

HOLLYBANK FIELDS, LONG COPSE LANE, EMSWORTH

DESIGN & ACCESS STATEMENT

PREPARED BY PEGASUS DESIGN ON BEHALF OF LAND AND PARTNERS LTD.

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“

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

”

(Para. 126, NPPF 2021)

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



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SITE LOCATION PLAN

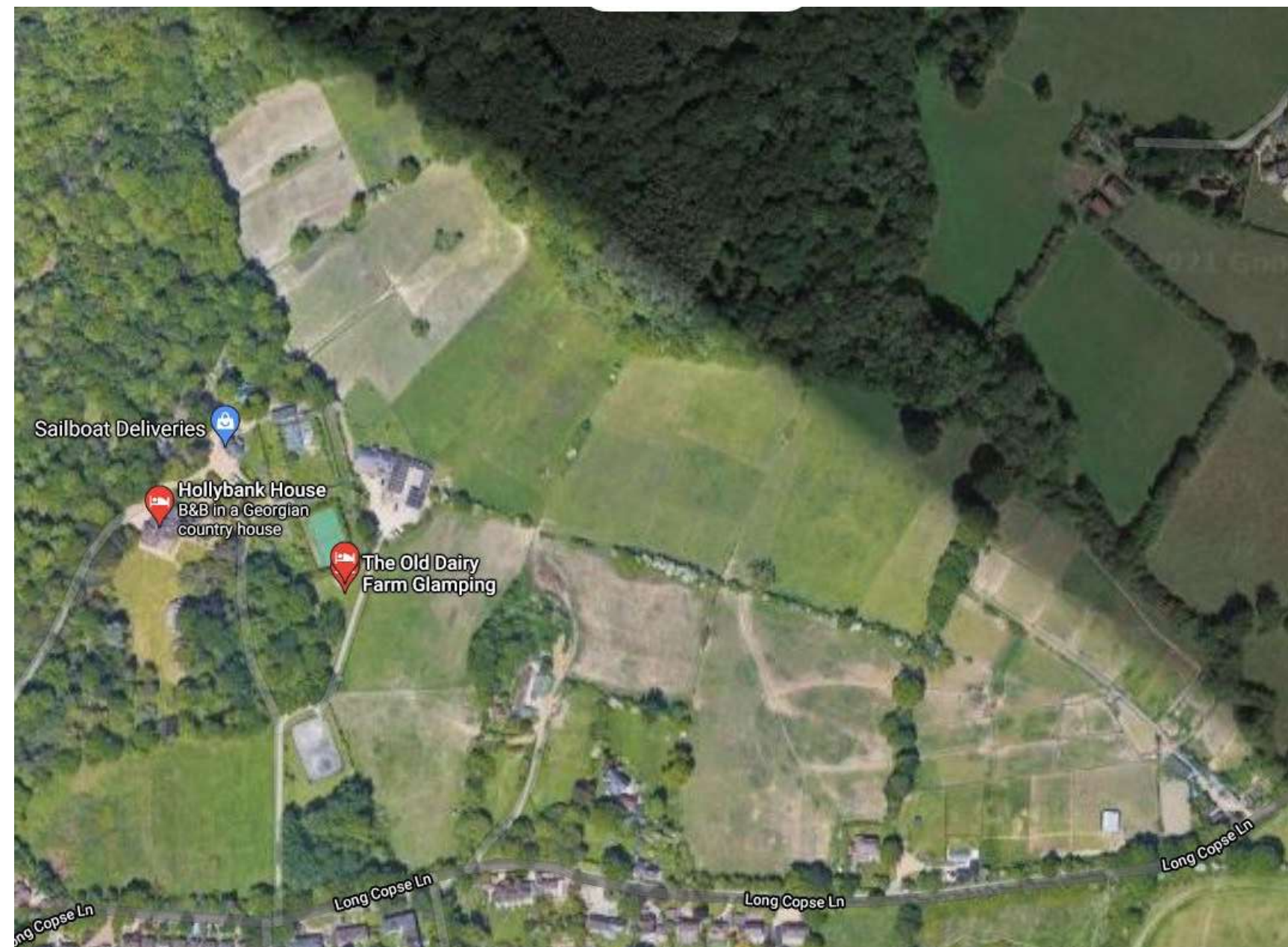
01 INTRODUCTION

- 1.1 Land and Partners Ltd. is seeking outline planning permission for a new residential scheme (C3 use to include affordable housing, access and supporting infrastructure) on land north of Long Copse Lane in Emsworth. The site has been masterplanned as part of a larger area also being promoted for residential development for around 260 dwellings including this application site. The masterplan shows how around 210 dwellings can be accommodated within the application red line area.
- 1.2 The purpose of this design and access statement is to explain and justify the design of the proposal and how it will be accessible to all sections of the community. It will set out the principles and concepts that will guide the submission of the reserved matters.



02 THE SITE

- 2.1 The application site of approximately 14.6 hectares in area is located to the northern edge of the town of Emsworth. It comprises a number of fields, largely in equestrian use, and residential properties. The land rises gently from Long Copse Lane to the highest part of the site, from which the land begins to gently slope down towards the woodland to the north.
- 2.2 Towards the centre of the site lies the cottage and agricultural buildings associated with Hollybank Farm. To the north and west of these buildings are a number of mature trees. Old Dairy Farm is to the north west of the site with an access track leading to Long Copse Lane.
- 2.3 The Old Dairy Farm is a residential property that also operates holiday lettings. Hollybank House operates as a bed and breakfast venue, behind which there is Sailboat Deliveries, where there is open boat storage. This is set within landscaped and screened grounds between The Old Dairy Farm and Hollybank House.
- 2.4 Surrounding land comprises a mix of open fields and paddocks, including paddock land to the south-west of the application site, which forms part of the wider masterplan allocation.
- 2.5 The north of the site is bounded by a watercourse, beyond which lies Hollybank Woods. The west is bounded by a line of mature trees and hedgerow, whilst the western boundary is defined in a range of ways by a watercourse/ditch, woodland and residential boundaries.

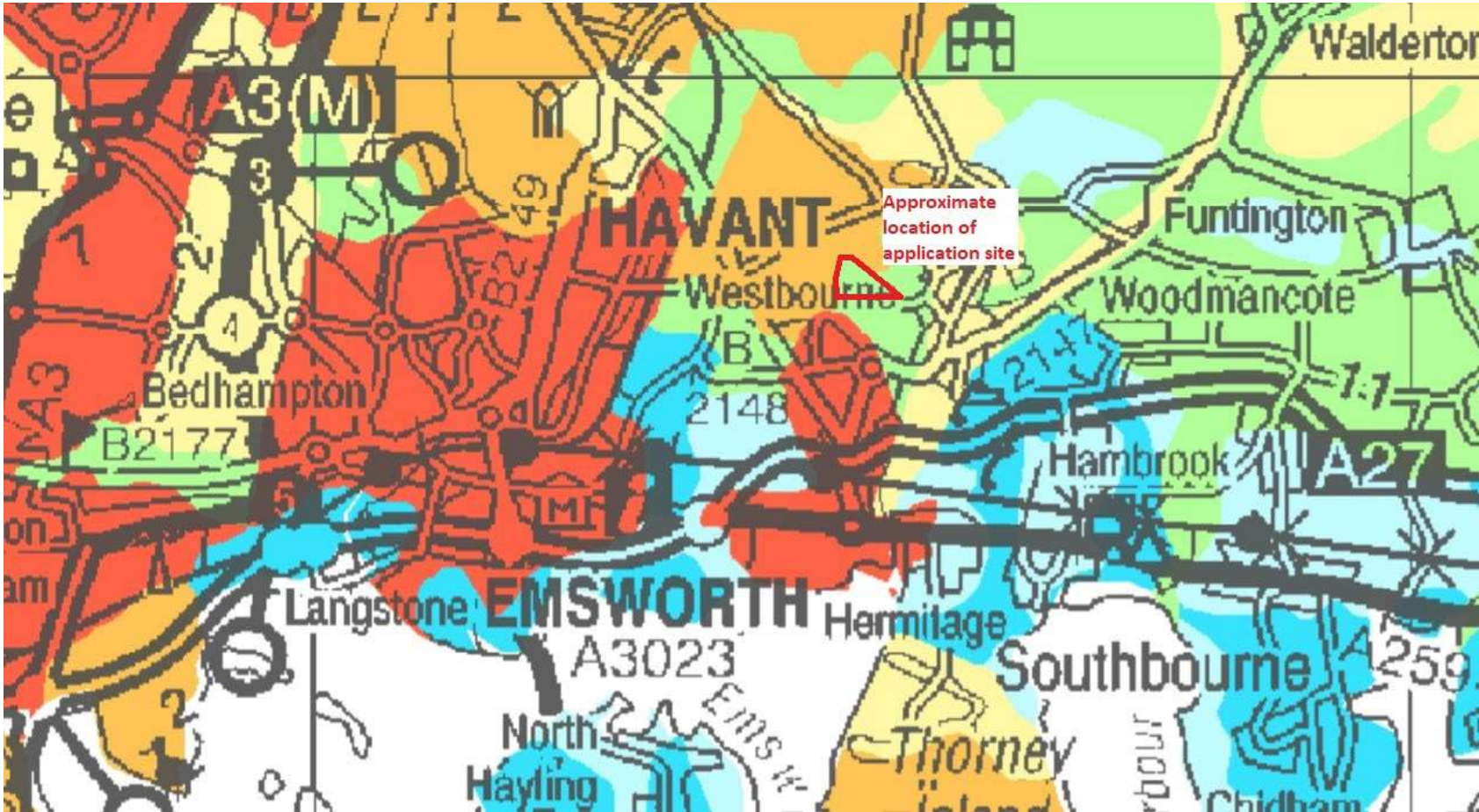


THE SITE AERIAL PHOTO



THE APPLICATION AREA

- 2.6 Long Copse Lane itself forms the southern boundary and this is lined with mature trees. The southern edge of the lane opposite the site is developed with a mix of dwellings, mostly large detached homes.
- 2.7 A planning application, ref: APP/21/00683 has recently been submitted for the 'Erection of 8No. dwellings together with associated works' on land adjacent to 54 Long Copse Lane, Emsworth. This is currently under determination.
- 2.8 Vehicular access to the site is currently in two locations from Long Copse Lane along the southern boundary of the site. These accesses lead to Hollybank Farm and The Old Dairy Farm. A bridleway nearby to the west leads through Hollybank Woods and towards Rowlands Castle. To the south of the site Redlands Lane provides an off-road route towards the centre of Emsworth. There is a pedestrian route via the green on Birch Tree Drive and a narrow path connecting to Southleigh Road near the Co-op and Southleigh Park. From the park it is possible to walk along quiet residential streets (Woodlands Ave., Garland Ave., Bellevue Lane) to St James C of E Primary School.
- 2.9 Emsworth has an extensive range of facilities and services. Southleigh Road, within easy walking distance of the site, has several bus stops, a Co-op food store, park with sports pitch and play area. The closest school to the site is St James C of E Primary School on Horndean Road to the south west of the site.
- 2.10 The site is located on land described as 'good to moderate' in terms of Agricultural Land Classification, as the map opposite depicts.



ALC PLAN

<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor
<u>Non-Agricultural Land</u>	
	Other land primarily in non-agricultural use
	Land predominantly in urban use



VIEW INTO THE SITE

NATIONAL POLICY AND GUIDANCE

3.1 The National Planning Policy Framework was updated in 2021 and focusses on the delivery of sustainable development. Section 12 is relevant to this document and sets out the Government’s commitment to good design.

3.2 Section 12: Achieving well-designed places states:
“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.”

(Para. 126 & 127, NPPF 2019)

3.3 Paragraph 130 of the NPPF goes on to promote more sustainable development by requiring an approach that is based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Therefore, future design decisions should aim to ensure that developments:

- add to the overall quality of the area;
- are visually attractive
- are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- establish a strong sense of place;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development
- create places that are safe, inclusive and accessible;

3.4 Planning Practice Guidance was issued in 2014 in support of the National Planning Policy Framework. The design section provides guidance on the importance of good design, what is good design and how good design can be created. Its key principles are about creating good places for people to live and work, promoting safe and secure places and ensuring inclusion and easy accessibility. Good quality design is an integral part of sustainable development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.

“Well designed new or changing places should: be functional; support mixed uses and tenures; include successful public spaces; be adaptable and resilient; have a distinctive character; be attractive; and encourage ease of movement”

(para. 16).

CURRENT STATUS OF THE DEVELOPMENT PLAN

3.5 The current adopted Local Plan comprises the Core Strategy (2011) and the Site Allocation Plan (2014).

3.6 Production of a new Havant Borough Local Plan 2036 has been underway since 2016. The Council published the Draft Havant Borough Local Plan 2036 which was subject to public consultation between 8 January and 16 February 2018, including 10 exhibitions by Council Officers. This version of the plan included an allocation for the site under Policy H6 for the provision of around 260 dwellings, this following on from The Local Plan Housing Statement 2016 which in very broad terms set a stance which supported the principle of comprehensive residential development of the application site at Long Copse Lane for around 260 homes, referring to it as reference UE76.

3.7 Following consultation on the emerging Local Plan, responses were reviewed by the Council and the evidence base was finalised. The Pre-Submission Havant Borough Local Plan 2036 was approved by the Full Council on 30 January 2019 and consulted on between 1 February and 18 March 2019. The Pre-submission version of the plan maintained an allocation for the site under Policy H8, for the provision of around 260 houses and associated elements of the development.

3.8 Alterations to the wording of Policy H8 have been made at pre-submission and pre-examination stage to reflect detailed discussions between the Council and stakeholder groups and to ensure appropriate consideration is given to ecology, trees, the South Downs National Park and multi-user links to existing rights of way in the locality. Our masterplan has sought to address all pertinent issues as highlighted in this document and other supporting information submitted with the planning application.

3.9 In light of the Council identifying that it does not have a five year housing land supply and in recognition of the Council producing its own Housing Delivery Action Plan, it is considered that the Core Strategy policies are now out of date and carry no weight in decision-making. Given the emerging status of the Havant Borough Local Plan 2036, which is currently undergoing examination, it is considered that some weight can be given to these policies. Accordingly, the emerging Local Plan and relevant SPD’s, such as the Borough Design Guide 2011 have formed a central tenet of masterplan formation.

LOCAL POLICY AND GUIDANCE

3.10 Policy E1 of the emerging Local Plan, High Quality Design, closely references Policy CS16 of the adopted Local Plan, states *inter alia* that new development should be well designed to respond to the character, identity, and context of the area close to the development site. All new development should produce a positive relationship between buildings, street and spaces, both existing and proposed. Development should contribute to the improvement of the public realm close to the development using high quality soft and hard landscaping.

03 POLICY & GUIDANCE

HAVANT BOROUGH COUNCIL BOROUGH DESIGN GUIDE SPD (2011)

- 3.11 This document sets out seven key principles of good design derived from the document By Design - Urban Design in the Planning System:
- Distinctive Character
 - Ease of Movement
 - Good legibility
 - Good Continuity and Enclosure
 - Good Quality Public Realm
 - Diversity and Detailing
 - Adaptability and Sustainability
- 3.12 The site adjoins character area 3f Horndean Road and New Brighton Road Environs (North Emsworth). The summary of this character area stats that it is made up of mostly post war housing with pockets of Victorian, Edwardian and inter-war housing. It is noted that limited expansion of the housing area as taken place since 1975. Notable buildings include the flint faced cottages on New Brighton Road and the large Edwardian villas here and along Horndean Road.
- 3.13 Opportunities identified for this character area include that ***"Any further development should carefully reflect the semi-rural nature of the character area and where relevant its physical and visual relationship with the countryside; Improve areas of grassland with native tree planting providing links with Hollybank Wood."***
- 3.14 The Borough Design Guide will be revised in line with Policy E1 of the emerging Local Plan upon adoption.



SOUTH DOWNS NATIONAL PARK

- 3.15 The site is located within 2km of the South Downs National Park (SDNP). As noted within the Landscape and Visual Impact Assessment, there are no public vantage points of the site from the SDNP. Nevertheless, careful consideration has been given to the cross-boundary issues raised by the National Park Authority during the course of the Local Plan process, which has led to amendments to Policy H8 of the emerging Local Plan and further to engagement with officers on key issues, such as the International Dark Sky Reserve. More detail on the masterplan response to cross-boundary matters is set out in Section 6.



- 3.16 To assist consideration of technical and environmental constraints, early and significant due diligence was undertaken by the Consultant Team and an EIA Screening Request submitted to Havant Borough Council for consideration in November 2018.
- 3.17 The over-riding determination for EIA is whether the proposed development is likely to result in likely significant effects on the environment. Following assessment of potential effects associated with traffic, air quality, noise, waste, pollution, flooding, ecology, landscape and other physical changes resulting from the proposed development, it was concluded that these were not expected to be significant, particularly in light of project and construction mitigation that could be applied and as the site is not categorised as a 'sensitive area' by the EIA Regulations. Consequently, it was considered that the proposals did not form EIA development, which was corroborated by a Secretary of State Screening Direction in July 2019.
- 3.18 The EIA process set the ground rules for the masterplan, further to which significant engagement with key stakeholders including the Council, Natural England, Hampshire County Council (HCC) Highways, Ecology and Local Lead Flood Authority and South Downs National Park has taken place to test assumptions and develop agreed solutions which have been subsequently embedded into the masterplan.
- 3.19 The following sections provide this detail, explaining how engagement with core groups has led to changes to the masterplan throughout the design development process.

04 CONTEXTUAL ANALYSIS

- 4.1 The site is located at the urban/rural fringe, where traditional rural forms have been surrounded by suburban growth. Most of northern Emsworth consists of post-war housing estates but older streets such as Long Copse Lane have some more traditional buildings in amongst the more modern infill development.
- 4.2 To the west of the site, the listed Hollybank House is well hidden within its own established grounds with a dense wooded boundary.
- 4.3 Hollybank Woods forms the backdrop to the site and the woodland context wraps around the west of the site where mature trees surround the bridleway and the grounds of Hollybank House. Mature copses are present on the site itself. The character of Long Copse Lane is influenced by the copses on the edge of the Site as well as the mature trees on both sides of the road.

URBAN FORM

- 4.4 The density and form of the surrounding (mainly residential) development is mixed. Whilst Long Copse Lane is mainly made up of detached dwellings set back behind modest front gardens, there is a substantial block of flats, a short terrace, as well as larger detached homes. Some of the larger dwellings are set back some distance from the lane, whilst other cottages are close to the road edge. Combined with the mix of loosely defined boundary treatments, this creates an informal, semi-rural character.
- 4.5 Hollybank Lane contrasts with Long Copse Lane being much wider with grass verges along some of its length. The development is more uniform and the relationship of buildings to the street is more formal, with walls, gates and fences defining curtilages.
- 4.6 To the south, between the Site and the core of Emsworth the built character is more uniform and less distinctive, being made up of large areas of post-war housing developments. However, further from the site, parts of Horndean and Southleigh Roads are characterised by fine Victorian and Edwardian villas.



MATERIALS

- 4.7 The majority of the dwellings along Long Copse lane are relatively modern, with a mixture of materials used. Elevations are made up of brown, red and buff brick with some render, concrete hung tiles, and some UPVC/timber cladding. Roofs on the post-war homes tend to be concrete interlocking or plain tiles, with one block of apartments featuring a flat roof. Window frames are generally UPVC.
- 4.8 There are some older dwellings, and many of these are finished with pale painted render, such as White Lodge and Priory Cottage to the west of the lane. Further to the east, Longcopse Cottage has painted brick elevations and Redlands House has a mixture of flint-faced walls and mock Tudor timber clad gables. The roofs on these more established buildings feature slate or clay tiles. Windows are timber casements or sash units.





05 DESIGN OBJECTIVES

5.1 Having regard to the characteristics of the site and contextual analysis as well as the relevant policies and guidance, a number of key design objectives were formulated as follows:

- The development will respect the existing town and rural edge character, its local patterns of development and its mature landscaped setting.
- The development will be well-integrated with the existing form and character of the town and should appear as a natural addition that successfully rounds off the settlement.
- The development will preserve and enhance the existing environmental assets of the site, and in particular the integrity of the groups of trees and the field boundaries.
- Only remove trees of low quality as characterised by their poor condition or small size. The AIA also concludes that no further trees will be affected due to post-development pressures to fell or prune. A comprehensive new tree planting scheme using significant stock is included as part of the proposal to significantly enhance the contribution of this site to local character.
- The development will respond to Hollybank Woods including the area of ancient woodland to the north of the site and ensure development is set back to create an appropriate buffer.
- The development will respond to the site's topography.
- The development will protect the setting of the Grade II listed Hollybank House.
- Green infrastructure will be at the heart of the scheme, which will provide high quality interlinked green spaces for enjoyment by new and existing residents. This will be led by the location of existing environmental assets and wildlife corridors and integrate recreation and surface water drainage benefits.
- The network of streets will be easy to move through (permeable) and easy to understand (legible). It will enable all the residents to easily reach other parts of the town and public transport.

5.2 The above objectives were subject to significant, sustained pre-application engagement, involving Natural England, HCC Highways, LLFA and Ecology, HBC Officers and latterly the SDNPA. The approach taken has allowed the masterplan to be structured around bat corridors, both around and within the site. In turn, this has defined the developable area and therefore the proposed quantum and scale of development. More recent engagement with Natural England has refined the mitigation and off-site works as well as changed the site of on-site buffers, as set out on the preceding page and also within Section 6, Ecology. Discussions with the Highway Authority have led to a full S278 Design Check being undertaken to prove the robustness of the transport proposals. More detail in this regard is provided within Section 6, Access and Movement Hierarchy.

The key masterplan changes since the original application from 2018 are:

- 5.3 A co-ordinated approach to masterplanning, underpinned by significant and ongoing engagement, has enabled a robust and deliverable scheme to emerge. The responses provided during this process have led to a number of improvements to the masterplan:
- ① Further engagement with NE, HCC Ecology and SDNPA has led to increased landscape buffers around the site being provided, particularly on the northern and eastern boundaries. A lighting strategy to ensure that the majority of these areas remain dark has also been incorporated into the scheme proposals.
 - ② Discussions with HCC Ecology at the earliest stage ensured that the masterplanning process focused on detailed bat survey work with the scheme consequently designed around the existing trees and hedgerows, with reinforcement to create movement corridors for bats running north-south as well as east-west.
 - ③ The Long Copse Lane Design Check process with HCC Highways has resulted in a scheme that avoids conflict with any residential curtilages that have encroached into the adopted Highway and demonstrates that the character of the Lane will remain, by minimising carriageway widening, providing a pedestrian link within the site running parallel to Long Copse Lane. This solution allows all the oak trees in Long Copse Lane to be retained and protected.
 - ④ Significant engagement with NE led to the decision to strengthen on-site woodland and also focus the Bechstein's Bat mitigation strategically off-site alongside the nitrates mitigation, see plans overleaf.
 - ⑤ Relocation of Play area to respond to LLPA comments.



ECOLOGY AND HISTORICAL ASSETS PLAN

06 DESIGN PROPOSALS

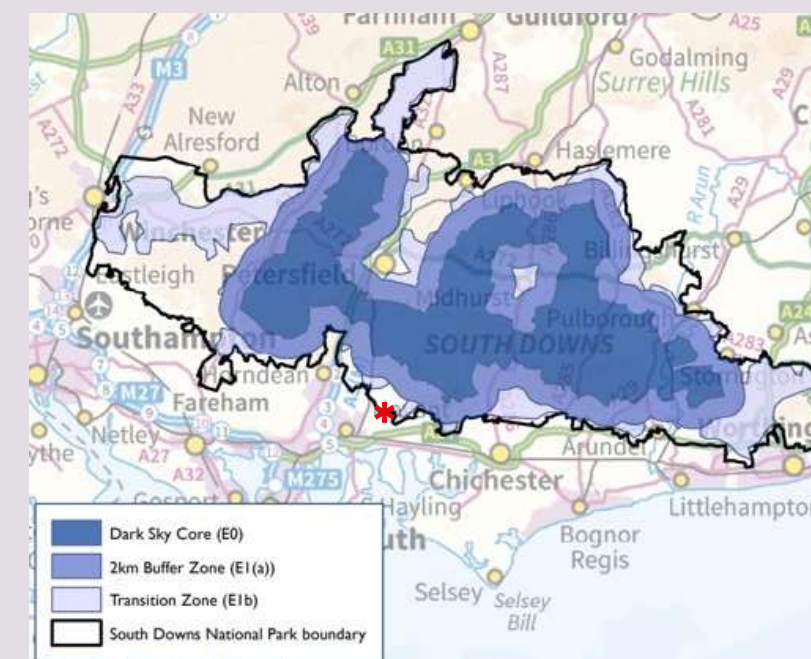
ECOLOGY

- 6.1 Central to the approach to the design has been to ensure the existing features of habitat value are protected. A comprehensive range of surveys has been undertaken by DW Ecology to determine what species use the site at present and what can be done to mitigate any potential impact of development.
- 6.2 Primary and secondary ecology corridors, principally influenced by bat foraging and commuting patterns, have been established across the site to inform the location of development and open space.
- 6.3 The site was identified as supporting Bechstein's Bats in a 2009 survey, along with Southleigh Woods. Further detailed surveys have been carried out since 2016 to inform the proposals. Ecologists captured and tracked bats on the site to determine key areas of activity. The report by bat specialists Davidson Watts Ecology goes into further detail.
- 6.4 Bechstein's Bat (and other bat) mitigation has been one of the starting points for the masterplan. Key existing treelines are retained and enhanced. A 30m bat corridor is provided on the eastern boundary. Woodland has been strengthened to the north of Colman's copse to provide a similar arrangement along the western boundary. Towards the centre of the site further tree lines are enhanced or created as additional corridors, and the north and south boundaries have significant buffers so that bats can use these as east-west routes. No roads are proposed within the main corridor to the eastern boundary. Where roads cross other corridors, high canopy trees will be retained and planted to maintain continuous bat flight corridors. Some areas will be unlit and in others lighting will be carefully managed at the detailed stage.

- 6.5 A primary aim is to ensure that the development will avoid unacceptable impact on bat breeding habitats and the severance or fragmentation of known or likely flight corridors. Discussions with the Council, Natural England and HCC's Ecologist have helped further develop the masterplan and in turn have enabled on-site mitigation and substantial off-site strategic benefit to be realised. In this manner, a 1.6ha woodland strip will be created to link Southleigh Forest to Stansted Forest, the detail of which is shown on pages 20 and 21 of this document.
- 6.6 In addition, there is a strong objective to create a net gain for biodiversity overall. This is made possible by the retention of the environmental assets of the site, along with enhancement of their setting in terms of habitat value. The existing grazed equestrian paddocks have limited habitat value and this is where built development is proposed. The more valuable habitats such as trees and hedgerows are preserved and corridors are retained to connect these. The corridors are designed primarily around the bat routes as previously described, but a mosaic of additional habitats will be encouraged. Sustainable drainage ponds will benefit biodiversity and areas can be planted with wildflower meadows and additional woodland to create a network of habitats.

DARK SKY RESERVE

- 6.7 A lighting strategy has been produced to consider impact on a nearby Dark Skies Reserve and on-site energy.
- 6.8 A Statement of Common Ground was agreed between the National Park Authority and the Council as part of the Local Plan process. In relation to Policy H8 it was requested that the masterplan considers and positively responds to the special qualities of the South Downs National Park, including consideration of the Dark Night Sky Reserve.
- 6.9 As set out throughout this document, a sensitive approach to site constraints has been undertaken, leading to the development of a landscape-led masterplan featuring significant buffers around the sites perimeter, including in the north and east of the site where closest to the SDNP.
- 6.10 The site is not located within the Dark Night Sky Reserve, nor any buffer or transition zone, all of which are located within the boundary of the SDNP, as the map below demonstrates. Nevertheless, to consider wider landscape impacts, a lighting strategy was commissioned, which has made several recommendations to ensure that a transition from the developable area to dark zones at the site perimeter can be achieved. More detail is provided within the Lighting Strategy supporting the planning application.



H8 | Land north of Long Copse Lane

Residential development of about 260 dwellings will be permitted where:

- a. The development of the site is masterplanned and delivered in a comprehensive manner;
- b. Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following:
 - i. Environmental Statement if required;
 - ii. Heritage Statement;
 - iii. Flood Risk Assessment;
 - iv. Drainage Strategy;
 - v. Ecological Assessment;
 - vi. Arboricultural Assessment;
 - vii. Transport Assessment and Travel Plan;
 - viii. Air Quality Assessment;
 - ix. Noise Impact Assessment;
 - x. Contaminated Land Investigation Report (to include gas monitoring);
 - xi. Lighting Assessment;
 - xii. Utilities Assessment.
- c. An appropriate means of access is established, which incorporates road widening along Hollybank Lane and Long Copse Lane, to the satisfaction of the Highway Authority;
- d. The proposal does not undermine the future development potential of surrounding sites;
- e. Appropriate mitigation measures, including a sufficient woodland buffer, are put in place for Bechstein’s bats in line with Policy E15;
- f. The development enhances the relevant Local Ecological Network opportunity areas and safeguards the connections between the protected landscapes of the South Downs National Park and the Chichester Harbour AONB;
- g. Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council;
- h. Off-site water mains reinforcements are installed to Portsmouth Water’s design and approval;
- i. The proposal considers and positively responds to the special qualities of the South Downs National Park, including consideration of the Dark Night Sky Reserve;
- j. The developer provides a drainage solution on site which reduces surface water run-off and contributes towards identified flood alleviation schemes in the area, in line with Policies E19 and E20; and
- k. The design and layout:
 - i. Responds to the semi-urban/rural character of the surrounding residential development to the south;
 - ii. Preserves and, where possible, enhances the character and setting of Hollybank House;
 - iii. Retains and integrates the protected and existing trees and hedgerows found on and surrounding the site and leaves a substantial landscape buffer between the development and the ancient woodland of Southleigh Forest to the west and north;
 - iv. Provides on-site public open space and community food growing provision in line with Policy E9;
 - v. Provides play space for children and young people to address the deficit highlighted in Policy E11;
 - vi. Provides landscaping between the built development and the undeveloped land to the east to soften the visual impact;
 - vii. . Provides easy and convenient multi-user links across the site and connecting to existing and planned routes, including those linking north to the Southleigh Forest and the South Downs National Park (Havant BOAT 66a and Havant Bridleway 66b), and those connecting with Emsworth to the south (Havant Footpath 67).

POLICY H8 – DESIGN CONSIDERATIONS

As noted earlier in this document, Policy H8 has evolved since first inception in the Local Plan Housing Statement in 2016. The wording of the policy reflects this, alongside discussions between the applicant, the Council and key stakeholders. The resultant policy framework is robust and requires a considered and consulted approach to meet requirements. Our approach to dealing with the design requirements of Policy H8 is discussed in greater detail within Section 6 of this document.

- 6.11 Key to development of the masterplan has been a desire for the main part of the allocation being promoted by Land & Partners to provide the majority of green infrastructure and mitigation required for the whole allocation. In this regard:
- A comprehensive approach to access has been discussed and agreed with the Highways Authority. The road widening can be delivered within the adopted highway or within the Policy H8 site itself. A Position Statement on Highways and Transport Matters has been agreed between the Highway Authority for the local road network, HCC and Land & Partners. The agreed site access strategy and widening of Long Copse Lane and Hollybank Lane have been agreed and approved through HCC’s Section 278 preliminary design checking process. The Section 278 design checking process involves a rigorous multi-disciplinary approval process which HCC required at an earlier stage of the planning process than is normally the case. This was required to provide certainty that the access strategy and road widening can be achieved and delivered within land that is either public highway or that is within the site allocation. Further detail of the road widening and access proposals can be viewed on page 21 of this document and within the Transport Assessment supporting the planning application.

- The bat and nitrate mitigation proposed, both on-site and off-site is contained wholly within Land & Partners’ control. This is discussed in more detail within Section 6 – Ecology.
- Required open spaces and play spaces for the allocation are provided within red line area, allowing the smaller parcel of land to focus on housing delivery. This is discussed in more detail within Section 6 Green Infrastructure
- The approach to SuDS is self-contained within the red line and meets LLFA requirements, but can be amended to accommodate the smaller western parcel and land at Longacre should the latter site ever come forward.
- The masterplan acknowledges the ecological corridor to the west of Westbourne and significant buffers on the northern and eastern sides of the site have been provided as enhancement. This is discussed further in Section 6 - Landscape Framework.



- 6.12 The masterplan identifies how the site can be brought forward in stages. Given the discussions held with local landowners and submissions made to the Local Plan process, the masterplan caters for a 260 unit development and required technical standards and mitigation respond to this.
- 6.13 Phase 2, the western parcel, outlined in blue, completes the 260 unit scheme forming the site allocation. Notwithstanding this, the masterplan also demonstrates how land at Longacre could be included within a wider scheme should this land ever come forward, outlined in green, which in turn would enable dwellings to continue to front Long Copse Lane.
- 6.14 The approach to the masterplan has been to provide a development that understands and respects its site constraints and therefore has a comprehensive and sensitive, yet deliverable and robust strategy underpinning it. Accordingly, the development proposed comprises a development to open space ratio of 55:45. The resultant low gross density across the site of 14.4 dph reflects discussions with officers, who have encouraged a contextual response that recognises the settlement edge character and amount of on-site mitigation required. More detail regarding the design response in respect of Landscape, Ecology and Green Infrastructure is provided within Section 6.
- 6.15 It is intended that the application site will come forward first. This land forms the majority of the Policy H8 allocation and will deliver the off-site highway works and the majority of green infrastructure required by the policy.



NUTRIENT NEUTRALITY

- 6.16 As stated in its Position Statement 2020, *“the Council is committed to development only taking place if it is sustainable development that includes relevant environmental protections. Part of the consideration of this is whether there would be a detrimental impact on the water quality on any European Designated Nature Conservation Sites”*.
- 6.17 As new development necessitates the provision of connections to the foul water drainage network and can increase surface water run-off, it is important to cater for potential for increased amount of nutrients entering Solent European Sites, even if it is a proportionately small contribution. As such, new housing schemes which include a net gain in overnight accommodation or development which has a high volume of water use will need to prevent any increase in nutrients into the harbour in order for them to be ‘nutrient neutral’ if they would otherwise lead to a likely significant impact on a European site.
- 6.18 Discussions with the Council have helped to develop the masterplan. Guidance provided made it clear that the scheme should seek to optimise on-site mitigation before supplementing this with off-site measures. The according response has enabled the landscape and SuDS within the masterplan to provide some mitigation, whilst allowing housing to come forward and usable open spaces to be retained on site, with this supplemented by significant off-site planting on the Stansted Park Estate. The location of proposed off-site mitigation and an illustration of how this planted area will appear is set out below.

- 6.19 A Nutrient Neutrality statement has been produced to identify the current on-site baseline and therefore the quantum of offset provided. This detail is submitted with the planning application. As set out in this document, an area of 8ha of planting is proposed as nutrient neutrality offset.
- 6.20 The approach taken allows the masterplan to be robust in that it does not rely on third party land for mitigation that is out of its control. The approach taken also ensures that the Council’s own mitigation land at Warblington Farm is not relied upon, protecting the limited capacity of this site for delivery of other Local Plan development.



LOCATION OF OFF-SITE BAT AND NITROGEN MITIGATION