



# Woodcroft Farm Phase 3

Design & Access Statement

March 2024

grainger plc



# grainger plc

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## Foreword

This Design and Access Statement has been prepared by the Savills Urban Design Studio to accompany an outline planning application for up to 190 new homes, to be submitted to East Hampshire District Council, in support of the proposals for the comprehensive redevelopment of land to the north Catherington Park (Woodcroft Farm Phase 1 and 2). This proposed residential development will be known as Woodcroft Farm Phase 3.

This document outlines a vision for the transformation of a core development site of approximately 8 hectares (ha) of land at Woodcroft Farm into a sustainable development which is strategically well connected and designed to respond to the site's landscape setting.

Woodcroft Farm holds the potential to deliver a new residential neighbourhood of up to 190 dwellings, alongside open space and access to the countryside. The proposed development will deliver a new chapter in the history and growth of the wider area.

Alongside engagement with officers at East Hampshire District Council, Hampshire County Council and the

View looking south from the site towards Catherington Park



Parish Council, the Applicant (Grainger Plc) has sought to engage with the local community and stakeholders.

This statement explains how design principles and concepts have been applied to the development and how the development context has influenced design. The statement also explains the approach to access and how relevant local plan policies and consultations have been taken into account and have informed the proposed development. The development will complement the existing settlement and work to protect and enhance the natural landscape features found within the area. It will provide a mix of housing tenures and types, including much needed affordable housing, in close proximity to community services and facilities.

The development aims to achieve best practice in all aspects of design and sustainability. The key development principle includes the creation of a long-lasting residential development that responds to the features of the site, most notably the trees, biodiversity and natural landscape. A significant area of the site will be retained, managed and enhanced as ecological mitigation, to lessen any

adverse impacts from the development, and providing the opportunity for new and existing residents to enjoy a superior natural setting of the site. New pedestrian walkways within the development will provide good access to local facilities, jobs and the existing community of Wecock Farm and Waterloo to the south. The proposed development will contribute significantly to the local community whilst forming an important addition to the area.

The Design and Access Statement illustrates how the design of the scheme has been developed over the course of the project, demonstrating the evidence base, the principles on which the design is based and the process of developing and refining initial design ideas. The Design and Access Statement also clearly sets out the detailed methodology behind the final scheme, in particular demonstrating its commitment to the environment, landscape and biodiversity of the site and its surroundings.

The Design and Access Statement has been prepared in line with the latest advice based on policy and supporting documentation.

This document is also supported by, and in support of, a number of other documents which make up the planning application. These include a Transport Assessment, Landscape and Visual Impact Assessment, Flood Risk Assessment and Ecological Survey.

### Supporting Planning Statement

A separate Planning Statement has been prepared alongside this Design and Access Statement as part of the application. This assesses the Development Proposal against the Development Plan, emerging Local Policy and the National Planning Policy Framework (NPPF).



Catherington Park



# 01. Introduction



Figure 1. Site Context



# 01 Introduction

Grainger Plc is seeking to take forward a new housing development of up to 190 new homes on the site directly north of the existing development of Catherington Park (formerly known as Woodcroft Farm). This will be referred to as Woodcroft Farm Phase 3.

## 1.1 The site and context

Woodcroft Farm Phase 3 core development site measures approximately 8 ha and lies directly to the north of the site now known as Catherington Park (288 homes), which was formally known as Woodcroft Farm Phases 1 and 2 and is in the final stages of construction. The site is located to the west by Clarendon Farm (Winchester District) and to the east by existing residential development. A Byway Open to All Traffic (BOAT) runs along the site's northern boundary, which is a public highway for pedestrian, cycle and equestrian access.

Grainger Plc has been actively promoting the site over a number of years through the Local Plan process, which provides the spatial plan for the area and identifies where new homes will go within the District alongside other development and infrastructure.

Grainger Plc is now seeking to submit an outline planning application for up to 190 new homes, including affordable, as well as open space, play space, footpaths, and new access roads.

Grainger Plc and the project team have been working closely with the District Council, including local councillors, parish council, and planning officers, as well as other local and national organisations, to design a high quality masterplan that will create a truly sustainable place, with good access to existing local facilities such as buses, shops and the existing Primary School.

Key



Planning Application boundary



Additional land under control of applicant.



Catherington Park - Phase 2 of Woodcroft Farm.



Figure 2. Site Context



## 1.2 Key Outputs

This scheme proposes to bring forward a new landscape-led residential neighbourhood north of Catherington Park. The proposals will seek to achieve a range of benefits based upon the vision. The masterplan seeks to deliver a sensitive and sustainable extension by achieving the following key objectives for quality place making:

- Creating a positive identity, ensuring that the development responds to the local landscape, and creates a well-defined and understandable place, utilising and enhancing landscape features.
- Establishing a viable and sustainable place, which will become a long term, thriving environment that contributes to the economic wellbeing of Wecock, and maximises the opportunities for new sustainable transport links.
- Connected and safe walkable and cycle friendly neighbourhood, responding to adjoining areas by integrating with the existing community to the south and east, and providing wider access for all to the countryside to the west.
- Producing a welcoming place which fosters a strong sense of community and provides a range of communal spaces to serve both the development and the existing surrounding communities.
- Delivering responsible practice in development, which is responsive to ecology, connecting and protecting features and also creating opportunities for new habitats.
- Working with landscape assets by retaining and enhancing local features, and adding new ones.
- Ensuring a high quality of life, with homes for local need, space to live and play, good access to existing facilities and a place of which people can be proud.

Specific items that will be delivered to achieve the objectives for the development include:

- Up to 190 new homes, with a mix of housing types and sizes, including affordable housing
- A development informed by the existing landscape features
- Well-connected to existing local facilities, schools and public transport
- Strong walking and cycling links to the local area and countryside leisure trails
- People friendly streets
- Retained Public Rights of Way routes
- Enhanced cycle and walking connections
- New landscaped movement and ecology corridors
- Biodiverse network of green infrastructure
- Multi-functional SuDS network
- Public open space that connects into the local context, with a range of recreational activities such as play space, walking routes, and fitness trails
- Development that is characterised by the site's setting and strong landscape framework

## 1.3 Key Benefits



### Sustainable Placemaking

It delivers a new neighbourhood which contribute to the wider social fabric and economic well-being of the area, served by good access to existing local facilities, pedestrian, cycle and sustainable transport and movement links.



### Supporting Local Identity

The proposals respond to the setting, topography and public footpath network creating a residential development that connects into and is influenced by its surroundings.



### Walkable & Safe Neighbourhood

Creating a well-structured network of green corridors that join green spaces and corridors from Catherington Park, to the woodland and landscape to the north via the new neighbourhood spaces. The proposals prioritise pedestrian and bicycle movement and ensure connections are appropriately lit. The aim is also to strengthen connections to existing bus services.



## Landscape and Open Space

Adopting a landscape-led approach, the designs include prioritising green links, open spaces, maintaining existing public rights of way and enhancing ecological features to create opportunities for new habitats. There will be community play areas, orchards, informal open spaces and sustainable drainage features.

The site is very well screened through existing trees and hedgerows, meaning views of the proposed development would be limited from the surrounding area.



## Quality of Life

New homes, including affordable homes, will be designed to serve the needs of local people. Areas of open space would support people to enjoy and socialise in their new community with good access to local facilities, making this proposal a place residents will be proud to call their home.



## Supporting East Hampshire's Climate Change and Environment Strategy 2020-2025

The council's ambition is that major developments will, where practicable and proportionate, provide opportunities for habitat creation and where possible maximise opportunities for net biodiversity gains on site. These proposals aim to help achieve that ambition.



## 02. Assessment



Figure 3. Site Constraints and Opportunities



## 02 Assessment

The masterplan vision is to create a high-quality environment where people can co-exist in harmony with a rich wildlife resource and which will enrich the existing settlement of Wecock Farm and Waterlooville.

### Key

|  |                                        |
|--|----------------------------------------|
|  | Core development boundary              |
|  | Public Right of Way                    |
|  | Education                              |
|  | Residential                            |
|  | Green Space                            |
|  | Recreational Land                      |
|  | Public Open Space                      |
|  | Existing Tree                          |
|  | Existing Woodland                      |
|  | Community Centre                       |
|  | Ancient Woodland                       |
|  | Possible Zone of Hastric Underdrainage |
|  | Sink Hole and Offset                   |
|  | Network Tower (not in operation)       |
|  | Potential Pedestrian Link              |
|  | Potential Access                       |
|  | Rear Elevation to buildings            |
|  | Front Elevation to buildings           |



### 2.1 Technical Studies

A wide range of technical studies have been carried out to explore and identify the physical constraints, investigate infrastructure issues, and establish opportunities to help determine the local development capacity. The following summarises key findings and separate technical reports will be submitted in support of the outline planning application.



View towards new apartments looking north-east from proposed southern entrance.

### 2.2 Landscape and Visual Context

#### 2.2.1 Introduction

Grainger Plc has commissioned a Landscape Visual Impact Appraisal from Savills to support the future submission of an outline planning application. Initial analysis suggests that the development of the type proposed can be comfortably accommodated within the landscape without any significant detrimental impact upon the wider landscape character.

The Site is not covered by any designations related to its landscape or visual amenity. The South Downs National Park lies approximately 0.8km to the north, however this has no visual connectivity with the site.

A number of Tree Preservation Orders cover oak trees along the site's northern and southern boundaries and within the site itself. These can all be incorporated with the areas retained as public open space, as shown on the Green Infrastructure parameter plan.



View looking south along the existing central footpath towards Catherington Park

### 2.2.2 Published Landscape Character Assessments

The site falls within National Character Area (NCA) 125 'South Downs'. This character area follows a chalk ridge that has resulted in a diverse landscape of rolling open hills, woodlands and chalk cliffs. Given its peripheral location to this chalk ridge, the site does not strongly reflect these more typical characteristics, and instead is more accurately described within the East Hampshire District Landscape Character Assessment (2006) which places the site within area '10a: Havant Thicket and Southleigh Forest Claylands'. Typical characteristics of this area which are reflected across the site and immediate surrounding area include:

- Low lying, undulating, clay vale between the dipslope of the chalk downland and the Portsdown chalk ridge
- Underlying London Clay and Wittering Formation produce a mixture of sandy and clayey soils which give rise to relatively unproductive agricultural land
- Area is dominated by woodland, including semi-natural copses and mixed plantations, which creates a strong sense of enclosure
- Woodland forms part of a relic fragment of the Forest of Bere, a royal hunting preserve, during the Medieval period
- Woodland surrounded by regular 18th-19th century enclosures, many of which produce straight edges and sharp corners on the edges of the woodland
- Extensive opportunities for outdoor recreation including forest walks, cycling, and horse riding
- Small geometric fields predominantly of recent enclosure with pasture, some managed as horse paddocks

- Close proximity to Havant and Horndean allows good access to this landscape, and despite being adjacent to the urban edges, there are opportunities to find places of tranquillity

### 2.2.3 Existing Landscape Features

The site occupies a gentle south-facing slope that extends from 61.5m Above Ordnance Datum (AOD) at its southern boundary to 72m AOD at its north-eastern corner. The sloping landform continues gently within the adjacent areas to the north and south.

In addition to this wider pattern of landform there are six localised 'sink holes' comprising surface expression of sub-surface chalk solution features. There are no known water features within the site.

The site primarily comprises two open fields, which are separated by a track with native hedgerows to each side. The western field is currently used for horse grazing, whilst the eastern field comprises rough pasture. The fields benefit from thick mature hedgerows on all sides which provide a good degree of visual enclosure. The hedgerows to the north, south and east all benefit from a dense structure of mature oak trees, whilst the hedgerow to the east includes a number of hazel coppices.

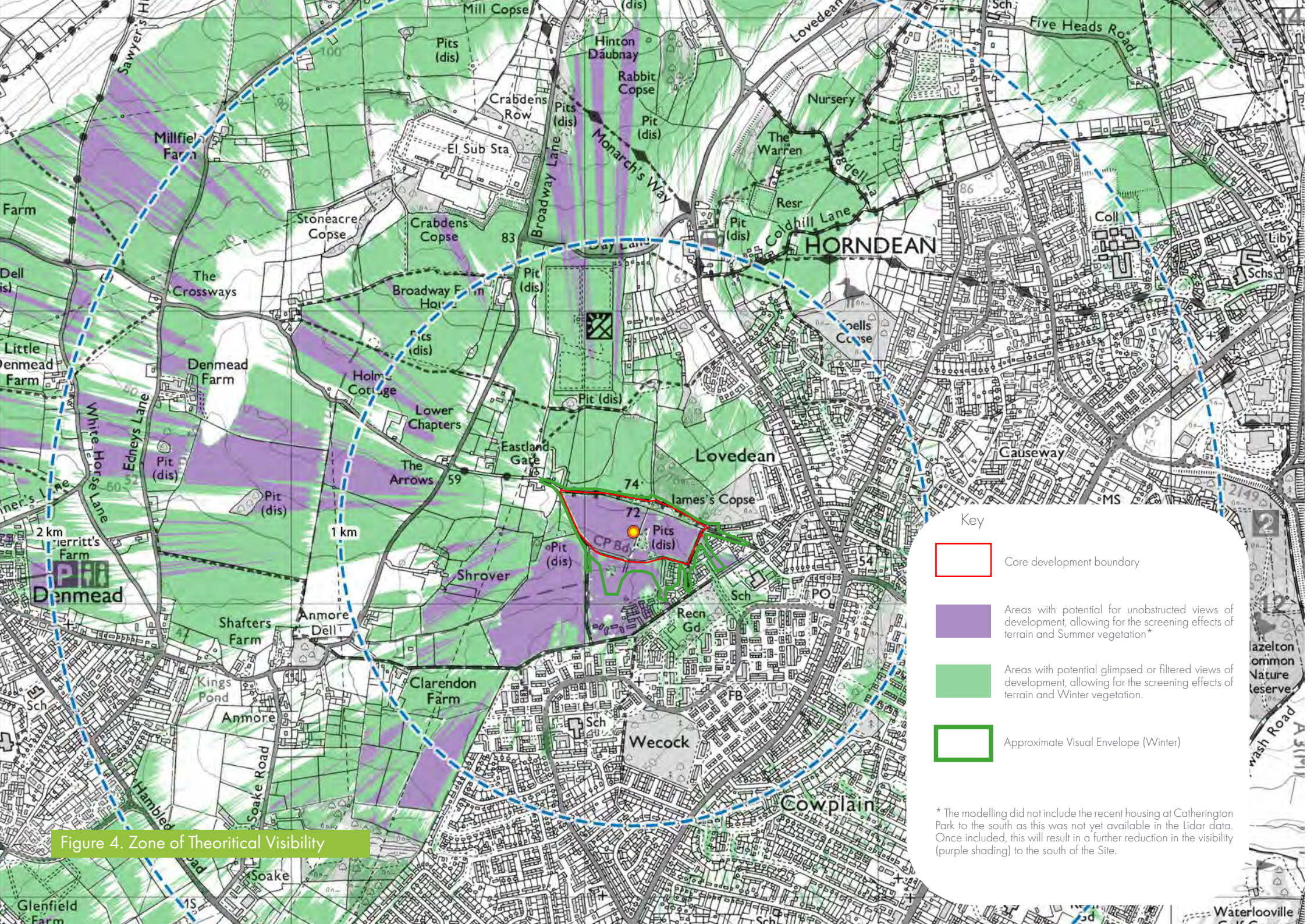


Figure 4. Zone of Theoretical Visibility



Figure 5. Photographic Viewpoint Locations



## Key



Core development boundary



Additional land under control of applicant

## PHOTOGRAPHIC VIEWPOINTS



Site Photographs



1 From BOAT along the northern part of the Site, looking west. The Site is scarcely seen even during the winter months.



2 From north-eastern corner of site looking across the eastern field. New development at Woodcroft Farm can be seen to the south of the site. Mature boundary trees and hedgerows provide good screening from the wider area.



3 St. James's Copse adjacent to the northern boundary of the site.



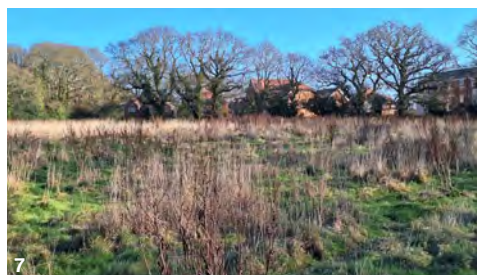
4 From northern boundary of the site looking towards the site's eastern and southern boundaries, with mature oak.



5 From eastern boundary of the site, looking across the eastern field, towards James's Copse.



6 From the north-western boundary of the eastern field, looking back towards the Woodcroft Farm development to the south and east.



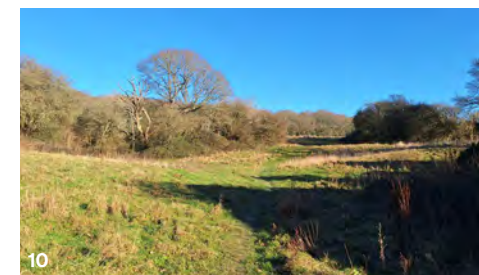
7 From centre of eastern field looking towards housing on Merritt Way.



8 From eastern field looking towards new apartments in Caversham Park.



9 South-western side of eastern field, looking towards Coddington Grove, Catherington Park.



10 From southern boundary of the Site looking to the north-east across the eastern field.



11 From informal footpath running between the site's western and eastern fields, looking to the south.



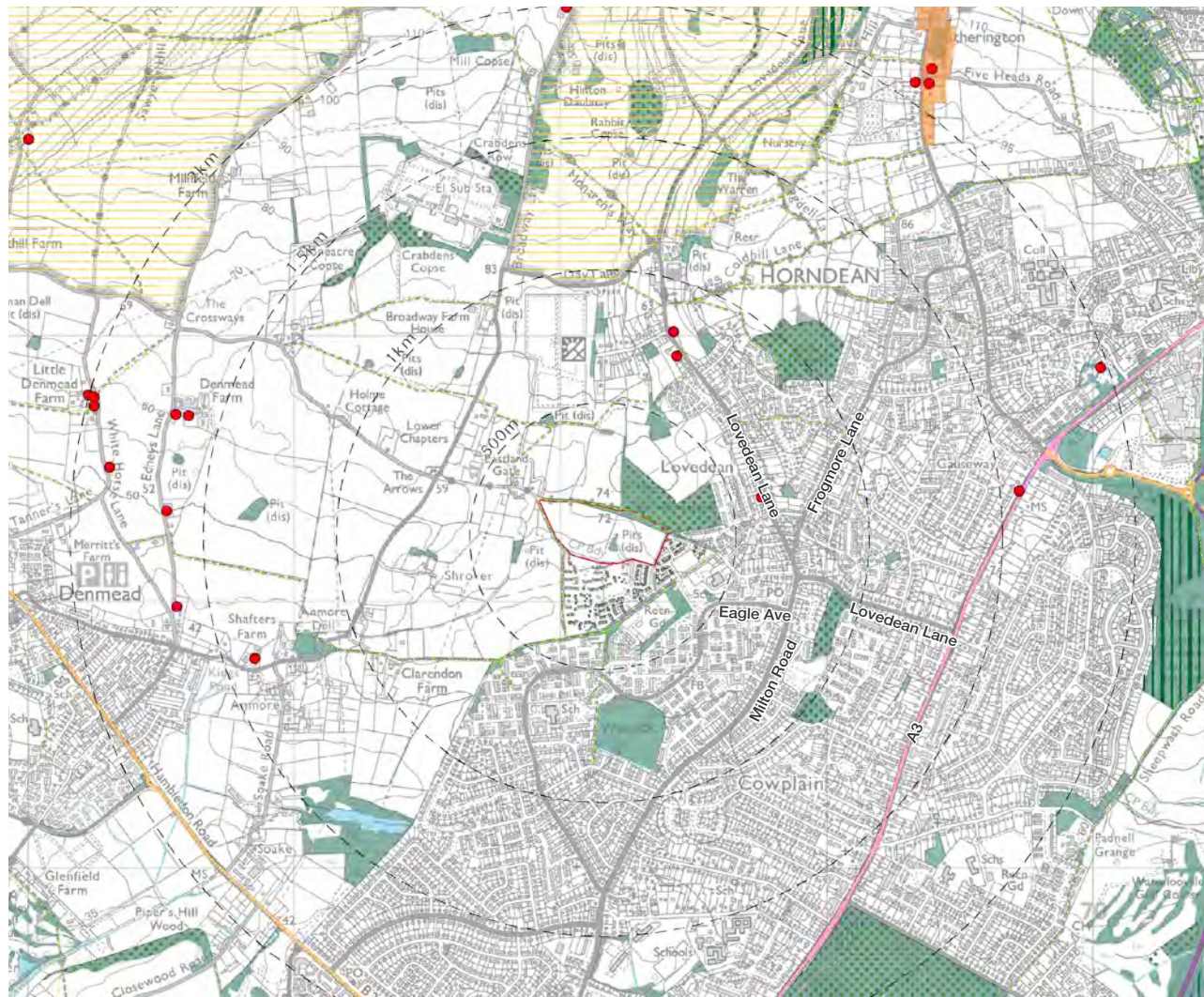
12 From track through centre of the Site, looking to Coddington Grove, Catherington Park to the south-west, across the Site's western field.



13 From the centre of the western field, looking towards James's Copse (and adjacent telecommunications mast) to the north-east.



14 Public path to the south of the Site's western field.



#### Key

 Core development boundary

#### ACCESS

 Primary Street

 A Road

 B Road

 Motorway

 Public Right of Way (PRoW)

 Open Access Land  
The Countryside and Rights of Way Act 2000  
(CROW Act)

#### VEGETATION AND LANDSCAPE FEATURES

 Ancient Woodland

 Non-Ancient Woodland

 Surface Water

#### LANDSCAPE/TOWNSCAPE DESIGNATIONS

 Listed Building

 South Downs National Park

Figure 6. Landscape designations



Adjacent to the northern field hedgerows, a 'Byway Open to All Traffic' (BOAT) runs along to the north of the site and, beyond this, to the immediate north of the site St. James's Copse is an area of ancient woodland. A further recreational footpath runs through the southern part of the site, adjacent to a public open space and housing within Coddington Grove. In addition two further bridleways run adjacent to the site's western and eastern boundaries, meaning that the site is extremely well connected to both the existing housing areas to the south and east and countryside to the north and west

## 2.2.4 Visual Appraisal

The site is visually very well-contained, even during the winter months, benefiting from the screening effects of vegetation and buildings within the immediate surrounding area. To the north, St. James's Copse and the adjacent strip of hedgerows adjacent to the BOAT screen views, whilst to the east views are limited by the mature oak trees and native hedgerow around the site and housing on Merritt Way beyond. To the south, further housing within Catherington Park (Merritt Way and Coddington Grove) together with mature oak trees and hedgerows around the site boundary also provide good screening, whilst to the west double hedgerows screen views from the wider countryside.

Key views into the site are therefore limited to glimpses from the BOAT within the northern part of the site, the public bridleways immediately adjacent to the site's western and eastern boundaries and from short stretches of public highway and homes immediately adjacent to the site within Catherington Park to the south and east. Any development would therefore generate an extremely limited Visual Envelope.

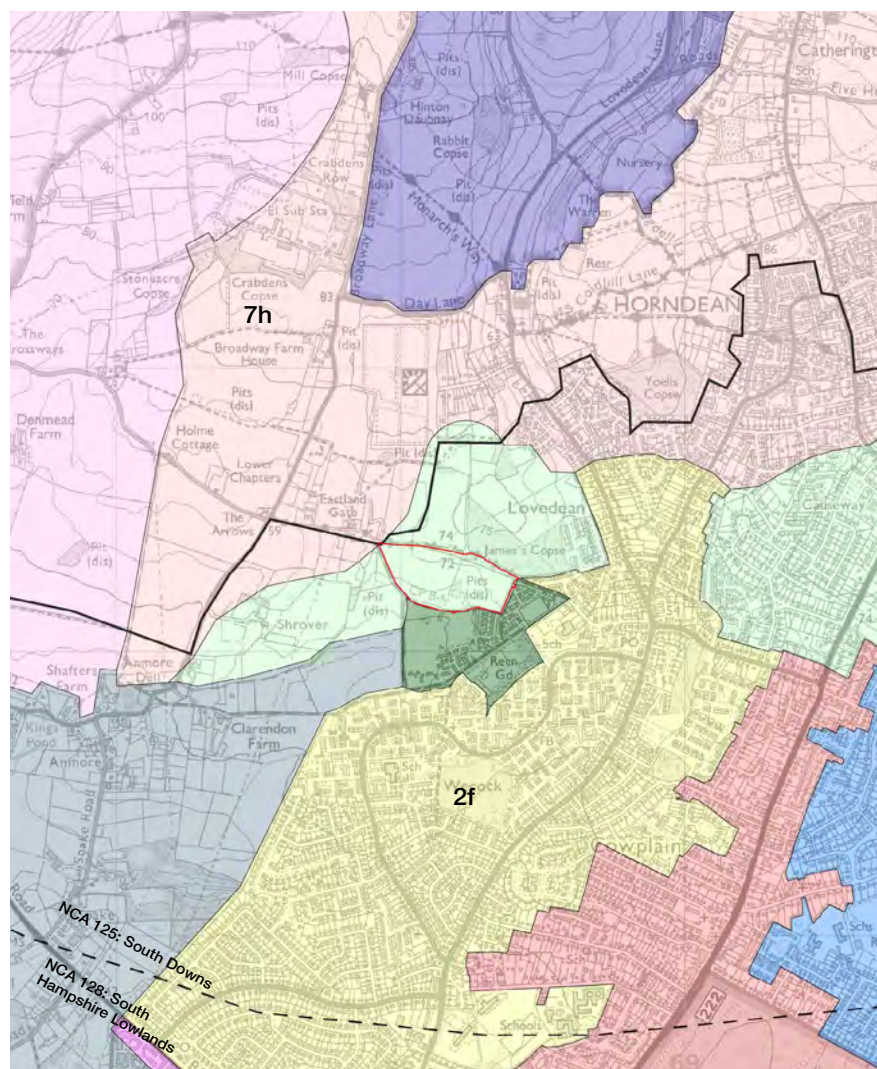


Figure 7. Landscape character areas

### Key

Core development boundary

### Hampshire Integrated Landscape Character Assessment (2010)

7h South East Hampshire Downs (7h)

2f Forest of Bere East (2f)

### Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)

LCA1 - Waterlooille and historic route

LCA2 - Waterlooille western suburbs

LCA3 - Woodcroft Farm

LCA4 - Waterlooille Business Park

LCA5 - Purbrook and Waterlooille - eastern suburbs

LCAB A3 (M) corridor Residential area

LCA9 - Waterlooille Golf Course

LCA10 - Blendworth Common and woodlands

LCA11 - A3 (M) Eastern Corridor

### Winchester Landscape Character Assessment (2022)

LCA17 - Hambledon Downs

LCA18 - Forest of Bere Lowlands

### East Hampshire District Landscape Character Assessment (2007)

3: Downland Mosaic  
i - enclosed  
ii - open

3a: Clandfield

3f: Horndean - Clandfield Edge

10: Wooded Claylands

10a: Havant Thicket and Southleigh Forest

## 2.3 Ecology

### 2.3.1 Policy context

Policy CP21 of the Joint Core Strategy seeks to ensure that development proposals maintain, enhance and protect the District's biodiversity and surrounding environment.

### 2.3.2 Assessments

The masterplan has been informed by ecological assessments and the resulting scheme seeks to retain and bolster the established vegetation to the boundary of the site, which provides both commuting and foraging opportunities for ecology. In addition, a generous 'green' core running through the centre of the development will provide nature focused areas, allowing flora and fauna to traverse through the scheme offering a significant biodiversity gain within the site.

A Habitat Assessment and species specific studies have been carried out, including wintering birds and bats, and this has had a major influence on the design of the masterplan.

Most of the site comprises intensive pasture/ paddock land of low ecological value. However, there is a good network of hedgerows within and around the site, and woodland to the north on the site fringes. There is a central wooded valley and small watercourse that runs down from the north to the south.

### 2.3.2 Species

Evidence of bats and some interesting wintering and breeding birds have been found on site. There also are a signs of badgers, both foraging and also network of badger setts within the valley area. There are no signs of dormice, even though the area has been comprehensively surveyed.

There are significant opportunities for habitat enhancement on site through retention of existing valuable features, combined with extensive planting on farmland of native tree and plant species and the creation of new habitats. There are significant opportunities for enhancement in the surrounding area, through improving water quality leaving the site, the creation of wildlife corridors and by increasing connectivity between habitats.

Extended phase 1 habitat and protected species surveys have been undertaken across the proposed development site. Assessments of desk studies including the proximity to designated sites and protected notable species were made. The impact assessment concluded that without mitigation there would be a significant impact on the statutory sites within the assessment area.

### 2.3.3 Mitigation

Mitigation measures including seasonal timing restrictions or supervising works in relation to nesting birds and reptile habitat degradation. Implementing these mitigation measures will ensure that there are not any residual effects.

The proposed enhancement measures will result in a minor positive impact overall.



Blue Tits evident on site



Pipistrelle bats foraging on site along tree lines



Evidence of badger foraging and setts.



## 2.4 Ground Conditions

### 2.4.1 Investigations

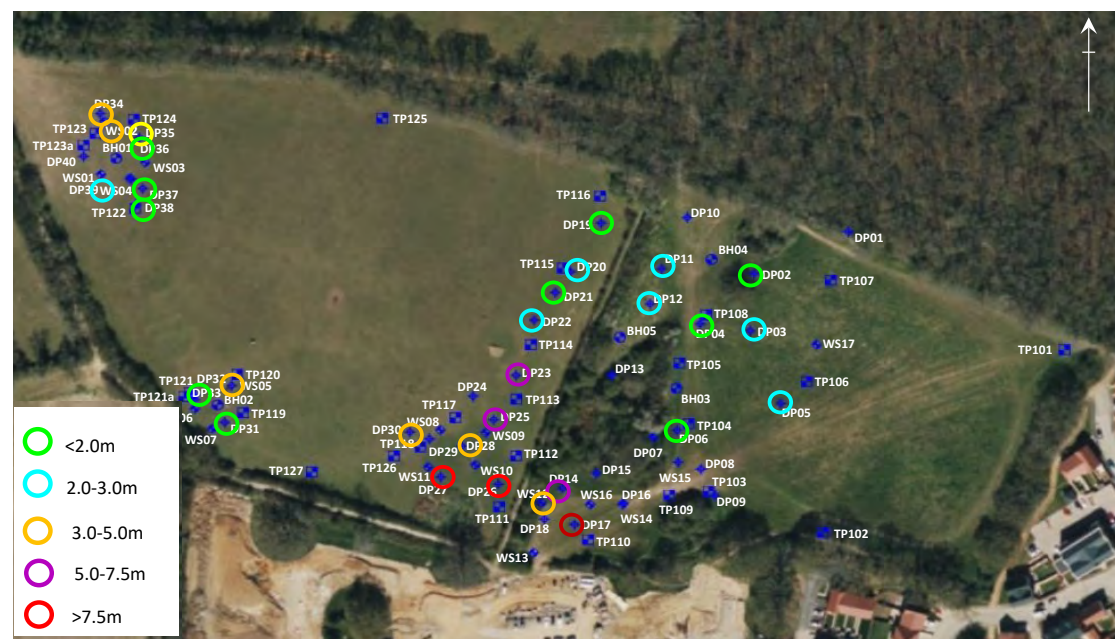
On the basis of initial ground investigations, Grainger Plc commissioned extensive and intrusive ground investigations works to inform the scheme. This has identified chalk solution features at specific locations within the site. The masterplan has therefore been informed by the findings of these investigations, which incorporates the chalk solution features within public open space and as landscaped features. This benefits the scheme through the provision of generous leisure and ecological areas, which improve biodiversity and well-being.

### 2.4.2 Mitigation

Where there is development over the chalk solution features, the masterplan has sought to ensure that the depth of the features is as minimal as possible and that mitigation measures will be required, such as the use of pile and beam construction solutions. Inevitably there are areas that will require mitigation measure, in particular to enable the southern vehicular access to be constructed.

South-central area of site where there is some evidence of sinkholes.

Figure 8. Location of surveyed chalk solution sink holes and depth tested.



## 2.5 Hydrology

A review of the Environment Agency Flood Risk Map confirms that the entire site is an area at low risk of flooding from rivers or the sea (Flood Zone 1). Referring to the EA Risk of Flooding from Surface Water Map, there is a potential risk of areas of pluvial flooding, which are mainly concentrated within the large sinkhole. Other areas in the site have a very low chance of being affected by surface water. The site is greenfield, therefore there is the assumption that surface water runoff is currently routed to field drains.

The local SFRA has identified that the Chalk is the predominant bedrock that underlies many parts of East Hampshire. The SFRA shows that historical groundwater flooding does not include the areas surrounding the site and the BGS susceptibility to groundwater flooding also indicates that there is a low risk of flooding from groundwater sources at Woodcroft farm.

Hydrologist and drainage experts have been appointed and their initial assessments have informed the masterplan layout, which will incorporate features to ensure that the scheme will be suitably flood risk resilient whilst also ensuring that the risk of flooding is not increased off-site.

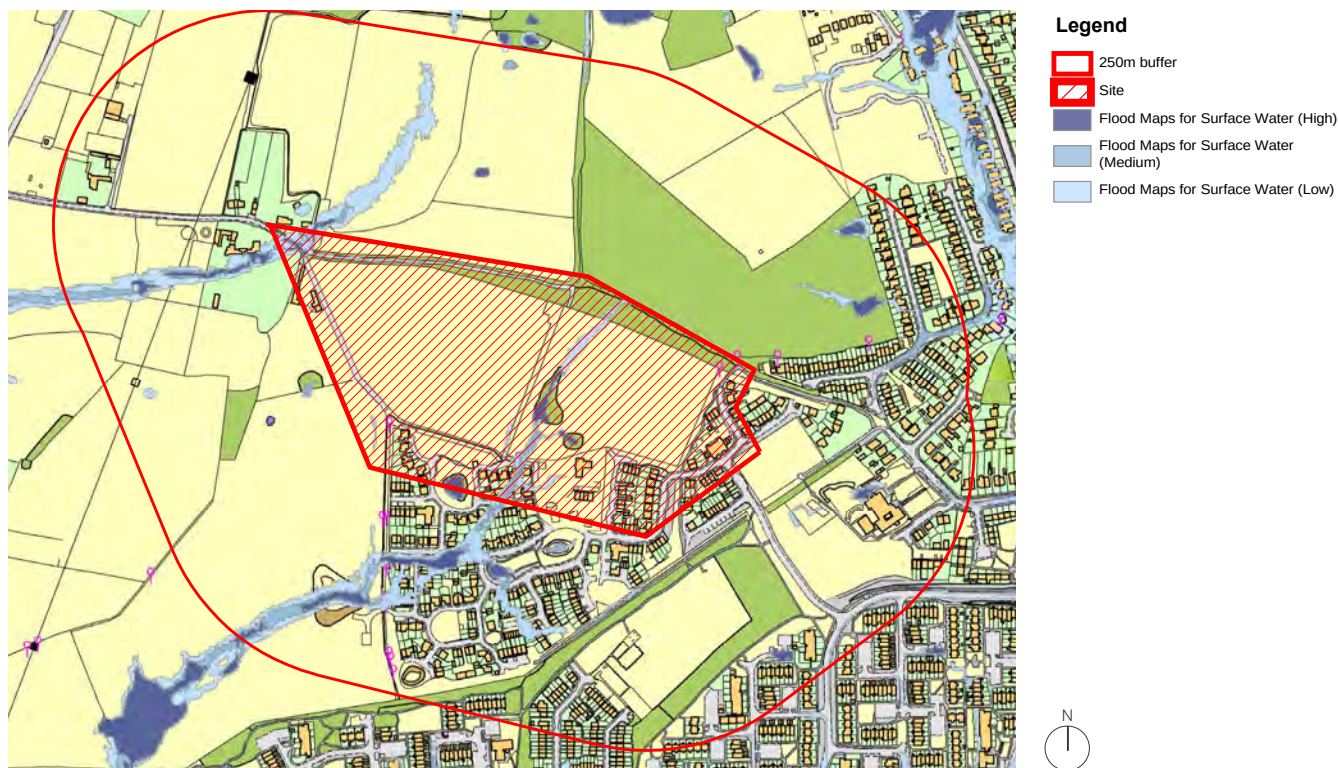


Figure 9. Surface water flood data (Hampshire County Council)



## 2.6 Infrastructure and Utilities

For the connection of the development to the existing networks of all utilities, a report has been prepared to summarise the status, key constraints and new connection options for the site. Utilities covered in the report are potable water, electricity, and telecoms.

It is expected that all the water and foul network networks will have the required capacity to service the new site without the need for off-site reinforcement, however this will be confirmed with network capacity check responses from the incumbent utility providers, and for the electric capacity for review with the development phases to the south and SSEN is required to confirm the amount of capacity available. It is expected that connections will be made into the Catherington Park development of water, electricity, gas, broadband, and sewage.

There are no utility constraints or easements on site. A redundant telecoms tower was previously located to the north of the site, which has subsequently been decommissioned and removed.

## 2.7 Heritage

There are no designated assets (Scheduled Monuments, Listed Buildings, Registered Battlefields or Registered Parks and Gardens of special historic interest) on the site.

Listed buildings within circa 1 Km of the site include: near the site include:

- Rose Cottage: Grade II Listed Building (600m)
- The Old Thatched Cottage: Grade II Listed Building (750m)
- 224 and 226: Grade II Listed Building (800m)
- Barn at Shafers Farm: Grade II Listed Building (1.4km)

Given the proximity of the heritage assets, there will be no visual impact upon their setting provided by the proposed development at Woodcroft farm Phase 3.



The Old Thatched Cottage - Grade II Listed Building 600m from site



224 and 226, Horndean - 800m from site



Catherington Park



## 2.8 Connectivity and Transport

### 2.8.1 Context and access to facilities

Policy SP31 of the Joint Core Strategy requires, amongst other considerations, that highway design meets the needs of vehicular traffic and the need for safety, in addition to encouraging the use of sustainable modes of transport.

The site is sustainably located relative to the Catherington Park development situated immediately to the south and the settlement of Horndean which is located immediately north-east of the site. Cowplain is to the east, and Waterlooville is to the south of the site with its range of employment, leisure, and retail provision.

An analysis of the site's location relative to local amenities demonstrates that a number of convenience retail, recreational/play facilities, education and community facilities are located within 800m of the site, with a number of others within easy access as demonstrated in the following table:

| Service / Facility                      | Distance | Walking Time (minutes) | Cycling Time (minutes) |
|-----------------------------------------|----------|------------------------|------------------------|
| Curlew Gardens Bus Stop                 | 550m     | 7                      | 2                      |
| Woodcroft Primary School                | 550m     | 7                      | 2                      |
| Wecock Play Area                        | 550m     | 7                      | 2                      |
| Dove Close Bus Stops                    | 750m     | 9                      | 3                      |
| Tesco Express (Woodcroft Lane)          | 750m     | 9                      | 3                      |
| Premier Convenience Store               | 900m     | 11                     | 3-4                    |
| Lovedean Pharmacy                       | 950m     | 12                     | 4                      |
| The Acorn Community Centre              | 1.1km    | 14                     | 4-5                    |
| Wecock Recreation Ground and Skate Park | 1.2km    | 15                     | 5                      |
| Lovedean Village Hall                   | 1.2km    | 15                     | 5                      |
| Lovedean Post Office                    | 1.3km    | 16                     | 5                      |
| Hart Plain Infant School                | 2.4km    | 30                     | 9-10                   |
| Cowplain Shops                          | 2.4km    | 30                     | 9-10                   |
| Hart Plain Junior School                | 2.5km    | 31                     | 10                     |
| Vine Medical Group - Health Centre      | 2.5km    | 31                     | 10                     |
| Horndean Technology College             | 2.7km    | 32                     | 11                     |
| Morrisons (Horndean)                    | 2.7km    | 34                     | 11                     |
| The Cowplain School                     | 2.8km    | 35                     | 11                     |
| Horndean Shops                          | 3.2km    | 40                     | 13                     |
| Horizon Waterlooville Leisure Centre    | 3.5km    | 44                     | 14                     |
| Lidl                                    | 3.6km    | 45                     | 14                     |
| Sainsbury's                             | 3.6km    | 45                     | 14                     |
| Waterlooville Town Centre               | 4.1km    | 51                     | 16                     |

**TABLE 1. Local Facilities**

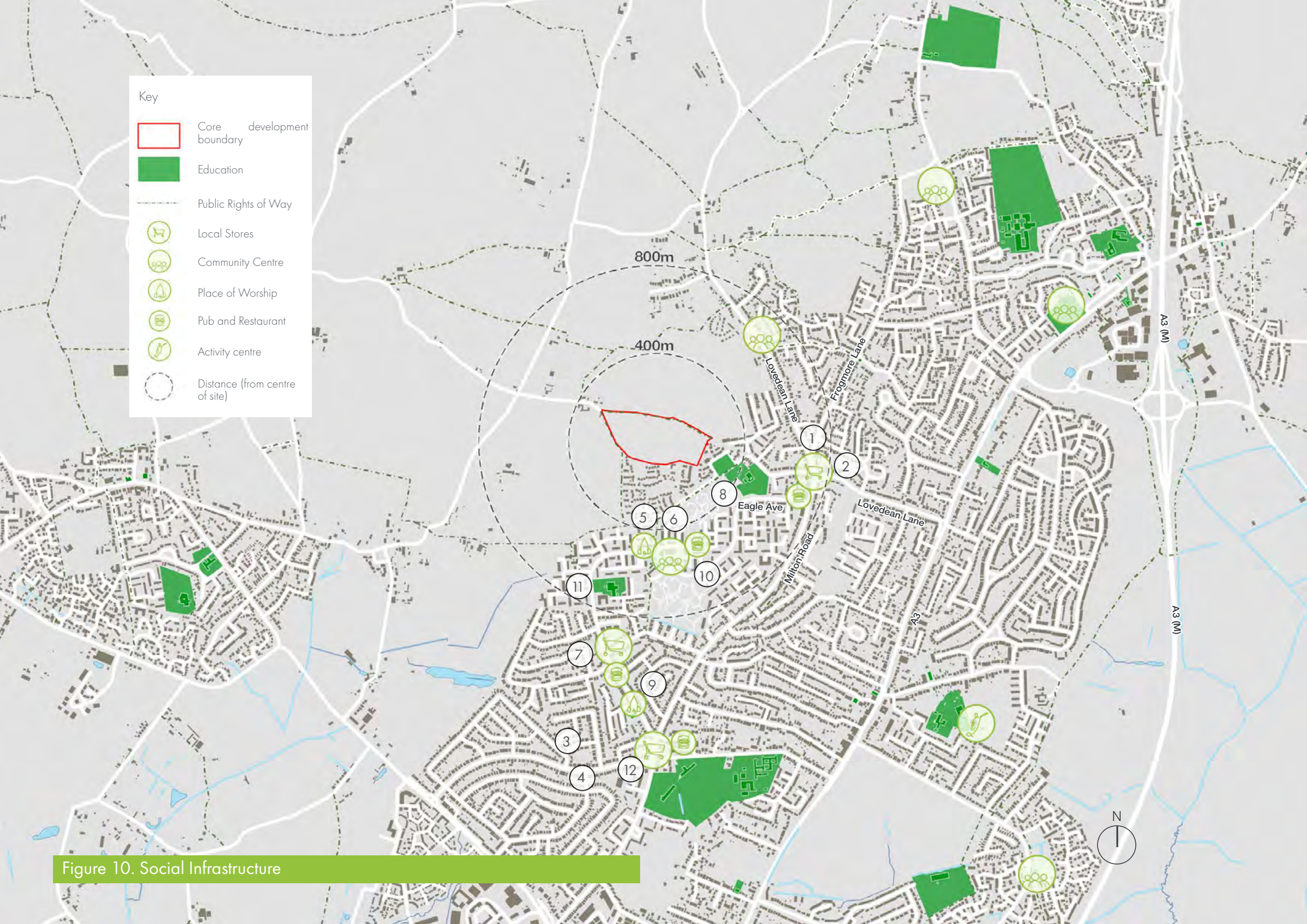


Figure 10. Social Infrastructure