

Briefing Note - Land north of Long Copse Lane, Emsworth

Land & Partners Ltd - 27 March 2018



Artists impression

Introduction

This proposal is for comprehensive development of up to 260 new homes and associated parking, open space and surface water drainage on around 16 hectares of land.

Land and Partners have an agreement in place with the landowners of the majority of the site and are proposing a comprehensive masterplan for the whole site. The remaining landowners are co-operating with the masterplan.

Background

The site has been considered through the 2016 SHLAA process to be developable. As such the site is considered free of constraints and is available for development, and sustainable development would be achieved on the site.

The site is already identified as a sustainable urban extension in the Havant Borough Council Local Plan Housing Statement (Site UE76). The Housing Statement says that UE76 is expected to be delivered in a comprehensive manner and is identified as having an indicative site yield of 260 dwellings.

The masterplan area covers the enlarged site proposed in the draft Local Plan 2036 (Policy H6). It has been through a formal pre-application process with the Council.

The Site

The site lies at the northern edge of the town of Emsworth. It is surrounded by existing development to the south and west, deep woodland to the north and existing strong field boundary to the east. It does not extend further east than the existing edge of the town; this ensures the gap between Emsworth and Westbourne will be protected.

Development proposals

Following early engagement with the County ecologist, the masterplan is structured around well connected landscaped spaces. There are two primary north-south bat corridors (eastern edge and from copse to Hollybank House). These are 25m minimum width and unlit. Then a network of secondary bat corridors a minimum of 10m width which are in many places incorporated into wider swathes of Green Infrastructure. Dwellings are set back from Long Copse Lane behind landscaping and water features to minimise impacts on neighbours. A 20m buffer proposed to the ancient woodland to the north.

There will be a range of housing types and tenures, including starter homes, family homes and housing designed for the elderly. The indicative mix (30% on site affordable) is:

- 1 Bedroom 4% (11 dwellings, all affordable)
- 2 Bedrooms 38% (100 dwellings, 50 affordable)
- 3 Bedrooms 48% (125 dwellings, 16 affordable)
- 4+ Bedrooms 10 % (25 dwellings, 2 affordable)

The proposal will provide footway and cycleway connections, particularly footway lining up with Redlands route and other routes south.

There are two vehicular access points proposed to serve the development; a central access serving the main part of the site and a western access for the land to the west of the primary bat corridor here.

The tree-lined character of Long Copse Lane is respected. Through working with the Highway Authority and District highway engineer, the proposals aim to minimise the impacts on the highway, with sensitive widening to the north in places, to assist flows and yet maintain low traffic speeds.

The site offers an opportunity to deliver new public open space including a central play area for children of all ages, set within an extensive network of water features and landscaping and with connections to existing Public Rights of Way. 1ha of public open space is identified within the approximately 5ha of Green Infrastructure. That is in excess of the 15 sqm per person emerging policy (which amount to 0.84ha on current indicative mix). A central play area (NEAP – up to 16 years) will be provided with 30m buffer to housing.