NATURE CONSERVATION (SINC)**
-  **GAPS BETWEEN SETTLEMENTS (POLICY CP23)**
-  **ANCIENT WOODLAND BUFFER - 30M OFFSET**
-  **SOUTH DOWNS NATIONAL PARK (SDNP)**
-  **PUBLIC RIGHT OF WAY**
-  **INFORMAL FOOTPATHS**
-  **TREES/HEDGES**
-  **WET DITCH**
-  **COUNCIL BOUNDARY**
-  **HIGH VOLTAGE OVERHEAD ELECTRICITY LINE - 10M EASEMENT**
-  **SNG GAS PIPELINE- 18M EASEMENT**
-  **AREA ALLOCATED TO DELIVER HAVANT THICKET WINTER STORAGE RESERVOIR**
-  **132KV UNDERGROUND CABLE - ASSUMED 12M EASEMENT**
-  **BAT CORRIDORS - 25M OFFSET**
-  **HIGH RISK FROM NOISE**
Mitigation measures needed in design
-  **VERY HIGH RISK FROM NOISE**
Indicative no build area



Proposed development opportunities



- SITE - 61ha**
- NEW HOMES - around 1,000 (30.32ha)**
A range of sizes, types and tenures to cater for all households.
- LOCAL CENTRE - 0.89ha**
At the heart of the development, comprising shops, services and community uses.
- EMPLOYMENT PARK - 1.63ha**
Meeting the need for work and jobs as part of the new community.
- GREEN OPEN SPACE - 27.98ha**
A network of open spaces including wildlife corridors, meadows and parkland, which protect and enhance existing features.
- GYPSY/TRAVELLER LAND**
A number of gypsy and traveller pitches (6) and travelling showpeople plots (12), as required within East Hampshire.
- CHILDREN'S PLAY AREAS**
A range of play areas spread across the development, catering for all ages with safe and easy access.
- ACTIVE TRAIL ROUTES**
A network of informal routes for walking, running or cycling which follow the framework of woodland, hedgerows and open spaces.
- PUBLIC TRANSPORT**
An extended existing bus route enabling new residents and workers access to jobs, education and more further afield.
- WILDLIFE & ECOLOGY**
The retention and creation of new wildlife corridors which will encourage greater biodiversity both within and beyond the site.
- ADJACENT PLANNING APPLICATIONS**
Up to 800 dwellings, a local centre, primary school, employment land and care village.

| Uses | Approximate Quantum |
|--|---|
| Homes (C3) | 1,000 |
| Employment | To be determined - 1.63ha land identified at this stage |
| Local Centre | 0.89ha |
| Open Space | 27.98ha |
| Gypsy & Traveller Accommodation (Pitches)* | 6 |
| Travelling Showpeople Accommodation (plots)* | 12 |

The Concept Plan opposite illustrates:

- 60.83 ha Site Area
- Access onto the B2149
- Safeguarding of links to the allocated Havant Thicket Winter Storage Reservoir
- Provision of a new parkland at the south of the site to provide a generous ecological-recreational space
- The integration of easements and no build zones associated with the assumed utilities and ecology constraints.

*With regard to provision for both gypsy and traveller and travelling showpeople accommodation, it should be noted that there is potential to make greater provision if required.

The proposed concept takes into account the constraints and opportunities of the site at this early stage to create a development framework that is robust and deliverable. It should be noted that the concept plan is indicative at this stage and subject to further technical work and investigation.

The size and location of all proposed uses will be worked up in collaboration with the District Council.



Understanding constraints & considerations to identify proposed development opportunities

The site has the opportunity to:

- Promote approximately 30.32 ha of residential development, a local centre, employment land plus accommodation for gypsy / travellers and travelling showpeople
- Create a unique landscape setting, responding to the adjacent areas of protected woodland whilst supporting local ecology and preserving landscape heritage through the retention of important landscape features such as trees and hedges
- Create vehicular and pedestrian connections to the allocated development site to the north, creating a consistent and legible movement network
- Create a new vehicular access via the B2149
- Tie into the local green infrastructure network, creating generous green links through the development, connecting key elements of green infrastructure
- Create a new community focus with the potential to deliver a new local centre and play facilities at the heart of the proposed development
- Create new wildlife habitats and opportunities for outdoor learning and access to nature.

The site falls within the Southern Parishes and within the South Hampshire sub-region. This is important as the Southern Parishes are required to make a significant contribution towards housing (and employment) provision, especially in the context of the Partnership for South Hampshire (PfSH) strategy for growth.

The site is located to the south of a site allocated for development in the Local Plan, known as Land East of Horndean (LEOH), subject of recent and current development proposals. The site therefore represents a natural and logical extension.

Delivery & timescale

The site is available and deliverable. It benefits from having only a single landowner - Borrow Investments Limited. Although the site is greenfield, it is not constrained by prohibitive planning designations. It is located next to (B2149 Havant Road frontage) but entirely outside of the South Downs National Park. The only part of the site covered by an environmental designation relates to part of the southern area which is covered by Blendworth Common (North) SINC. The site is of low agricultural quality.

The site is largely unconstrained in physical terms. For example, it does not lie within a flood risk zone.

It is recognised that if development is approved it is likely to follow after development of the LEOH site to the north. In this context, development of the site can readily accommodate housing (and employment) requirements during the period of the emerging Local Plan, ie. up to the year 2036.



Meeting identified needs in a sustainable way

Supporting a sustainable community, with sufficient access to services and employment opportunities

The strategic development, by way of an Extension of Land East of Horndean (Hazleton Farm), provides an opportunity for the following:

- Much needed market and affordable housing to contribute towards the district's objectively assessed housing need
- Employment land to meet development plan requirements
- Accommodation to meet the needs of gypsies / travellers and travelling showpeople
- A significant area and range of open space for use by the local community as well as new residents, including new parkland
- New community facilities as well as opportunities for local retail uses, creating a focus and identity for the community
- New green infrastructure offering environmental-biodiversity gains, sustainable urban drainage and connecting the neighbourhood to the wider network of footpaths and informal routes
- Related and necessary infrastructure and services which will support both a new neighbourhood and the existing community
- Enhance pedestrian and cycle links across the site and into the wider existing network to improve accessibility for new and existing residents

Opportunities to improve and invest in infrastructure

The indicative layout and configuration of streets and routes shown have been designed to increase connectivity within the development. This includes linking to existing routes and introducing new connections improving accessibility and permeability within the Extension of Land East of Horndean and to surrounding neighbourhoods.

As part of the evolution of the proposals opportunities for investment in related local infrastructure will be identified.



Meeting identified needs in a sustainable way (cont'd)

Economic opportunities

New housing will deliver a range of significant economic benefits including jobs, both direct and indirect in relation to the construction of the development and employment land, additional spending in the local economy and an increase to local authority revenue (eg. Council Tax, New Homes Bonus, Business Rate revenue, CIL, and Section 106).

New housing will also ensure that the pool of skilled labour available to businesses locally is increased.

Opportunities for environmental improvements

Landscape must come first in the development of the site, with the design and layout of proposals drawing on the existing landscape context and green infrastructure assets, which are unique and distinctive elements. This will maintain landscape maturity, give it a logical structure and provide a strong character resulting in an enviable setting for development. It will also ensure that development meets the needs of communities both within and beyond the site's boundaries, supporting health and wellbeing now and into the future.

It will be important that landscape design relates to place making at both the strategic and local level, in order to create a living and engaging landscape.

The development will be structured around a network of green infrastructure that defines the eastern limits of Horndean, responds to the landscape character and topography right on the doorstep of the National Park, increases biodiversity and incorporates sustainable drainage. There are a number of green corridors and habitats within and on the boundaries of the site which must be safeguarded and enhanced. Our proposals seek to connect and enhance these green corridors, in addition to creating new ones. The landscape framework includes high levels of physical and visual connectivity between areas of open space, parkland and play areas in order to ensure good levels of access and use.

New planting will be carried out across the site to enhance the existing planting. New native woodland and tree planting, new hedgerows, grasslands and wild flower meadows will be considered and proposed through the landscape framework.

Creating and maintaining a quality place

The development will take account of the residential qualities which make this part of East Hampshire a desirable place to live. Housing choice, extensive planting, good and consistent use of a limited palette of materials, generous private gardens and safe and attractive streets will all contribute to the development's popularity and success. This will be a place in which access to open space, imaginative play and rewarding work opportunities will be important. Connected by safe walking and cycling routes.



Diversity and distinction within the site will be enhanced through the application of character typologies, which will reinforce the neighbourhood structure. The typologies will inform the design of the built form, streets and spaces and landscape treatment. A clear approach will be taken to the built up edge of the development to allow managed transition between the urban area and rural interface, particularly to the south. It will be important that development fronts onto and addresses open space and the surrounding landscape.

The set of design principles that lie at the heart of the development comprise:

Character - a clear sense of place and local distinction, by creating identity areas which respond to different parts of the site.

Legibility - places that are easy to understand and navigate.

Permeability - achieving a form of layout which makes for efficient pedestrian, vehicular movement and public transport provision ensuring places connect with each other.

An articulated built form - creating an interesting, contextually response built form using building height, scale and massing, all of which should be related to human scale. Buildings should be designed to ensure architectural and design excellence.

An integrated landscape - a place which responds to its landscape setting and draws green space and infrastructure into the heart of the new community.

Human scale - the arrangement of buildings which are easy for the human eye to read and provide a sense of scale and perspective.

Secure, natural surveillance - creating places which are properly overlooked and make for effective passive and active policing.

Detailing, richness and interest - promoting local distinctiveness, rhythm, richness, and intrigue to the built environment. The use of high quality materials will firmly establish the character and identity of the site, both in respect of the public realm and the built form of buildings and structures.

Quality within the public realm - promoting routes and spaces which are attractive, safe and uncluttered.

Continuity and enclosure - promoting the definition of public and private space.

Adaptability, robustness and sustainability - the overall layout and design of buildings should all contribute towards the minimisation of resources from the outset.

Diversity - promoting diversity and choice through a mix of land uses, building types and sizes, responding to local need.

Vehicle and cycle parking will be well planned and designed to ensure that it does not have a detrimental impact on the amenity and character of the site.



Meeting identified needs in a sustainable way (cont'd)

A system of landscape management will be put in place to ensure ongoing maintenance, enhancement and stewardship of the landscape.

Meeting the housing needs of everyone

The site is of the size and capacity to accommodate in the region of 1,000 new dwellings. It is clear there is scope to provide a range of house types, meeting the need for both market and affordable housing, with development which is inclusive and accessible for all age groups. There is also the potential within the development to include a modest percentage of self-build/custom plots. The site is also large enough to accommodate the requirements of gypsy / travellers and travelling showpeople. Provision can be made to meet both existing and future requirements.

Accessing the site by walking, cycling and public transport

The development is structured to create attractive, walkable residential areas with vehicular access to the site taken from the B1249 Havant Road. The layout and design of the site will promote easy and efficient movement, balanced with high levels of residential amenity and a safe environment. This will be achieved through a hierarchy of streets and routes which respond to different travel needs. The basic street hierarchy is likely to be made up of:

Main spine - to carry all vehicles, to connect to all residential areas and to give access and exposure to the local centre and employment land.

Secondary streets - to make up the local network, giving access to and through the residential areas.

Tertiary streets/lanes - Lower order routes, giving access to dwellings, with little relevance to through movement, typically located on the outer edges of the development with a strong rural interface - a variety of green edge types.

There is the opportunity for new pedestrian links between the existing and planned residential areas and from those areas, to the South Downs National Park and across the A3(M) to the west.

There is scope to provide a circular bus route within the site. The design of the route can ensure that all residents and workers are within a short walk of a bus stop serving key locations including the local centre and employment land towards the centre of the development.



Local communities

Concerns, opportunities and benefits

The potential concerns of new residential development to established communities include: loss of amenity which not only reduces individual welfare but may also reduce property values, pressure on local services, pressure on infrastructure, causing congestion, pollution, and road safety issues, adverse consequences of ill-designed developments that fail to foster community – these include social as well as economic and environmental costs, all of which can reduce property values, and additional supply may generate lower house prices reducing wellbeing among those already living in the area.

While these are genuine concerns we believe that the opportunities and benefits far outweigh these. Namely that our site will result in the provision of more and better housing to accommodate additional households, the possibility of increased property values given that the new housing will be well designed and complement existing and planned developments in this part of Horndean, that the development will bring in new infrastructure, longer term improvements in affordability across the housing market, additional spending and investment in local shops and services and additional investment in the local area arising from Section 106 or CIL payments from the developer.

Working together going forward, in an inclusive way

The successful delivery of any Large Development Site requires a dedicated team. This will extend beyond the professional team (both private and public) into the general public/stakeholder communities.

The development proposals for LEOH have been worked up in conjunction with EHDC officers and members, as well as key stakeholders via the Land East of Horndean working panel. Additionally, specific contact was made with local Parish Councils, Portsmouth Water, Environment Agency and Hampshire County Council as highways authority. In developing an extension to the LEOH area, it is anticipated working closely with the local community, as was the case with the LEOH proposal. Planned initiatives include ongoing stakeholder engagement, community drop-in events, a dedicated project website and regular press releases to update the local community of progress and milestones reached.

A proactive and collaborative approach, working with EHDC officers and members will be encouraged.



