

Land north of Long Copse Lane, Emsworth

Policy H6 - Draft Local Plan



LAND & PARTNERS





- Considered through the 2016 SHLAA process to be suitable and developable
- Identified as a sustainable urban extension in the Havant Borough Council Local Plan Housing Statement (Site UE76) for 260 dwellings
- Masterplan area covers the enlarged site proposed in the draft Local Plan 2036 (Policy H6).

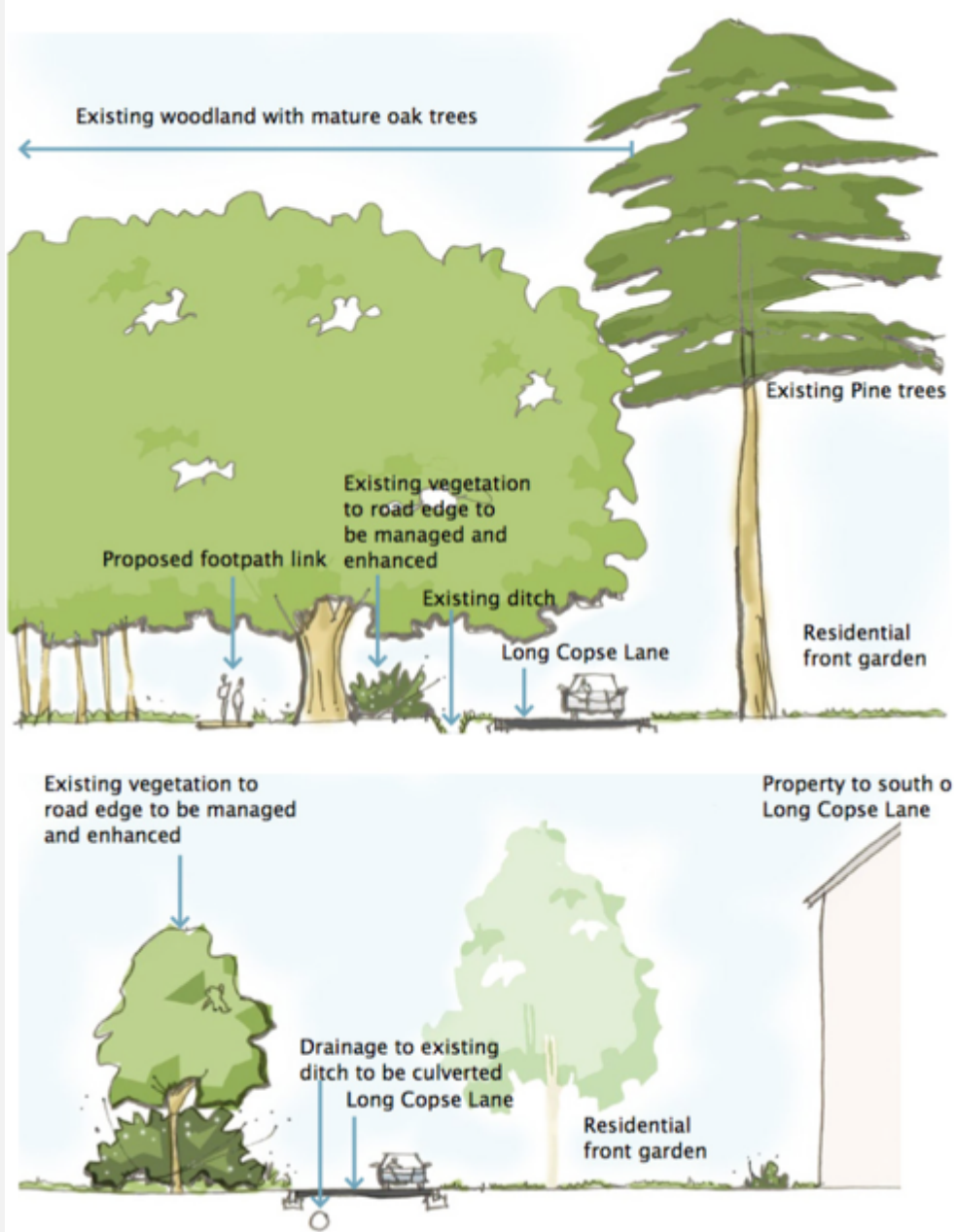
Planning context



Opportunities and Constraints

- Opening site to the public
- New public open space and play areas
- Creation of wildlife corridors
- Buffer landscaping to Ancient Woodland
- Sustainable Drainage and reducing flooding
- Working with existing trees and hedges
- Protecting setting of Hollybank House
- Maintaining character of Long Copse Lane

Opportunities and Constraints



- Sensitive widening of Long Copse Lane in places
- Seeking to retain the character of the lane
- Low existing flows
- No more than about 2.5 vehicle movements per minute at peak times
- Well within the capacity of a lane of this type with the additional traffic

Access



- Sustainable drainage designs will ensure that the discharge from the development site will be limited to less than the current greenfield equivalent rates.
- Attenuation ponds will restrict discharge and reduce the risks of flooding. The ponds will also add to the biodiversity of the site.

Sustainable Drainage



- Creation of wildlife corridors to extend woodland habitats into site
- Working with the existing trees and hedgerows
- Enabling bats to continue foraging along established routes
- Wildflowers and water features
- Aiming for 'Nature Positive' net gain to biodiversity

Ecology



- Development overview
- Access points
- ‘Pockets’ of homes and character areas
- New planting buffer strips
- Retaining landscape features



ASBES/PAUL/PSH/SHZ/2018/03/05/LAYOUT_18 - STANDARD/LAYOUT_18

