

Phase 1 Reserved Matters Planning Application for Land East of Horndean

Planning Application Reference: 55562/012

Overview

Following engagement and consultation undertaken in August and September 2022, Bloor Homes are pleased to confirm that the first phase Reserved Matters planning application relating to Land East of Horndean has been submitted to East Hampshire District Council.

This application forms the first part of residential development for the site and has been informed by the principles established at the outline planning permission stage and site wide design code.

This newsletter provides further details regarding the application together with some of the key feedback and responses from the consultation relating to the first phase of proposed development and future community building.

Bloor Homes are fully committed to delivering the proposals at the earliest opportunity and look forward to continuing to work with Officers, Councillors and Stakeholders.



Illustrative Perspective



Illustrative Perspective

Outline Planning Permission

East Hampshire District Council resolved to grant outline planning permission for Land East of Horndean in 2020. This decision followed extensive work with the Council, statutory and non-statutory consultees, and key local stakeholders.

The outline planning permission will deliver the following.

- Up to 800 new open market homes, 40% of which will be affordable homes
- A new primary school and Early Years facility
- Allotments, equipped play areas, outdoor gym equipment and significant areas of informal public open spaces
- An all-weather '3G' Sports Pitch and skate park
- A new Local Centre including a community facility
- Wildlife and biodiversity enhancements, including replacement hedgerow along Havant Road and significant tree planting throughout the scheme
- New and improved pedestrian and cycle linkages, local bus services and enhancements to the local highway network
- Employment land and small-scale retail facilities

In addition, financial contributions in the region of £12 million towards infrastructure and community facilities, will be provided through the agreed Section 106.

Community Newsletter - February 2023

Phase 1 Reserved Matters Planning Application for Land East of Horndean

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The first phase of development for Land East of Horndean will deliver the following.

- A total of 318 new homes ranging from 2-4 + bedroom houses, 1-2-bedroom apartments and provision for accessible properties
- A mix of open market and affordable homes to help meet the Council's housing requirements, including 112 affordable rental properties and 30 affordable shared ownership homes
- A linear green park incorporating trees and landscaping with areas of public open space forming part of a central green corridor
- Proposals which have been designed to encourage active travel through use of the extensive footpath network and pedestrian/cycle connections through the linear park, with connections into the wider site and Horndean
- Enhancement and protection of the natural environment and key ecological features including the southern woodland area, wildlife corridors and new hedge planting along Havant Road
- Inclusion of surface water drainage infrastructure including on-site attenuation features
- Three main access points from the B2149: one main roundabout which will lead into the future Local Centre, one southern access, and one northern access

Additional phases of development relating to the approved outline permission, to include further residential areas, employment provision, the local centre, community and play facilities will come forward as future detailed planning applications. The primary school proposed for the site will be delivered by Hampshire County Council

Engagement and Feedback

Bloor Homes consulted on first phase of development for the site and future community building via online consultation and engagement. The consultation ran from Wednesday 10th August to Friday 2nd September 2022 with a dedicated website updated and re-launched. This included an online feedback facility and additional options for people to print or download the feedback forms and materials.

Bloor Homes and the project team would like to thank everyone who took the time to provide feedback and engage with us at this stage of the project.

All feedback received has helped to inform our further work relating to the overall site proposals, including the first detailed development phase and future community facility.

Full details together with responses to feedback are included in our full engagement addendum report submitted with the application. In the meantime, we have taken this opportunity to highlight some of the key themes, topics and responses raised during the consultation.



Illustrative Perspective

Community Newsletter - February 2023

Phase 1 Reserved Matters Planning Application for Land East of Horndean

Site Layout Plan Phase 1



The design, layout and character areas for Phase 1 accord with the submitted design code and masterplan, and the principles and parameters approved as part of the original outline planning permission.

Community Newsletter - February 2023

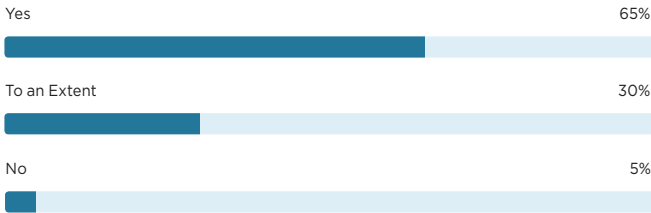
Phase 1 Reserved Matters Planning Application for Land East of Horndean

Reserved Matters Proposals

Design of New Homes

Q1: When considering the design of new homes, our approach is to take references from the existing architectural styles in the local area (for example, the use of materials such as flint as reflected in the Rowlands Rise and Pyle Farm areas). Do you support this approach?

20 out of 21 answered



Of the responses received to this question, Bloor Homes notes that the majority of respondents supported the idea that the proposals should take references from existing architectural styles in the local area.

This approach to design has informed the first phase of development and will continue to influence all future residential phases for Land East of Horndean.

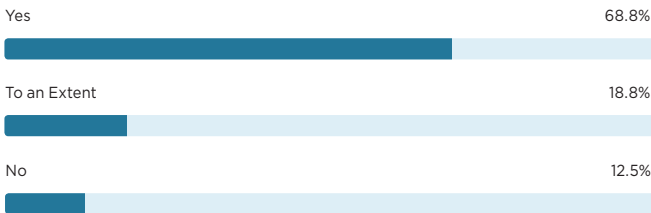
Green Spaces and Areas for Recreation

We were pleased to see that the majority of respondents agreed with our plans to maximise opportunities for green areas within the site proposals.

Similarly, it was positive to see that a clear majority of respondents envisaged using the green areas for future recreational use, particularly as creating a development for the community forms a central vision for our proposals for the site.

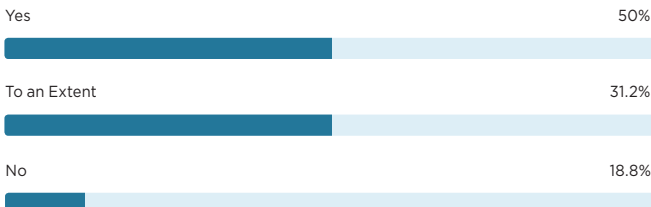
Q4a: We are very keen to maximise the opportunities for green areas for recreation within our proposals. The first phase will include the first part of a community park incorporating trees, landscaping, walking and cycle routes. Do you support this approach?

16 out of 21 answered



Q4b: Would you seek to use these areas in the future?

16 out of 21 answered



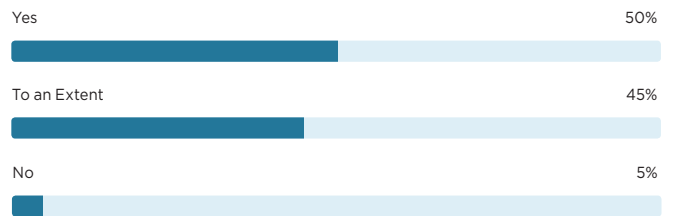
New and Affordable Homes

It was encouraging to see that the vast majority of respondents agreed with our proposed approach to deliver a range of housing sizes and types at Land East of Horndean.

In particular, the feedback we received acknowledged the provision for 40% affordable homes with interest also expressed in the importance of build quality and energy efficiency when bringing forward the development proposals.

Q2: Our proposals will include a range of house sizes and types, including 40% affordable homes, to provide people with choice and variety. Do you support this approach?

20 out of 21 answered



Future Community Building

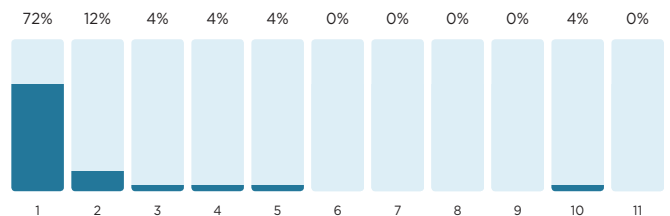
Building (Specification)

From the detailed list of requirements relating to the community building specification, a clear majority of respondents favoured a hall of 220 square metres. This and the feedback relating to additional requirements will form part of the future considerations by Bloor Homes at the appropriate future phase of development

Q1: All the above will be delivered. Which areas/items are you most looking forward to having in the new facility for Horndean? Please rank from 1-3 with 1 being the item you would like the most.

25 out of 33 answered

A hall of 220 square metres (i.e., the size of one badminton court), soundproofed and to include an audio/lighting booth



Phase 1 Reserved Matters Planning Application for Land East of Horndean

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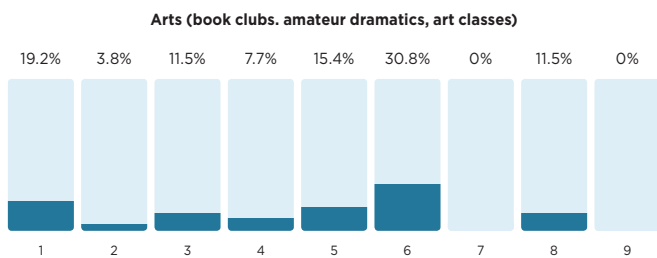
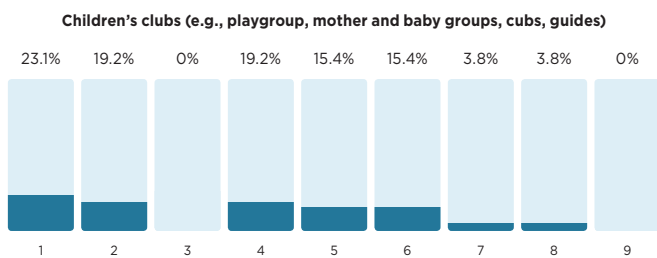
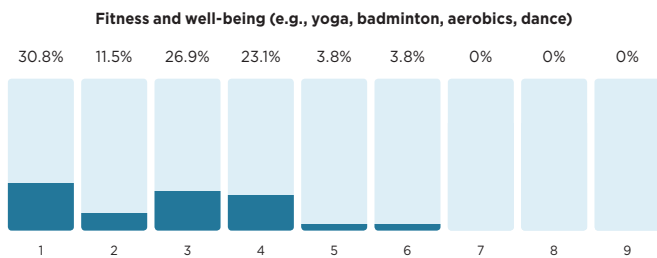
Building Space (Uses)

Bloor Homes were encouraged to see the wide range of feedback expressed relating to the preferences and future uses of the space within the proposed multi-functional community building. Fitness and wellbeing, children’s clubs and a space for the arts were key areas of interest to those that provided responses.

It is important to highlight that the building specification is established in the Section 106 agreement and does not limit the use, which is ultimately for the community to decide upon following future transfer of the building. In addition, Bloor Homes and the project team will continue to consider the feedback as part of the future and ongoing work related to the community building.

Q2: A key requirement is that the building provides a multi-functional community space. Which of the following might you use the space for? Please indicate your first choice, second choice and third choice?

26 out of 33 answered



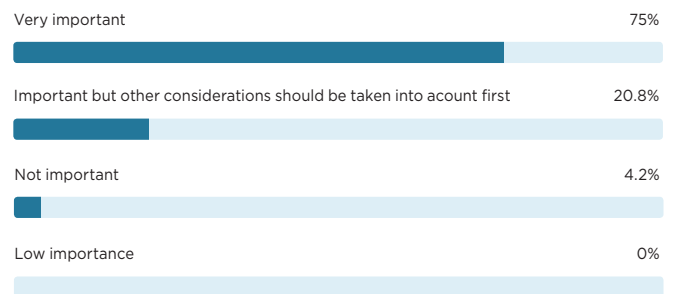
Building Design and Sustainability

We were pleased to see level of importance and interest in the design and sustainability of the future community building.

Bloor Homes and the project team are focused on the design, sustainability and detail of the building itself and this feedback will inform progression of the future community building at the appropriate project phase.

Q5: As well as the use of the community building, we need to consider the design, sustainability and detail of the building itself. How important do you feel these are when we further progress plans for the community building provision?

24 out of 33 answered



The valuable feedback received in respect of the community building will inform these proposals as they evolve. These will also be subject to future consultation and a planning application based on the delivery timings agreed as part of the outline planning permission.

About Bloor Homes



OUR VISION

Creating Better Life Experiences.

One Home at a Time.



OUR MISSION

It's not our ambition to be the biggest housebuilder. Being a respected, family-run housebuilder known for our honest approach with quality homes at the core of everything we do.

Where we care as much about the quality of our new homes as those that will live in them. This creates environments that families aspire to and communities which they will flourish in.




Contact us

Full details regarding the Reserved Matters planning application and associated documents can be found by visiting the Council's website and entering planning application reference number: 55562/012

You can comment directly via the Council's own consultation process using the above application reference, but please do get in touch directly if you require any further information regarding the proposals.

You can contact us by:

 **Freephone:** 0800 232 1794

 **Email:** info@LandEastHorndean.co.uk

 **Website:** LandEastHorndean.co.uk