





GREEN INFRASTRUCTURE

- 6.21 The emerging Havant Local Plan (submission version) Policy E9 - Provision of public open space in new development sets out the provision for open space provision. The policy guiding new residential developments of 50 dwellings or more to provide for on-site open space to a standard of 1.5 ha per 1,000 population (15m² per person). Based on the current proposed housing mix for a 260 dwelling scheme, Policy E9 requires 0.81ha (8,145m²) of open space is provided, of which 0.1ha of this should be provided for community growing spaces.
- 6.22 The masterplan provides 1.00ha of amenity open space and 3.52ha of other green infrastructure and non-accessible wildlife area.
- 6.23 Arc, the appointed landscape architects, have developed a landscape strategy that combines existing hedgerow and tree groupings with new planting and the ecology corridors to create a hierarchy of public spaces. This ensures a sense of space can be defined within the enclosure made by the dwelling groups and their harder boundaries.
- 6.24 As the open space requirement exceeds 0.5ha, an element of play is required by policy. This is proposed to be a focal play area of 650m². Additional play is proposed to be provided informally throughout the external areas with natural play areas/elements.

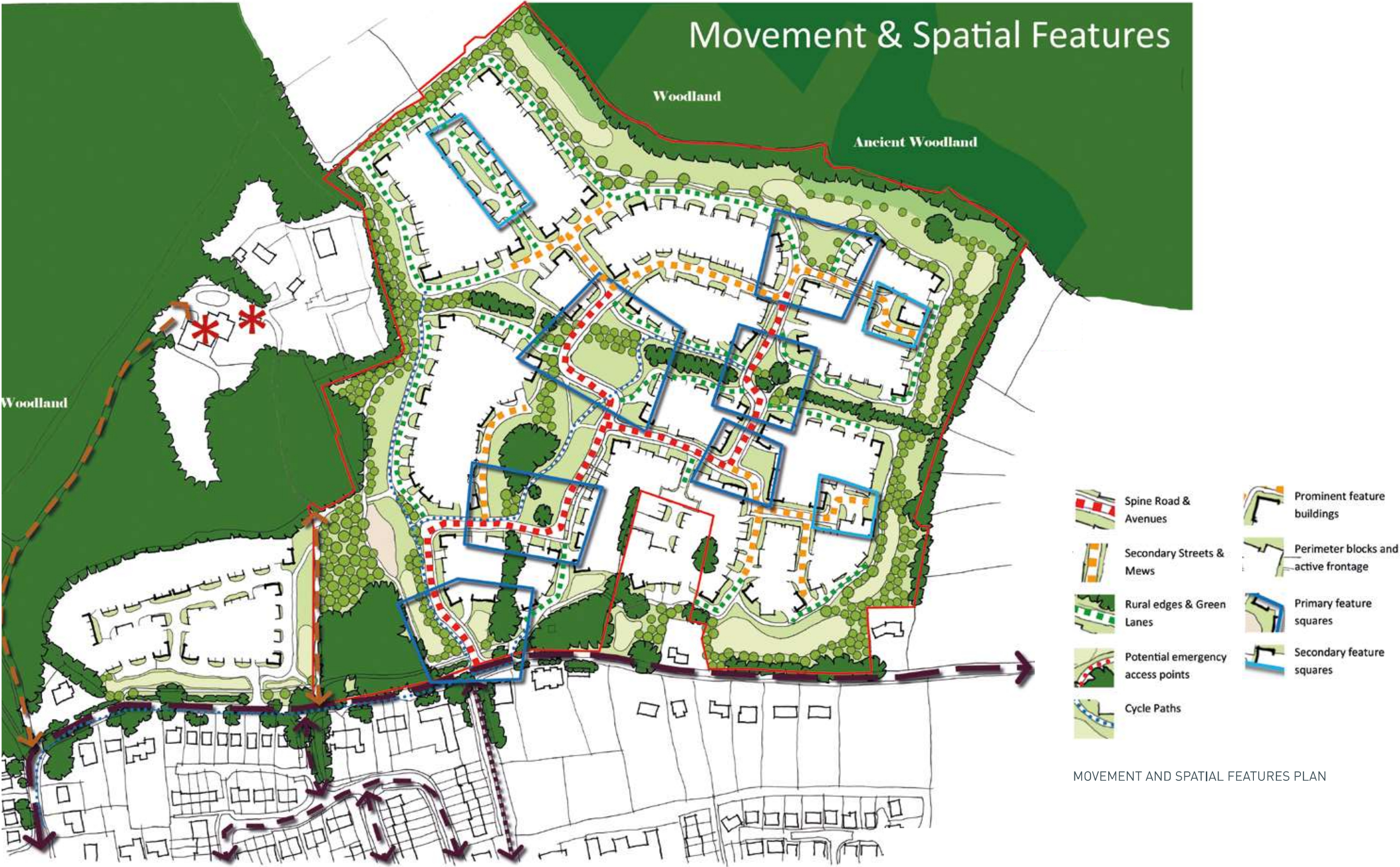
- 6.25 As highlighted on the masterplan, the key central areas provide 1ha (10,050m²) of amenity open space, with extensive additional multifunctional open space of 3.3ha provided through the green infrastructure areas. In total, there is 6.47ha of open or undeveloped land on the site.
- 6.26 In line with the principles set out in Policy E11 - Sports and recreation the amenity open space and the wider green infrastructure network promote healthy lifestyles and encourage physical activity through a comprehensive pedestrian/cycle network connecting to the wider surroundings. A trim trail is proposed within the central amenity space to support external exercise.
- 6.27 The masterplan layout has followed principles set out in the Havant Borough Council Open Space Strategy to distribute play provision, create green corridors with multi-functional outdoor space and provide for biodiversity. The detail design will provide the opportunity to develop these principles in accordance with the guidance creating quality accessible green spaces. The overall provision of play will contribute to meeting the deficit identified in the Havant Borough Council Open Space Strategy by approximately 350m² based on applying Fields in Trust Standards.

SUDS

- 6.28 SuDS have been incorporated into the landscape strategy based on discussions with Council officers and technical advice from WSP. WSP have designed a scheme of SuDS using attenuation basins (ponds and swales) in the amenity grassland that will slow the flow of surface water and channel it away from the hard infrastructure. The attenuation basins are around the periphery of the site serving the different catchments. Each will have Hydro-Brake flow control devices limiting outflow into either the watercourse or a culvert along Long Copse Lane.

ACCESS TO WOODLAND

- 6.29 The masterplan recognises the adjacent ancient woodland on the northern boundary, which is also designated as a SINC. Accordingly, and as shown in the later paragraphs on Landscape Framework, this buffer has been strengthened to ensure that it is non-accessible. The masterplan is also future proofed by inclusion of a green swathe along the southern boundary, through the western parcel, which could accommodate a PROW if necessary should this wider network be progressed by the Council as suggested by Policy H8.



ACCESS AND MOVEMENT HIERARCHY

- 6.30 One of the key priorities in terms of an access network has been to ensure that improvements are made to Long Copse Lane itself whilst protecting its existing character. A second objective is the creation of a sequence of spaces for those moving through the site. The proposed building design principles have arisen from and are intended to support a character area concept.
- 6.31 The indicative development layout aims to create a hierarchy of different street types of varying characters. This hierarchy is based on the anticipated frequency of access by different vehicle types, with the higher order streets accommodating larger vehicles and the lower order streets, smaller vehicles. All streets aim to provide a pleasant walking and cycling environment.
- 6.32 This hierarchy, from the spine road & avenues, to the secondary streets & mews to the rural edges & green lanes, is intended to provide an extensive, well integrated network that creates a permeable, easily navigable development
- 6.33 In addition to the network of three street types, the interconnected network of green space will incorporate cycle and pedestrian paths to help integrate the development into the existing neighbourhood.
- 6.34 At the detailed design stage, careful consideration must be given to pedestrian and vehicular movement in and around the site in order to create streets that are safe and pleasant spaces to inhabit.
- 6.35 Within the site pedestrians must take priority over vehicles. This may be achieved in a number of ways:
- The geometry of streets and roads can be used to limit traffic speeds.
 - Create shared surfaces where drivers must give way to pedestrians.
 - Crossing points following the desire lines of pedestrians allowing unimpeded movement around the site.
 - Horizontal carriageway narrowing that breaks up the road and forces traffic to slow down or stop.
 - Landscaping may be used to improve the street scene, create pinch points and reduce sight lines causing motorists to travel at lower speeds.



LANDSCAPE STRATEGY PLAN



CHARACTER AREAS PLAN

URBAN DESIGN AND CHARACTER AREAS

- 6.36 As part of the protection of the existing character of Long Copse Lane, a significant set-back has been incorporated which includes the existing copses, new planting and SUDS. Within the Site, a number of different character areas have been outlined to ensure variety and legibility in the final scheme.

RURAL EDGE

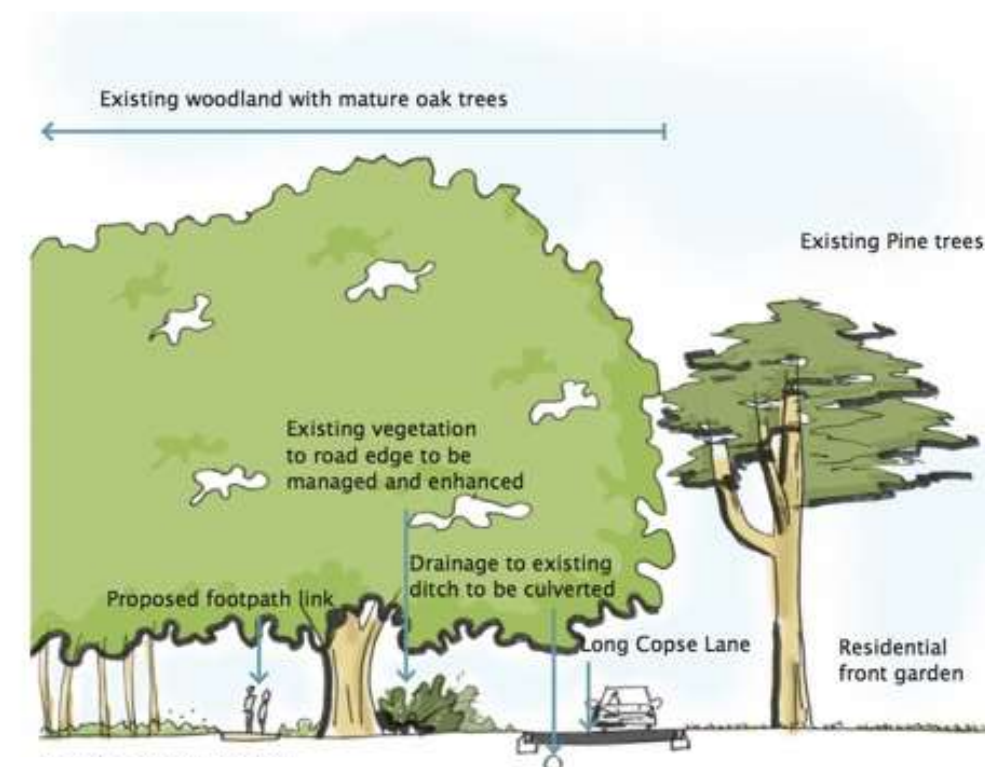
- 6.37 The peripheries of the site which adjoin Long Copse Lane, woodland, or existing field boundaries are defined as Rural Edge character areas. Development in these areas is generally along a single side of a lane or drive, facing landscaping, SUDS or open space. Much of the Rural Edges incorporate or face onto the bat/wildlife corridors, and will therefore have a limited amount of lighting. These are the lower density areas of the site with predominantly detached dwellings with some semi-detached. This approach will allow views between buildings to the retained landscape features of the site.
- 6.38 Within these Rural Edge character areas two feature places are set out within the masterplan. The first is at the main vehicular entrance from Long Copse Lane, where the relationship between the new development and the semi-rural aspect between the copses should be as informal and naturalistic as possible. The second such feature area is at the interface between the north eastern part of the Site and the ancient woodland beyond.

GREEN LANES

- 6.39 These parts of the site are slightly higher density than the Rural Edge, incorporating some short terraces of homes. Many lanes are single sided and relate to the central bat/wildlife corridors. However, there are some Green Lanes with development on both sides. The Green Lanes feature native tree planting and informal arrangements of dwellings.
- 6.40 The wildlife corridor through the centre of the site has created the opportunity for a Green Lanes feature place.

SEMI-RURAL

- 6.41 Some of the areas at the heart of the development site will have a less direct relationship with the existing surrounding environment. These areas, where there also tend to be less constraints in terms of existing environmental assets, are proposed to be developed at a slightly higher density. This makes best use of the land and these areas would have a greater proportion of -semi-detached and terraced homes than the Rural Edges. Street trees will feature in these character areas, consistent with the other character areas.
- 6.42 As depicted on page 12, the area is characterised by detached dwellings, with some flatted development. Buildings are of two and three storeys in height and are typically recessed from the road's edge.
- 6.43 The masterplan has sought to respond appropriately and positively to the local vernacular through retention of existing mature and veteran trees and strengthening of perimeter planting. Use of the substantial green infrastructure within the scheme enables development to be sat back into the site, predominantly behind SuDS to create a meaningful buffer to existing housing.





SCALE

- 6.44 The building heights have been explored to demonstrate how building scale can respond positively to the local context. This plan illustrates the heights of the proposed buildings within different areas of the site. The heights of buildings are dependent on the spaces they occupy and the amount of enclosure required along with built form analysis.
- 6.45 As explained in the Character Areas section, where dwellings front onto the landscape edges a 'looser' development arrangement should be used to create a softer and less regular appearance. This will help to maintain privacy for existing residents and preserve the semi-rural feel of the space. Consistent with this design objective, 1½ storey buildings are proposed around the north western edge to ease the transition between the developed area and the countryside/woodland.
- 6.46 The majority of the site is proposed to be two storey, consistent with the established character of the surroundings. However, limited use of 2.5 storey dwellings is proposed at key points within the site, such as street junctions, to add variety to the street scene and aid legibility.

APPEARANCE

- 6.47 The aim is that the appearance of the scheme will respect and complement the building tradition, ordering, form and materials of this part of the Emsworth. Much of the surrounding development is relatively modern and typical of suburban infill. Due to the enclosed nature of the site and the landscaped buffers, there is scope for the development to define its own character reflecting the more distinctive aspects of the surroundings.
- 6.48 High quality materials will be used throughout the development and will take account of materials distinctive to the locale often found on the older, nearby buildings. Brick/render and slate/tile alongside selective use of flint and painted brickwork can be varied across the site in a coherent, structured way that responds to building form and position. Timber cladding, already evident on some more recent buildings to the south, could be used on the site in a contemporary application to reflect the wooded context of the site.





AMOUNT AND LAYOUT

- 6.49 The illustrative layout brings together the layers of opportunities and constraints set out in the previous pages. As part of an interdisciplinary masterplanning process, new technical information and feedback from consultations came to light during the process and was incorporated.
- 6.50 As layout is a reserved matter at this stage, the elements explored in this document can be brought together to create a series of key principles for the site.

LOCAL DISTINCTIVENESS

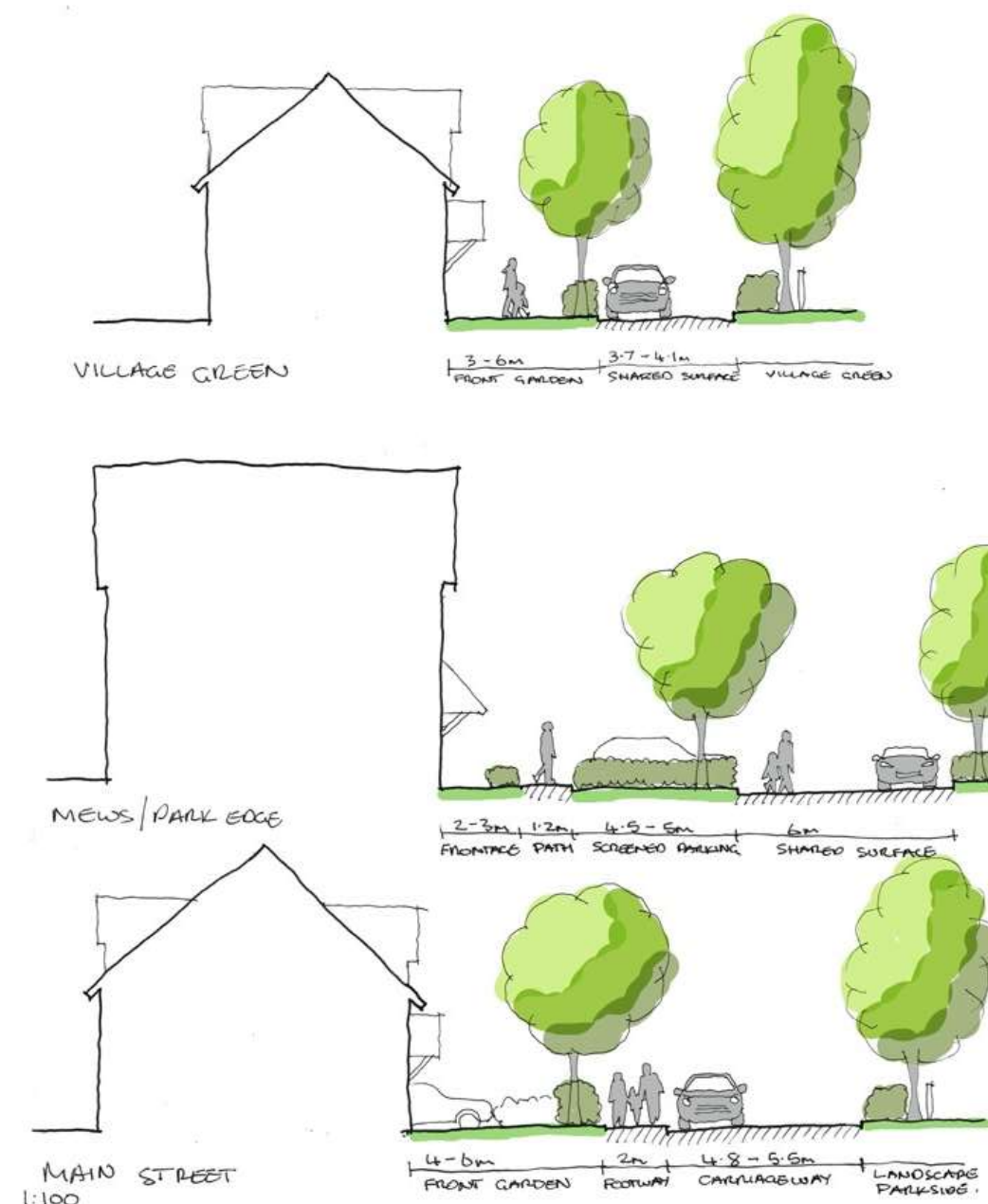
- 6.51 The layout will seek to reflect the structure of the surrounding area with perimeter blocks formed by detached, semi-detached and/or terraced properties and defensible private gardens. The distinctive landscape features of the site to be retained and enhanced will form the framework in which the housing parcels sit. These features will lend a sense of place to the development and enhance legibility.

CAR PARKING

- 6.52 The proposal will meet the Council's car parking standards as set out in the Transport Assessment.
- 6.53 A mix of parking solutions will be provided throughout the site, with the emphasis on avoiding parking within the front curtilage so as to keep the integrity of the front gardens in providing a high quality setting for the houses.
- 6.54 The parking spaces will be sensitively distributed throughout the site to avoid large areas of uninterrupted on-street or courtyard parking, or long rows of integral garages which would create uninviting/intimidating dead frontages to the street. Communal parking courts at the rear of properties will not be permitted.
- 6.55 Visitor parking will generally be provided in defined on-street bays which will allow ample space for high quality public realm.

PRIVACY

- 6.56 Dwellings will have a separation distance of at least 21 metres between main elevations so as to avoid harming residential amenity through loss of light or privacy.





GI AND LANDSCAPE STRATEGY PLAN

LANDSCAPE FRAMEWORK

6.57 The approach to the masterplan has been to integrate the new housing into the landscape through the development of a Green Infrastructure Strategy which takes the existing landscape context as a starting point to design a multi-functional setting that will result in a range of landscape and environmental benefits. The Green Infrastructure approach for the site addresses interrelated elements summarised below:

- Existing trees, vegetation and habitat creation – existing vegetation makes an important contribution to the landscape and biodiversity of the site. The concept masterplan has been developed around the retention of existing trees and hedgerows with new planting proposed to create a range of connected habitats which will deliver both landscape and ecological benefits. Appropriate offsets are provided from the existing woodland and a mitigation strategy developed to address protected species such as bats which will include planting of substantial areas of new woodland.
- Integration with Long Copse Lane – to minimise impact on trees and to retain the rural character of the lane.
- Water sensitive design (including SUDs) – creating a multi-functional landscape and sustainable development with features designed to manage water quality and enhance biodiversity as well as providing stormwater attenuation.
- Provision of play and recreation – play and opportunities for recreation are embedded throughout the masterplan, to promote healthy living and outdoor activities for people of all ages and follows policy requirements based on FIT Standards and Play England guidance.



LANDSCAPE PARAMETERS PLAN

- 6.58 We have sought to provide a framework that responds positively to the requirements of Policy E3, Landscape. Supporting text to this policy identifies that *‘developers should address the impact of their development on the local landscape and local distinctiveness in their Design and Access Statement. Applicants should refer to the additional detail for their area in the Havant Landscape Character Assessment, and the Borough Council Design Guide’*.
- 6.59 The Havant Borough Landscape Character Assessment is a district wide assessment, which sits within the framework of the national and county landscape character assessments and complements the neighbouring district wide assessments. In line with the later Landscape Assessment Study of Landscape Capacity and the value of the undeveloped land in Havant (EB26) which forms part of the evidence base for the emerging Local Plan, the documents have been published to inform plan making.
- 6.60 The land north of Long Copse Lane forms part of the ‘LCA21 Southleigh Forest’ landscape character area. The soils to the north being identified as being ‘composed of slowly permeable seasonally wet slightly acidic but base rich loamy soils, this have produced a range of poorer grade agricultural land ranging from Grade 3 to Grade 4’, which is consistent with the Agricultural Land Classification.

- 6.61 A number of features of this land exist, as set out in the reports, including the desire to protect the woodland, retain hedgerows and to protect views towards Westbourne. The EB26 report further identifies a medium to high visual and landscape sensitivity for the site, but that 'Tree screening of development possible without harm to the landscape character'. The masterplan has sought to follow this guidance, providing wide landscape buffers around the site, particularly in the north and east of the site, which are supplemented by significant green infrastructure which supports and strengthens existing field boundaries and internal hedgerows. In this manner, wider landscape views, particularly from the east and the national park, will be protected as set out in the LVIA report supporting the planning application.
- 6.62 It is further noted that the Emsworth Neighbourhood Plan has sought to protect land to the east of the site, ensuring that a meaningful gap between settlements is retained as recommended in the LCA and EB26 reports.



LANDSCAPE BUFFERS PLAN

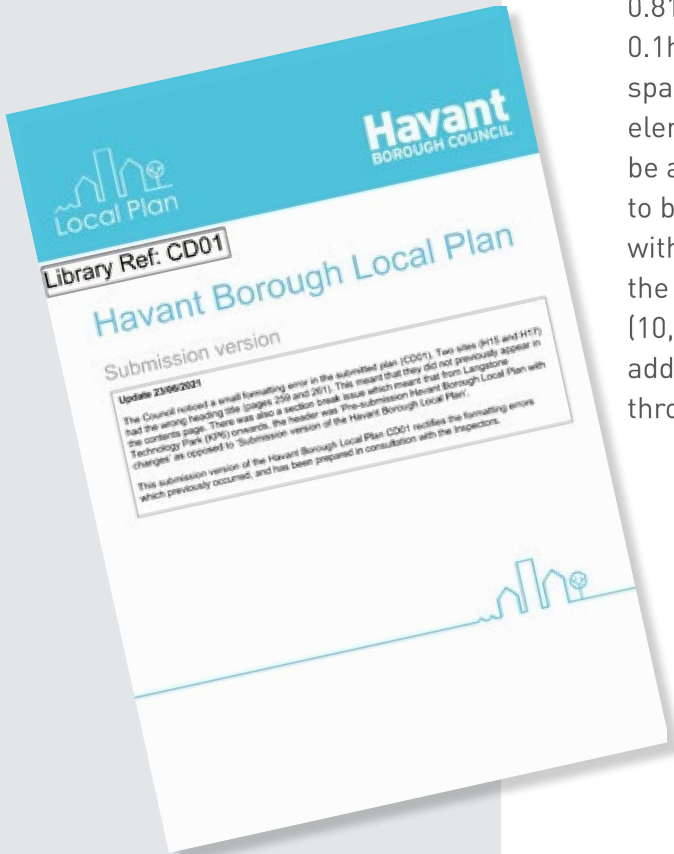
6.63 For the reasons set out above, the masterplan responds strongly in terms of landscape mitigation and as shown in the landscape parameters plan on the previous page provides a robust buffer of c.30m around the majority of the site. In addition, a lighting strategy to minimise light spill from the development is proposed, alongside reinforcement of existing tree screening at the site's perimeter. In respect of the Borough Design Guide, the seven principles of development have been followed, using the medium density and landscape-led development to provide a network of spaces, residential blocks and natural and man-made marker features within the site to provide legibility. Technical standards in terms of open spaces, garden depths and parking can be adhered to within the spacious layout. Reserved matters detail will be subject to discussion with Officers and will build upon the parameters set to provide more depth and character to the proposals, allowing them to harmoniously blend with site surroundings.

6.64 Whilst Policy E3, Housing Density, of the emerging Local Plan identifies that 'any residential development must maximise its contribution to addressing housing need', supporting text highlights that 'site-specific constraints and local character may justify a different approach having regard to the context of the site. In such cases, pre-application discussions are encouraged to determine whether there is a robust design justification which warrants a deviation from the density standard'.

6.65 Significant discussions with a number of key consultees, including the Council, Natural England and the SDNPA have been held with regards to landscape and ecological constraints with the resultant masterplan and parameter plans clearly identifying how the layout has been altered to appropriately accommodate development around these. Accordingly, the on-site gross and densities, at 14.4 dph and 25.8 dph respectively, evidence a sensitive, constraints-led approach to development across the 260 unit allocation. The application scheme works within this broad parameter.

CRIME PREVENTION

- 6.66 The scheme will incorporate measures to ensure the security of property and prevention of crime.
- 6.67 Community safety issues will inform the arrangement of buildings, streets and open spaces, which will be based on a 'perimeter block' approach with public fronts and private backs and ensuring all public streets through the housing development area benefit from a high degree of natural surveillance.
- 6.68 There will be no segregated public footpaths in the site other than across well-managed open space. To further reinforce the perception of active, safe streets, all new dwellings will have visible front doors onto the streets.
- 6.69 At reserved matters stage, the detailed design can address personal visibility, the arrangement of buildings, landscaping, walls and lighting.



RESPONSE TO OTHER POLICIES OF THE EMERGING LOCAL PLAN

- 6.70 In addition to the site constraints and policy requirements acknowledged in this document, the masterplan has sought to accommodate wider policy aspirations, as set out in the emerging Local Plan.
Of note:
- 6.71 Policy E2, Health and Wellbeing – the masterplan promotes and facilitates an inclusive community, providing opportunities for existing residents to access the site, use the open and play spaces and benefit from the improvements in walking and cycling access proposed to Emsworth and to Southleigh Forest. The network of paths and spaces proposed will encourage healthy and active lifestyles, as well as non-vehicular access to education and employment in the local area. In particular the masterplan contributions to the Council's aim of improving the Borough's network of good quality, accessible and safe open spaces with multi-functional recreation value.
- 6.72 Policy E9, Open Space - Based on the current proposed housing mix for a 260 dwelling scheme, Policy E9 requires 0.81ha (8,145m²) of open space is provided, of which 0.1ha of this should be provided for community growing spaces. As the open space requirement exceeds 0.5ha, an element of play should be provided. This is proposed to be a focal play area of 650m². Additional play is proposed to be provided informally throughout the external areas with natural play areas/elements. As highlighted on the masterplan, the key central areas provide 1.06ha (10,050m²) of amenity open space, with extensive additional multifunctional open space of 3.2ha provided through the green infrastructure areas.

- 6.73 Policy E12 - Emerging Policy E12(g) requires development to demonstrate its long-term sustainability and cumulative impacts using one or both of the following tools as appropriate:
 - i. Assessment under the Home Quality Mark (HQM) ONE, or equivalent, for any development of one dwelling or more (gross)
 - ii. Assessment under the BREEAM Communities scheme, or equivalent, for any development of 100 dwellings or more (gross)
- 6.74 BREEAM Communities has been chosen to assess the scheme and is an independent, third party assessment and certification standard based on the established BREEAM methodology. It is a framework for considering the issues and opportunities that affect sustainability at the earliest stage of the design process for a development. The scheme addresses key environmental, social and economic sustainability objectives that have an impact on large-scale development projects.
- 6.75 There are three steps involved in the assessment of sustainability at the masterplanning level:
 - 1. Establishing the principles
 - 2. Designing the layout
 - 3. Designing the details
- 6.76 At this stage of the project's outline planning, steps 1 and 2 are broadly relevant. A review has been undertaken and summarised in Appendix 1 of the Sustainability Statement, which indicates that the scheme aligns well with the BREEAM Communities framework.

6.77 In terms of Climate Mitigation, the scheme will exceed building regulations standards by adopting a hierarchical approach to energy and carbon. It is proposed to follow a ‘fabric first’ approach to reducing the carbon footprint of the scheme, which will require adoption of the following minimum u Values within built form:

Elements	New Thermal Elements: U-Values – W/m² K	Comment
External Wall	0.14	Assumed as cavity wall.
Ground / Exposed Floor	0.11	n/a
External Roof	0.11	n/a
External Windows / Glazed Doors	1.1	Assumed as double-glazed, with a g-value of 0.55 and frame factor of 0.85
External Doors	1.3	n/a
Party Wall between dwellings	0	Assumed to be fully filled cavity with effective edge sealing and in line with insulation in abutting elements.

6.78 The use of low-carbon/renewable technology has also been explored for the site to ensure energy security and contribute to the regions low carbon economy. During the design-development period for this scheme, multiple low carbon/renewable systems were examined for both their feasibility and ability to lower carbon emissions insofar as possible. The renewable systems deemed to be the most viable for the development are individual Air-Source Heat Pumps (ASHPs) serving each dwelling on site.

6.79 An illustrative energy assessment has been completed which indicates how the scheme may exceed building regulations standards incorporate renewable energy to save approximately 20.15% CO2 emissions by comparison to the current Building Regulations. When compared against forthcoming regs, the equivalent scheme would save 65.09%.

6.80 Policy E13, Heritage - The Heritage Assessment confirms that the site contains no designated heritage assets, although it lies in some proximity to two Grade II listed buildings at Hollybank House. The gardens of this house have separately been recognised on Hampshire’s Local Register of Historic Parks and Gardens, and have been treated as a non-designated heritage asset for the purposes of this application. The proposed Masterplan has been designed to respect the setting of the identified heritage assets, with development consciously set back from the western boundaries of the site. The boundary would also be reinforced by proposed landscaping to limit any visual effects of development.

6.81 Policy E14, The Local Ecological Network – the masterplan has sought to optimise the approach to biodiversity and a number of rewilded areas and wet SuDS ponds will replace what is currently pasture land of low biodiversity value. In conjunction with the measures put in place for bat mitigation, the provision of significant ecological buffers around the site, as well as non-accessible buffers allow several hectares of land within the site to be used for biodiversity uplift. In addition, the planting of 9.6ha off-site land for bat and nitrate mitigation provide further biodiversity gain, enabling the proposals to deliver more than 10% biodiversity net gain as calculated against the Defra 3.0 metric.



07 CONCLUSION

- 7.1 It has been demonstrated that the site can comfortably accommodate a landscape-led residential scheme, having regard to the national and local policies on new housing development.
- 7.2 The illustrative site layout shows how the site can provide satisfactory access for vehicles, cyclists and pedestrians as part of a high quality layout that improves the connectivity of the site with the land around it.
- 7.3 The masterplan has been demonstrated to be robust and deliverable, enabling the 260 unit allocation to come forward in a phased and controlled manner. The majority of mitigation measures are provided either within the proposed residential scheme or by associated off-site improvements, allowing the western parcel to be delivered at a later stage without significant constraint. Discussions with statutory consultees have identified that the proposed residential scheme can come forward as the first phase of masterplan delivery.
- 7.4 The principles set out in this Statement address provide a sound basis to deliver high quality development at reserved matters stage in which the layout, scale, appearance and landscaping of the proposal will meet the national and local policies on securing good design and promoting healthy communities.

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DESIGN
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ENVIRONMENT
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PLANNING
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ECONOMICS
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HERITAGE

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