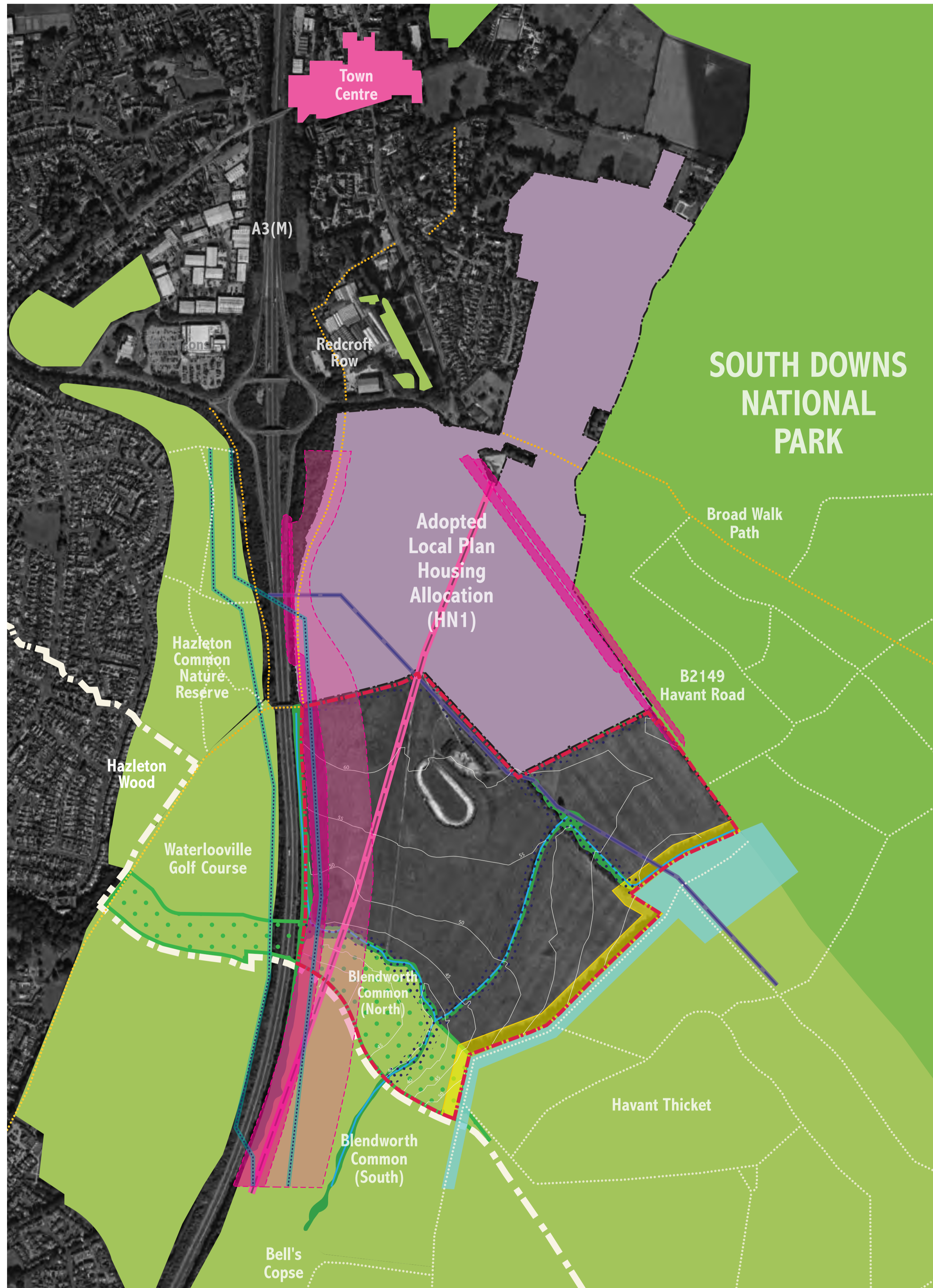
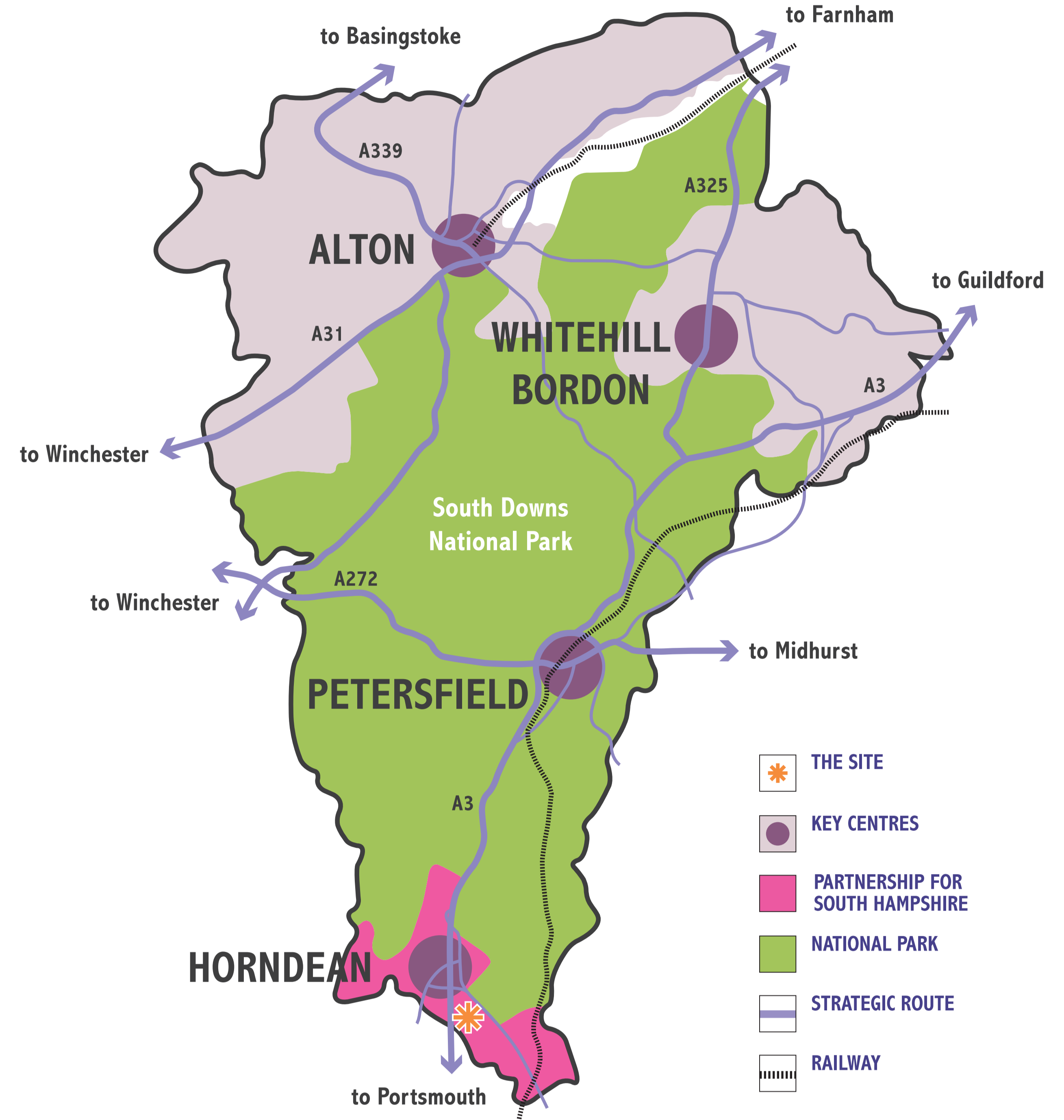


# Extension of Land East of Horndean



## About our site

Our site is east of Horndean and large enough to accommodate around 1,000 new homes along with associated facilities. It is within the southern parishes of the District and is also located within the Partnership for South Hampshire (PfSH) area, where a group of authorities are working together to support economic and housing growth.



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

## Key constraints

The site is adjacent to the A3(M) and has good access to Horndean via Havant Road. It is close to jobs, schools and facilities and is naturally defined by Havant Thicket and other landscape features to the south and east.

Immediately to the north of our site is a site allocated for development in the Local Plan, known as Land East of Horndean (LEOH). The allocation provides for new housing, a care village, employment land and a new primary school. An outline planning application has been submitted and is currently being considered by the District Council.

Our site represents a logical extension to the LEOH allocation.



# Extension of Land East of Horndean



## Our Proposal

The key features of our proposal are shown on the concept plan below (as defined by the red line). Together with the land to the north, our site would create a high quality new neighbourhood.

Our site will have its own essential facilities and a resident population keen to support existing businesses and add to the social and economic capital of the Horndean area.

-  **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.



**Concept Plan**

LEOH Illustrative Masterplan submitted with outline application to the north of our site kindly supplied by Bloor Homes Limited



# Extension of Land East of Horndean

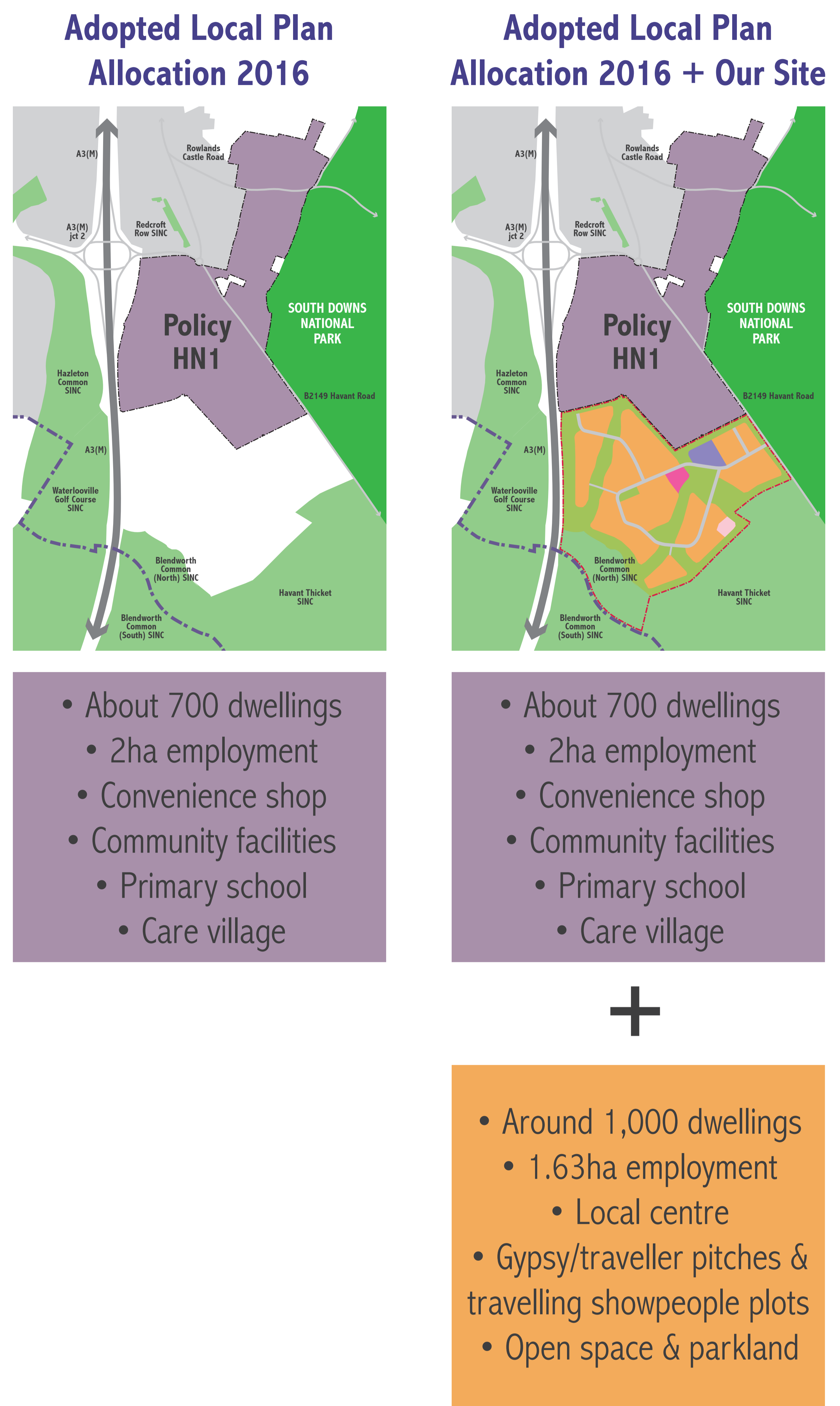


## The benefits

Our site proposals represent a landscape-led extension of a new community that comprises:

- Around 1,000 new homes with a proportion of affordable properties and mix in accordance with policy (based on an average housing density of 35dph)
- New local centre/community services
- New employment land
- Gypsy/traveller pitches & travelling showpeople plots
- Access via the B2149 Havant Road
- A range of existing and new footpaths to provide active trail routes for a healthy, happy community, positively impacting on physical and mental health as well as social cohesion, linking with the existing Havant Thicket, Broad Walk Path, National Park and over the A3(M)
- Retention and creation of a network of wildlife corridors
- Natural green open spaces to include publicly accessible grassland, meadows, wetland and woodland
- A large new park to the south
- Play areas for children of varying ages
- Sustainable drainage systems incorporated into the landscape framework
- Existing public transport routes extended through the site

## Planning evolution



## Delivery

The entire site is in the single ownership of Borrow Investments Limited.

It is recognised that if development is approved it is likely to follow after development of the LEOH to the north. In this context, development of our site can provide housing and employment opportunities well within the period of the emerging Local Plan - up to the year 2036.

