

Frequently Asked Questions

Planning Public Engagement - September 2020



FAQ – September 2020

Introduction

During the public consultation event held at the start of September 2020 a number of questions were submitted to the One Horton Heath team from both those who attended the consultation events and those who couldn't attend but got in touch.

The purpose of this document is to supplement the consultation materials that are available on the One Horton Heath website - <https://www.onehortonheath.co.uk/about/public-engagement>

For ease of reference the FAQ's are split into topics –the development, layout and design, highways, drainage and flood risk and biodiversity.

Layout and Design

What provisions for walking, cycling and dog walking too?

There will be a comprehensive network of footpaths and dedicated cycleways across the site as well as extensive new routes and upgrades to existing in the surrounding area. We're really keen to promote sustainable modes of transport we are committed to making it just as easy, if not easier, to walk and cycle across the site as it is to drive. As part of this work, we're considering all of the key destination that people might need to travel to, including local Schools, Train Stations, Town and other Centres, shops and other facilities. We'll then look at the best way to allow people to cycle and walk to those destinations quickly and safely.

What style of houses will be built outside my home?

The Masterplanning application will include a Design Code which will dictate the character of development on the site. The style of the homes will vary depending on where they are on the site – they will respond to the characteristics of the site. There will not be a 'one size fits all' approach to design matters and we will be considering each specific area in great detail. These processes will take place later after the key principles have been established by the Masterplan.

Where will a pavement be built on Burnetts Lane?

There are currently no plans to build a pavement on Burnetts Lane. However, a footpath and cycleway is proposed parallel to Burnetts Lane but within the site as part of a comprehensive footpath network. This allows us to leave the hedgerow along Burnetts Lane intact and further separates the proposed development from Burnetts Lane itself.

What if any amenities will be created alongside this development?

Our intention is to create a community, not just to build a housing estate. We're also conscious that there are limited facilities within the existing village, and that there is an opportunity to meet this need through development. Although these proposals are generally focussed on 'housing,' there is a huge array of other facilities and amenities proposed as part of this project. We're actually intending to consult the public specifically on this aspect during October 2020 – this will be published on our website. However, as a minimum, we expect the development to include:

- Extensive parkland spaces
- Circular walking routes around the entire perimeter of the site as well as connecting-up all key local destinations
- Formal sports pitches
- Community uses/ buildings

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- A Primary School
- Equipped play areas
- Shops, cafes, and other 'local centre' uses

Currently only a barbed wire fence exists between our property and the field for development will you be planting a hedge or putting up a fence? We are keen to know plans for the boundary area.

The Masterplanning application will include a Design Code which will dictate the character of development on the site – which will begin to consider how we should treat areas such as site boundaries and interfaces with neighbouring land or property. The plans for the first homes will include details of all boundary treatments whilst the outline Masterplan application doesn't; that level of detail would come later more detailed applications, and which will follow the principles and guidelines set out within the Design Code. For all areas we will look to either respect or work with neighbours to ensure that the boundary is appropriate.

I'm due to have playing fields directly behind my house - are these just for the primary school and are there any plans to put flood lights around the pitches?

The development will include formal sports provision and we are in discussion with Sport England, the Parish Council and others about what this should entail. At the moment we are showing 11-a-side football pitches which would be available for use both by the primary school and the local community. These are intended to include floodlighting. All aspects of the emerging Masterplan are currently subject to change as the plans progress towards their formal submission. However, we are very conscious of the need to ensure that these are appropriately designed and located. Where floodlit facilities are provided, these would be physically remote from both existing and proposed houses, and will include screening/ shielding where necessary.

The Development

What is the difference between the Masterplan and the application for the first homes? There doesn't seem much detail on the Masterplan?

The Masterplan is an application for outline planning permission; this means that the application is only establishing the 'principle' of development. Therefore, the application documents will only include detail relevant to the overall principle, such as generally where different types of development on the site will be located and key roads, but will not include detailed design. The Masterplanning application will include a Design Code which will dictate the character of development on the site, setting out key principles for how areas should be approached or treated.

The application for the first homes is a detailed full application so all details will be included such as the exact appearance of houses, parking arrangements and landscaping.

How the development is phased over time?

The Council is committed to an 'infrastructure first' approach so early development will include the accesses from Burnetts Lane/Bubb Lane and Allington Road (which have already started) in addition to the road through the site. We expect to have completed the new road from Bubb Lane all of the way up to Allington Lane before any new homes are occupied. We will then progress with other areas of key infrastructure including the secondary road network and primary school. Again, our focus is to ensure that these are built early in the process so that they are available to serve the new homes as these are constructed.

It is anticipated that the first homes will begin construction in 2022 with the overall construction programme continuing for approximately 10 years.

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There is a distinct lack of GP surgeries in the local area, how will this improve?

We are in discussions with the Clinical Commissioning Group which is the part of the NHS responsible for planning medical capacity. The CCG's emerging approach is to move away from having lots of GP surgeries scattered across an area and instead to focus on large-scale 'hubs' which can service a large area. This includes the Bishopstoke/ Fair Oak/ Horton Heath area where we understand that the CCG are working towards expanding existing facilities.

We have to be lead by the CCG and will respond to their preferred approach. It is likely that the development will either provide additional medical facilities within the local centre or will provide a financial contribution to supporting new/expansion of facilities off-site within the local area.

I am concerned about the removal of open space directly behind Horton Heath, how much of this will be designated as public open space in this development?

At present, the entire site is in private ownership with very little of the site publicly accessible. Through development, the area will be opened-up to the Public with the creation of a network of high quality paths, cycleways and open spaces.

The existing open space directly behind properties on Meadowsweet Way is proposed to be retained as Public Open Space and upgraded to include a children play facility.

What does affordable housing mean and where will it be placed?

'Affordable housing' covers a huge range of definitions and captures all housing models and tenures which are intended to encourage access to good quality homes and home ownership. There are some 'standard' models that will be included such as affordable rent and shared ownership, although our affordable housing is likely to include a much greater range of tenures that seek to meet all of the locally identified needs. This includes homes for local people, for people needing help to own their home, and for first time buyers.

There will be a minimum of 35% affordable housing which will be evenly distributed throughout the development. Our emphasis is on creating homes that are truly needed, not simply on generating profit. We are therefore committed to delivering high quality; and to ensuring that all homes are built to the same standards regardless of the tenure. One of the key objectives in our Project Brief is that affordable housing will not be noticeable because it will be designed and built the same as any other houses on the site.

How is the development going to benefit the businesses and houses that already exist in the surrounding area?

The development will bring both new residents and employment opportunities to Horton Heath in addition to a local centre to support the local community. The application will be supported by a Retail Impact Assessment which ensures that the development does not adversely impact upon other local businesses.

What will be in the local centre?

This is not yet fully known and the Masterplan will seek flexibility so the exact uses can be decided at the time the local centre is constructed. This is the best way to ensure that we fully meet the needs and demands of the community, rather than trying to plan for something that may change over future years. Our intention for One Horton Heath is to contribute to a community, not just to build a housing estate. We're also conscious that there are limited facilities within the existing village, and that there is an opportunity to meet this need through development. Although these proposals are generally focussed on 'housing,' there is a huge array of other facilities and amenities proposed as part of this project, many of which will be situated within the Local Centre. We're actually intending to consult the public specifically on this aspect during October 2020 - this will be

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published on our website. We expect the Local Centre to include the following, although we'd welcome any views on other uses that are needed or should be included:

- Cafes
- Shops
- Small-scale business premises
- Community building(s) and spaces

The centre of the site is the most important part of our development proposal and is being carefully planned to ensure that the 'Local Centre,' Primary School, Sports Pitches and Play Facilities all act as one central hub for the site – with all of the necessary facilities such as parking and access being planned and provided to underpin the success of this area.

When will the primary school be built?

We are in discussions with the Local Education Authority (Hampshire County Council) and it is likely that the new primary school will be opened before more than 400 homes are occupied on the site. At present, our expectation is that the School will open for a September 2025 intake – although there is still a huge amount of work to do before the opening date is certain. By the time the School opens, we also expect to have all of the supporting infrastructure finished including roads, footpaths, cycleways and parking.

Highways

How will the development deal with the additional traffic?

With a development of this scale we are aware that, despite our best intentions to prioritise pedestrians and cyclists, there will be more cars on the road than currently. However, we are working closely with Hampshire County Council, as the Local Highway Authority, to understand where impacts could be and ensure that, in many places, once the development is completed the local roads are in a better position that they are now.

The existing permissions on the site included requirements to upgrade a number of junction and also make payments towards works further afield that would help with traffic flow. We are in the process of re-examining those junctions and agreeing what works are required to ensure that they upgraded appropriately.

A key issue is also traffic flow and making sure that those passing through the area use the right roads. To this end the commitment to deliver the Link Road through the site as early as possible will take traffic away from existing residential roads, such as Burnetts Lane.

What consideration has been given to walking, cycling and public transport use through the site?

We are committed to ensuring that pedestrians and cyclists are given priority and are aware that a strong public transport service is vital. Alongside other sustainability measures within the development this will contribute to the commitments the Council made when declaring its climate emergency.

Our team have walked over 30km of the local footpath network to gain a full understanding of how the site links into the wider area, what the key destinations are and what the potential barriers to using the routes are. Taking this knowledge we can then ensure that the network of routes we develop within the site connects well with existing routes.

Within the site we are developing a network of segregated pedestrian and cycle ways to cater for the needs of future residents and those passing through the site. In particular, we are tailoring the design to meet the needs of different cyclists – those commuting through the site, those cycling for recreation and those less confident cyclists or those with children.

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Will buses serve the development?

We are looking to build bus infrastructure and are in conversation with local bus companies including BlueStar and XelaBus. Our ambition is that the new local centre will provide a safe bus hub that will host a regular bus service for existing and future Horton Heath residents.

When will the new link road through the site be open?

We are committed to 'infrastructure first' and currently anticipate the Link Road being open by the end of 2022. We do not expect more than 100 new homes on the site to be occupied before the Link Road is open.

What consideration is being given to the increase in traffic along Burnetts Lane (to the north of the roundabout)

The proposals seek to direct all vehicular traffic to the new Link Road so that existing issues with traffic and, in particular, HGV's going along Burnetts Lane is improved. Accordingly, we are proposing some improvements to Burnetts Lane that will reduce vehicle speeds along it and return it to its original 'rural lane' character.

Drainage and flood risk

What are you doing to minimize the impact of flooding on properties near the development, which are already very close to experiencing flooding at times, without more concrete and therefore less soakaway opportunities on the land?

Most of the development site lies within 'Flood Zone 1' which is the area where flooding is not expected. However, due to the impermeable nature of the soils on site there are some very small areas of surface water flooding focussed around the watercourses running east to west across the site. Additionally, we are aware of localised flooding issues which currently occur adjacent to the site.

It is an important principle of the UK's planning system that new development must not adversely affect flooding either inside or outside the development boundary – and this proposal is no exception. Our development proposals include extensive means to manage surface water run off through a combination of sustainable drainage measures. Such measures include both large and small features such as permeable paving, swales, rain gardens and detention/attenuations basins. All surface water arising from the site will be extensively treated through naturalised features which are all designed to ensure (a) that water is appropriately controlled and discharged, with no increased likelihood of flooding, and (b) that discharged water quality is at least as good as that running off of undeveloped fields.

Will existing properties around the site have the option to connect to mains drainage within the site?

All existing properties will have the option to connect into the new mains drainage. We expect all new sewers to be adopted by Southern Water following construction and, once adopted, existing houses will also have the right to connect into it subject to technical . Whilst the development will not provide mains drainage for those properties outside of the site we will ensure that wherever possible, new mains drainage within the site is positioned to make it easier for adjacent properties to connect into the system if they choose to do so. This would then be for each property to take forward at their own expense, seeking all necessary approvals

On the images there are what look like large ponds where there aren't currently any. Are these part of the drainage strategy and how do they work?

The drainage strategy introduces attenuation / detention basins as part of the SuDS strategy. These are essentially large pond like features that capture surface water run-off and discharge it slowly into the watercourse when there is no risk of flooding. These features are not necessarily permanently wet and our final designs will include an array of different features – some wet, some mostly dry. These also make a major contribution to our landscape and ecological strategies as the basins can be very attractive to wildlife and make a positive contribution to the appearance of an area.

Biodiversity

I am concerned about the impact on wildlife, how is this being minimised?

The aspiration of the project is to exceed governments requirement for a 10% biodiversity net gain. In simple terms, this means we are committed to leaving the site better for wildlife that it was before development. This might seem like an odd statement, given that the development will be built on green fields. However, the site arrangement leads to a clear separation between very well-defined and important wildlife corridors – mostly located along tree belts, hedgerows and watercourses – with the rest being intensively-farmed fields with very little wildlife value. We are working really hard to ensure that those important corridors are left untouched, and that all of our plans focus on those areas with very limited potential for wildlife. Through our proposals, the

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development will actually result in the creation of approximately 12 ha of greenspace that has been specifically set aside and designed wildlife. Additionally, we will be putting lots of work into enhancing the corridors and features that already exist by removing invasive and non-native species and generally improving the character of those areas.

Have you been surveying the site?

We have conducted detailed ecological surveys over the last 2 years, including breeding bird surveys this year. The surveys go into a huge amount of detail with specialists looking into all of the species that we have encountered on the site. We have a vast array of data not just on the types of animals and plants that are present, but also on how these are travelling through or using the site and how different groups or habitats are impacted on a large scale.

Most of site is intensively-farmed agricultural land with very limited ecological value – the important habitats and wildlife features are generally limited to the hedgerows, stream corridors and woodlands on and immediately adjacent to the site. Our emphasis is on protecting species and plants, encouraging these to grow and expand within the protected corridors wherever possible.

How will you protect wildlife during the construction works?

Our commitment to 'infrastructure first' includes green infrastructure – we recognise the importance that all of our landscape planting, wildlife enhancements and other works are completed as early as possible, to allow these to establish and mature. The approach we are taking is to deliver significant habitat enhancements up front in the process to reduce any lag between the removal of mature habitats and the maturation of new planting. This will ensure that there is always habitat on the site for wildlife. We expect that all of our key wildlife enhancements and planting will be delivered very early in the process.