

Land south of Lower Road, Bedhampton

Site Specific Infrastructure Statement

Produced in accordance with the Council's Template <https://www.havant.gov.uk/site-specific-infrastructure-delivery-statement>

Refer also to Design and Access Statement and Statement of Community Involvement

Infrastructure Provision	Summary of area/site specific issues This should draw upon any area or site specific issues identified by the local community at scoping stage.	What discussions/actions have taken place as a result? Outline of the consultation and engagement with local infrastructure and service providers as part of the preapplication in relation to this type of infrastructure provision. What did this process reveal and what action(s) will be undertaken as a result? e.g. design changes, mitigation through S106	What projects/programmes are already in place to serve the development? Provide details of projects or programmes which will deliver infrastructure already planned by infrastructure providers, including details of what will be delivered and when, with reference to the delivery and phasing of the development (as appropriate).	What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it? Identify what infrastructure upgrading/improvements should be provided as part of the development, the cost of the infrastructure scheme and how it will be delivered through the development. Will the mitigation fully address the impact on infrastructure provision? If not, can it transparently be shown why this is not possible?
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<u>Highways</u>	<i>Sustainable Transport</i>	Pre-app with HBC and HCC considered continued use of Lower Road as a shared surface street.	HBC and HCC agreed that the existing infrastructure is appropriate to serve the development.	None
	<i>Site Access</i>	Pre-app with HBC and HCC considered the route for a new footway to connect to Lodge Road.	HBC and HCC suggested the new footway be routed within the site to connect to the Post Box and allow retention hedgerow.	The HBC and HCC suggestion was agreed and shown as part of the proposed development on drawing ITB12174-GA-002.
	<i>Transport Impact</i>	Pre-app with HBC identified the need for an assessment of the Bedhampton Road roundabout.	The applicant funded further data collection and the TS includes a full analysis of the roundabout and an extensive pedestrian and cycle assessment of Lower Road demonstrating the existing infrastructure is adequate to serve the development	None

	<i>Improvements to Footpath 107</i>	Draft Policy H20	Footpath already exists	Policy requires enhancement of the path and improved signage. This could be undertaken by Bargate directly or a financial payment made in lieu
<u>Education</u>	<i>Capacity of local schools to accommodate development</i>	No pre-application response was received from HCC Education	In the event that HCC identify a school capacity issue, HBC's CIL 123 list identifies a S106 payment should be made	Bargate Homes will make a S106 contribution, subject to compliance with CIL Regulation 122
<u>Flood Risk and Drainage</u>	<i>Flood Risk</i> <i>Drainage</i>	The site is not located within an area at risk of flooding Pre-application meetings with HCC LLFA	N/A N/A	N/A Surface water from the development will be conveyed to the south of the site using swales which will connect into attenuation basins. The attenuation basins are linked to a borehole to dispose of surface water. The system has been designed in accordance with guidance which requires assessment against a 1 in 100

				year event, plus a 40% allowance for climate change
<u>Healthcare</u>	<i>GP Services</i>	Raised at public exhibition	There are 11 surgeries within 3 miles of the site	None. These surgeries are accepting new patients (source: NHS website 28 th March 2019)
<u>Public Open Space</u>	<i>HBC require on site provision</i>	Pre-application discussions identified a need for on site POS with a community orchard and allotments	There are existing children's play areas at Bidbury Mead	The proposals over-provide on-site POS when measured against the Council's requirements. The POS will include a community orchard and allotments
<u>Community and Leisure Facilities</u>	<i>None raised</i>	N/A	There are ample community facilities within walking distance to the site. Havant Leisure Centre is located approximately 1.6 miles from the site	None

Utilities	<i>Foul Sewage capacity</i>	Pre-application meeting with Southern Water	There is an existing off-site sewer to the east of the site.	A new sewer from the development connecting into the existing sewer network to the east will be constructed by Bargate Homes. A standard “per unit” tariff payment will be made to Southern Water to carry out any necessary upgrades. Occupations will be restricted to a maximum of 25 units per year in order to allow for sufficient time for SW to carry out any upgrades.
	<i>Availability of mains services</i>	Quotes have been obtained from utility providers	The development can connect to existing apparatus in Lower Road	Bargate will fund the costs of these new connections and make payments directly to Statutory undertakers.
<u>Ecology</u>	<i>Mitigation for Brent Geese</i> <i>SPA Recreational Impact</i>	Pre-app discussions with HBC and Natural England	Financial contribution framework established by HBC/NE	Bargate will make a payment through the S106 agreement and also undertake on site improvements to the open areas of the site as identified in the Ecology Report supporting the application

	<i>Bechstein Bats</i>	Draft Policy H20	Site lies within area of search. Ecology surveys did not reveal presence of Bechstein Bats	Bat foraging and commuting corridors will be maintained. Street lighting will not be used on the development as the road will not be offered for adoption
<u>S106</u>	<i>Heads of Terms</i>	HBC/HCC Preapp	• 30% affordable housing, to be delivered on site • Enter into S278 Highways Agreement for site access • Footpath 107 improvements • Ecology Mitigation payments • Delivery of on site public open space • Formation of Management Company, details and funding to be approved by the Council • Possible Education contribution	
<u>CIL</u>	N/A	N/A	• Contribution estimated to be £460,000	