

Statement of Community Involvement

Reserved Matters Application for 43 Dwellings

Land West of Old Manor Farm, South of Lower Road,
Bedhampton (Phase 2)

On behalf of Bargate Homes Ltd and VIVID Housing Ltd

Date: July 2024 | Pegasus Ref: P23-1017



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V1	19.06.2024	TM	JG	First draft
V2	23.07.2024	TM	JG	Final Draft



Contents.

- 1. Introduction 3
- 2. Community Consultation Policy Context 4
- 3. Community Consultation Programme 5
- 4. Consultation Feedback and Response 7
- 5. Conclusion 9

Appendices.

- Appendix 1 – Public Consultation Leaflet 10



1. Introduction.

- 1.1. This Statement of Community Involvement (hereafter referred to as SCI) has been prepared by Pegasus Group on behalf of the applicant, Bargate Homes and VIVID, in support of the submission of a reserved matters application to Havant Borough Council (hereafter referred to as HBC) for the residential development of 43 dwellings and associated works at Land west of Old Manor Farm, South of Lower Road, Bedhampton.
- 1.2. This statement describes the engagement that has taken place with local residents and interested parties prior to the submission of the application, summarises the feedback received, and explains how the proposals have evolved as a result of this consultation exercise.
- 1.3. The SCI has been prepared having regard to good practice and the guidance set out in relation to community consultation in both the National Planning Policy Framework (NPPF, updated December 2023) and HBC's SCI (adopted September 2022).
- 1.4. It should be read in conjunction with the Planning Statement, Design and Access Statement and other supplementary documentation / plans that have been prepared in support of this application, which provide further background to the application site, details of the proposed development and pre-application consultation with HBC.



2. Community Consultation Policy Context.

2.1. Bargate Homes and VIVID are committed to effective community consultation in line with the Government's objectives for community involvement in planning, as set out in the National Planning Policy Framework (NPPF) dated December 2023.

2.2. The NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities, stating at paragraph 39 that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

2.3. HBC adopted its Statement of Community Involvement (SCI) in September 2022. This statement sets out HBC's expectations from the development industry for involving the community in the consideration of planning applications within the Borough. Paragraph 4.17 of the Council's SCI states:

"The Borough Council considers it very important that local people are involved in the development management process as early as possible.. The Council therefore encourages applicants on major, significant or sensitive sites to engage with the community before a planning application is submitted."

2.4. In relation to community consultation, at paragraph 4.14 of HBC's SCI states:

"Applications may need to be supported by a statement setting out how the applicant has complied with the requirements for pre-application consultation and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals. The level of consultation should be proportionate to the scale and significance of the application.."

2.5. To this end, Bargate Homes and the wider project team have, to date:

- Sought pre-application advice from the Local Planning Authority prior to proceeding with a reserved matters application, to secure an initial view on the proposals and confirm what is required as part of the application submission (in February 2024);
- Engaged with key stakeholders and the public during the preparation of the draft proposals and invited constructive feedback and involvement in the emergence of the submitted proposals; and
- Gained an understanding of the local issues so that the proposed scheme can respond accordingly.

3. Community Consultation Programme.

Previous Consultation

- 3.1. The reserved matters consultation exercise set out below builds upon an earlier phase of public consultation that was undertaken in September 2021 relating to the outline planning application at the site (ref. APP/21/O1071). Full details of the earlier consultation are set out in the SCI that accompanied the outline application. At that time, only the principle of development for up to 43 dwellings and the detailed site access arrangements were being considered. However, the comments received influenced the design of the illustrative masterplan. Many of the design principles established as part of that process have been carried forward to the reserved matters detailed proposals which have been consulted upon more recently, as set out below.

Reserved Matters Consultation

- 3.2. Online consultation produces higher response rates and better coverage than in-person consultation (The Consultation Institute, 2020¹). As such, the applicant has undertaken a comprehensive leaflet drop and online consultation for this reserved matters application.
- 3.3. A project website was set up at www.lowerroadphase2.co.uk. Figure 1 provides a screenshot of the homepage of the consultation website.

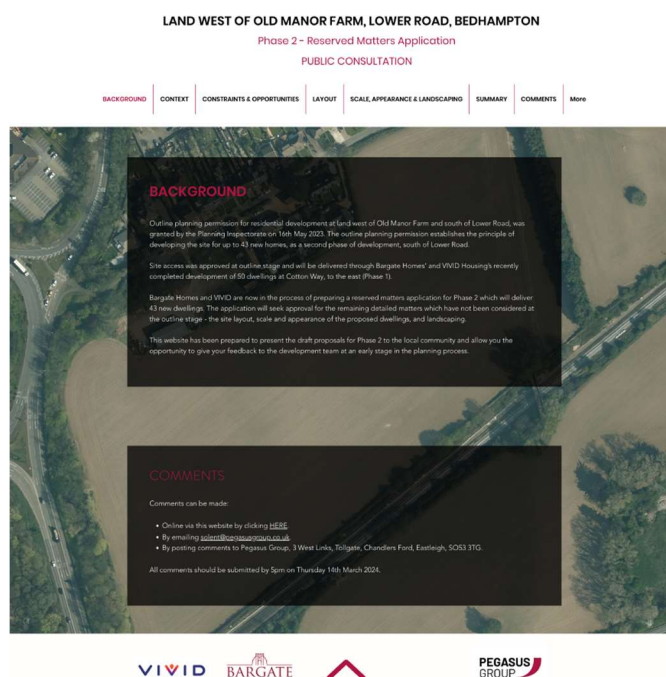


Figure 1: Public Consultation website screenshot

¹ The Consultation Institute, 2020. *Online vs face-to-face consultation*. Available at: <https://www.consultationinstitute.org/online-vs-face-to-face-consultation/>



- 3.4. An online public consultation invite was distributed by posted leaflet (Appendix 1) on 22nd February 2024 which invited comments by 14th March 2024 (a period of 3 weeks). The leaflets were distributed to 210 addresses in the immediate area.
- 3.5. The leaflet invited residents to the website where details were provided on how they could submit comments online, by email or by post if preferred. The comments form on the website did not ask specific questions but instead invited general comments to allow residents to raise any issues they felt relevant.
- 3.6. A total of 8 responses were received to the online public consultation via the website, from 8 residential addresses. These are discussed and responded to in Section 4.0.
- 3.7. Bedhampton Ward Councillors, Cllr Guest, Cllr Fairhurst and Cllr Gray were also notified of the above online public consultation via email on 20th February 2024 and their comments were invited.



4. Consultation Feedback and Response.

4.1. The proposed development has been finalised after reviewing feedback from the local community. Amendments have been made to the development insofar as is possible to address the feedback received.

4.2. The following is a summary of the feedback received on the proposal, along with responses to the specific issues raised. The feedback topics are included below in order of frequency raised in the responses.

- Highways Safety, Access and Construction Traffic
- Principle of Development / Loss of Green Space
- Biodiversity
- Noise
- Design

Highways Safety, Access and Construction Traffic

4.3. Several of the responses to the consultation raised concerns in relation to highways safety, access and construction traffic.

4.4. The impact of the proposed development in terms of highways implications was assessed by Hampshire County Council (HCC), as the Local Highway Authority, as part of the outline planning application. HCC raised no objection to the proposed development, subject to the imposition of conditions and securing sustainable transport measures via a S106 Agreement. Site access details were approved as part of the outline application.

4.5. The appeal inspector also thoroughly considered the highway impacts of the proposed development, concluding at paragraphs 27 and 28 of his report: *"The evidence before me, including the comments for the LHA, demonstrate that the level of traffic that the proposal would add to network would not harmfully alter the existing situation in isolation or cumulatively. Accordingly, Lower Road would still function as an acceptable shared space. Overall, the highway and transport impacts arising from the occupation of the scheme would be acceptable."*

4.6. With regards to construction traffic, this will be routed via the track to the east and south of the phase 1 development to minimise impacts upon residents of phase 1. The track will be removed and landscaped upon completion of the phase 2 development. Furthermore, condition 6 of the outline planning permission requires the submission of a Construction Environment Management Plan (CEMP) to Havant Borough Council for approval, prior to the commencement of development. This will set out measures to reduce the impact of construction traffic including details of construction traffic routes and their management and control, arrangements for deliveries, protection of pedestrian routes during construction and parking and turning arrangements. The CEMP will also demonstrate the means of reducing the effects of noise, vibration, dust and site lighting. Bargate Homes are committed to ensuring that such measures are implemented to minimise any effects upon neighbouring residents during the construction process.



Principle of Development / Loss of Green Space

- 4.7. The principle of residential development at the site has already been established through the grant of outline planning permission. In approving the outline application, the appeal inspector noted the benefits that the scheme would deliver, including helping to boost the supply of housing in accordance with the policies of the National Planning Policy Framework.
- 4.8. A significant proportion of the site will be retained as green open space and opened up for public access.

Biodiversity

- 4.9. Concerns have been raised by residents regarding the impact of the proposed development upon biodiversity.
- 4.10. The ecological mitigation measures and recommendations agreed at the outline stage are carried forward to the reserved matters proposals.
- 4.11. An Ecological Mitigation and Enhancement Strategy is submitted with the reserved matters application. This sets out a range of measures to mitigate any impacts of the development upon ecology as well as measures to secure at least 10% biodiversity net gain.

Noise

- 4.12. Two residents expressed concerns in relation to noise from the A27/A3(M) upon residents of the new development.
- 4.13. The design and layout of the proposed development has been informed by recommendations from 24 Acoustics noise consultants which seek to minimise noise impacts from the A27/A3(M) and the railway. This includes setting habitable rooms back from these noise sources, with gardens located behind the proposed buildings, as well as the installation of suitable glazing and ventilation. On this basis, the assessment concludes that an appropriate acoustic environment can be provided to the proposed residential properties.

Design

- 4.14. One comment suggested that the use of features such as chimneys, buttresses and “blind” windows (as used in phase 1) would not be appropriate if they are “false” features. The design of the dwellings at phase 1 was well received, with the appeal inspector commenting *“The scale and design of the dwellings proposed, with a maximum of two-storey height and a mix of gable and hipped roofs would not appear out of context with the range of existing dwelling types in the local area. The proposed materials and architectural detailing of the dwellings, including timber boarding, decorative brick detailing, chimneys and arched brickwork above windows would be reflective of locally found design details... I am satisfied the proposal would provide a high quality environment for future residents and visitors.”*



5. Conclusion.

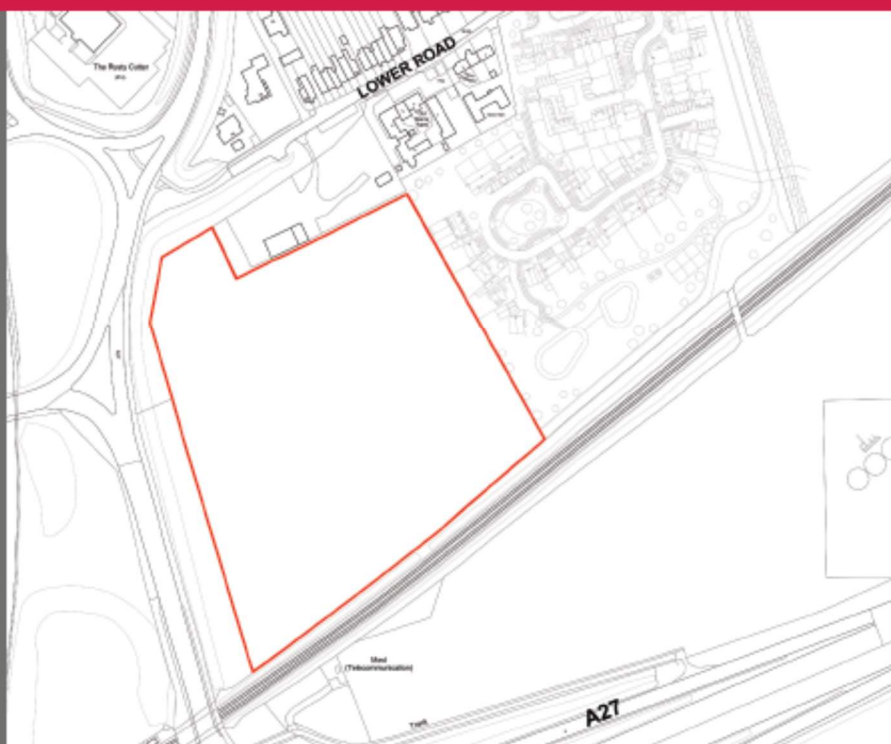
- 5.1. This Statement of Community Involvement (SCI) has been prepared by Pegasus Group on behalf of the applicant, Bargate Homes and VIVID, in support of the submission of a reserved matters application for the residential development of 43 dwellings and associated works at Land west of Old Manor Farm, South of Lower Road, Bedhampton..
- 5.2. In accordance with good practice, Government guidelines, HBC planning policy and the applicant's commitment to community engagement, a thorough consultation exercise has been undertaken to inform the proposals for the site.
- 5.3. The public consultation exercise has provided the local community and other key stakeholders the opportunity to become involved in and influence the proposals, in addition to identifying their specific aspirations or concerns in relation to the site.
- 5.4. This SCI also demonstrates that the applicant has responded positively to HBC's SCI and, in particular, guidance which seeks a programme of community involvement to best suit the specific proposals and the particular site.
- 5.5. Where possible, issues that were raised during the consultation process have been addressed as part of the submitted proposals.
- 5.6. The submitted application represents the completion of an inclusive pre-application consultation process. The applicant is committed to maintaining an ongoing dialogue with HBC, the local community and other stakeholders during the application process.

Appendix 1 – Public Consultation Leaflet



Land West of Old Manor Farm, Lower Road, Bedhampton

Phase 2 – Reserved Matters | Online Public Consultation Invite
22nd February – 14th March 2024



Dear Resident

As you may be aware, outline planning permission has been granted for residential development at land west of Old Manor Farm, Lower Road, Bedhampton. The outline permission establishes the principle of developing the site for up to 43 new homes, as a second phase of development, south of Lower Road.

Site access was approved at outline stage and will be delivered through Bargate Homes' recently completed development of 50 dwellings at Cotton Way, to the east (Phase 1).

We are now in the process of preparing a reserved matters application for Phase 2 which will deliver 43 new dwellings and open space. The application will seek approval for the remaining detailed matters which have not been considered at the outline stage – the site layout, scale and appearance of the proposed dwellings, and landscaping.

Bargate Homes and VIVID invite you to our online consultation where the draft reserved matters proposals can be viewed. The consultation website is available at:

www.lowerroadphase2.co.uk

We would very much welcome your feedback on the proposals. Full details of how to submit your comments are set out on the website which is available to view for 3 weeks from 22nd February until 14th March 2024.

We thank you for your time and look forward to receiving your comments.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ

We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK