

Campdown, Purbrook

Infrastructure Delivery Statement

November 2019

Prepared by WYG on behalf of Persimmon Homes

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1.0 Introduction

3.1 Havant Borough Council adopted the Local Plan Housing Statement on 7th December 2016. This document was revoked by the Council (Jan 2019) in line with the public consultation draft of the Local Plan 2036. However, given the historic nature of the planning application for the Campdown site a comprehensive Infrastructure Delivery Statement (IDS) has been completed to support an updated planning application. An IDS is required to allow the Council to consider the principle of residential development favourably on those sites where there is justification to make a departure from Policies CS17 and AL2 of the Adopted Land Plan.

3.1 Extract from Guiding Principle 4 from the Local Housing Plan.

Guiding Principle 4

The principle of residential development on Table 2 sites will be considered favourably in order to contribute towards the objectively assessed housing need and to significantly boost housing supply in the Borough. This material consideration means that there is sufficient weight to justify a departure from Policies CS17 and AL2. Proposals coming forward for Table 2 sites will be expected to continue to meet the remaining requirements of the Adopted Local Plan. Such sites will only be agreed in principle if accompanied by an Infrastructure Delivery Statement, produced as agreed by and in collaboration with the Local Planning Authority.

Two identified housing development sites on Hayling Island (UE18 and UE77) are considered to have uncertain potential for development. The strategic infrastructure constraints facing this part of the Borough mean that the suitability of these sites will be fully explored through the comprehensive Local Plan Infrastructure Delivery Statement that will be part of the Havant Borough Local Plan 2036. This will highlight constraints at a site-specific level together with strategic infrastructure issues on Hayling Island and whether there is scope to mitigate these constraints and issues.

Three other sites (UE02a, UE54 and UE75) were also suggested through the consultation. The suitability of these sites will be fully explored through the preparation of the Havant Borough Local Plan 2036.

Development proposals on any sites not in the urban area (as identified by Policies CS17 and AL2) and not identified in Table 2 of the Local Plan Housing Statement will be resisted. This is due to the presence of site constraints which mean the adverse impacts of development would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework as a whole. If any such proposals are submitted as a planning application they should be accompanied by an Infrastructure Delivery Statement (in accordance with the requirements of the LPA) to demonstrate how the impact of the development would be completely mitigated.

Development proposals on the strategic site will be considered in accordance with Guiding Principle 5.

2.0 Executive Summary

- 2.1 The table below represents a summary of the anticipated infrastructure provision for the proposed development site, including where the developer would be expected to provide either on-site provision or financial contributions. The table also includes estimated costs associated with the development in respect of the Community Infrastructure Levy (CIL).

Section 16 Infrastructure Provision	Requirement	Contribution
Affordable Housing	Developer funded	
Transport/Highways	Sustainable transport contribution	
	Travel Plan TRO	On-site approx. cost to implement travel plan £78,000 developer contribution
	Off-site works/contributions	£550,000 plus costs for A3(M) Junction 4
Education	Primary School contribution	£1,705,375
Education	SEND provision	£856,022
Education	Secondary provision	Not required
Flood Risk and drainage	Developer funded	
Open space	Developer funded	
Play Equipment	Developer funded	
Community and Leisure	Developer funded	
Utilities	Developer funded	
Employment	Obligation in 106	
Heritage	Obligation in 106	
S106 total		£4,434,880 plus costs for A3(M) Junction 4
Solent Recreation Mitigation Partnership	Developer funded	£346 for each 1 bedroom dwelling £500 for each 2 bedroom dwelling £653 for each 3 bedroom dwelling £768 for each 4 bedroom dwelling £902 for each 5 bedroom dwelling Preliminary assessment of charge based on preliminary housing schedule – Phase 1: 81 No. 2 bed; 215 No. 3 bed; 21 No. 4 bed, Sub-total £197,023 Phase 2: 12 No. 1 bed; 37 No. 2 bed; 62 No. 3 bed; 19 No. 4 bed. Sub-total £77,730

		Phase 3: 12 No. 1 bed; 30 No. 2 bed; 218 No. 3 bed; 74 No. 4 bed. Sub-total £218,338. Total £493,091
CIL Residential (inc. garages)	TBC on planning permission	£111.79/sqm
CIL Retail	TBC on planning permission	£111.79/sqm > 280sqm £55.89/sqm < 280sqm
CIL Sub-Total	TBC on planning permission	
Total		

3.0 Purpose

- 3.1 The proposed Campdown development is a greenfield site which is proposed to provide a major residential led allocation as per the draft Havant Borough Local Plan 2036. Persimmon Homes proposal is for a total of 780 dwellings as part of the development.
- 3.2 Persimmon Homes and their consultants have engaged a number of infrastructure providers and key stakeholders in the formulation of proposals for the site. Discussions will continue following the submission of the planning application in November 2019 and receipt of comment on the IDS from Council Officers.
- 3.3 This IDS has been prepared to address the infrastructure topic area as suggested in the Havant Borough Council document entitled 'Guidance for Site Specific Infrastructure Delivery Statements'. The IDS covers the following infrastructure topic areas: Transports and Highways; Education and Early Years; Flood Risk and Drainage; Healthcare; Open Space; Community and Leisure Facilities; Utilities; Noise; Ecology; and Heritage.
- 3.4 The purpose of the IDS is to ensure that the effects of the development are properly mitigated through the provision of appropriate infrastructure.

4.0 Assessment

4.1 Transport and Highways

Access Junction	
Lead Organisation	Persimmon Homes. Hampshire County Council (HCC).
Main sources of Information	Traffic Surveys. Highway Boundary Mapping. Topographical Survey. Pre-application meeting with HCC on 5 th October 2016. Pre-application meeting with HCC and Havant Borough Council (HBC) on 28 th February 2018.
Existing Provision – current situation	The site frontage is College Road which is a single lane carriageway with a 40mph speed limit. Double yellow parking restrictions exist along College Road. A traffic survey was undertaken on College Road which demonstrated 85 th percentile speeds of 38.9mph southbound and 47.1mph northbound, with 24 hour traffic volumes of 1'867 northbound and 2'353 southbound.
Planned Provision – anticipated needs	Three arm signalised junction onto College Road to the south of South Downs College to include controlled pedestrian crossing provision. Estimated cost at this stage is £675,000.
Sources of Funding	Developer to fund/implement.
Key Issues and Rationale	Providing safe access from the site onto the local highway network for all road users whilst ensuring there is negligible impact on the operation of College Road.
Role of Planning Policy	Paragraph 108 of the National Planning Policy Framework (NPPF) states that "In assessing specific applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users."
Conclusion and Action	Providing a signalised junction will facilitate access to the development and ensure safe access for all site users

Off-site Improvements	
Lead Organisation	Highways England (HE) - A3(M). HCC
Main sources of Information	Traffic Surveys. Highway Boundary Mapping. Topographical Survey. Pre-application meeting with HCC on 5 th October 2016. Pre-application meeting with HCC and HBC on 28 th February 2018. Pre-application Scoping Note (ref: 048.0010.TN2).
Existing Provision – current situation	The following junctions are being assessed to determine the existing capacity of the local highway network and whether there are any specific constraints that need to be considered as part of the development proposals: College Road/Purbrook Way – a priority junction with right turn lane. Stakes Road/Stakes Hill Road – a four arm roundabout.

	Crookhorn Lane/Portsdown Hill Road – a priority junction with right turn lane. A3(M) Junction 4 – two linked roundabouts with a northbound only off slip and southbound only on slip. ASDA Roundabout – a partially signalised five arm roundabout. Bedhampton Roundabout – a four arm roundabout.
Planned Provision – anticipated needs	The following junctions were identified as potentially requiring improvements in future years: <u>Stakes Road/Stakes Hill Road</u> West of Waterloo MDA S106 agreement makes provision for the signalisation of the Stakes Road/Stakes Hill Road junction. The timing of these signals may be revised to accommodate the development. Likely to be no additional cost. <u>College Road/Purbrook Way</u> West of Waterloo MDA S106 agreement makes provision for the signalisation of the College Road/Purbrook Way. An additional lane on College Road on the approach to Purbrook Way may be required to accommodate the development. <u>A3(M) Junction 4</u> These roundabouts are likely to require improvements including widening of certain arms. Given the strategic nature of the site and the capacity constraints that are likely to occur in the future years without the development coming forward, HCC and HE may require additional improvement works to the junction. Given this the cost of these works is currently unknown. To encourage the use of sustainable forms of transport from the site other improvements are being considered. These include the provision of bus stops on College Road adjacent to the site, and a crossing point leading through to Atlantis Avenue to provide a direct pedestrian link to local facilities and schools. Exact phasing of the above is yet to be determined but likely to come forward post-occupation.
Sources of Funding	Combination of the following: • Developer implementing the scheme • Developer contributions • CIL
Key Issues and Rationale	Ensuring that the development does not have a severe impact on the operation of the local highway network, and that the network can operate within capacity in future years. Improvements to bus stops and footways would encourage the use of these modes and reduce the reliance on the private car.
Role of Planning Policy	Paragraph 108 of the NPPF states that “In assessing specific applications for development, it should be ensured that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effective mitigated to an acceptable degree.”

Conclusion and Action	The improvements that will come forward either as part of the development or through developer funding will ensure that the local highway network operates effectively in future years and that the impact of the development is mitigated.
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4.2 Education

Early Years	
Lead Organisation	HCC
Main sources of Information	Liaison with HCC. HCC and other provider websites.
Existing Provision – current situation	In the area surrounding the site there is Phoenix Pre-school and Barney Bears Pre-school to the north, Growing Places @ Moreland to the west, and Little Faces Nursery at South Downs College. Other nurseries, preschools and childminders are also present in the nearby area.
Planned Provision – anticipated needs	A nursery site has been identified on site on the eastern side of the development. This will be supplemented by capacity increases to existing facilities nearby.
Sources of Funding	As nursery and childcare provisions are run as businesses they are largely self-funded. However an amount is paid by the county Council (from Department of Education Grants) to cover the free element of this provision.
Key Issues and Rationale	Early years education and childcare provision should be accessible, flexible, inclusive and be provided through a range of providers and settings to meet parental demand. Developers should make provision for 80 No. early years places for every 1,000 houses over a mix of facilities including nurseries and childminders etc. HCC are required to secure early years education places offering 1,140 hours a year, over no fewer than 38 weeks, for every three and four year old child in the area.
Role of Planning Policy	In promoting sustainable travel plans, paragraph 38 of the NPPF requires that key facilities should be located within walking distance of most properties.
Conclusion and Action	Additional needs for numbers of children generated by the development will be provided by an on-site nursery located on the eastern side of the development, and by existing early years provision in the area.

Primary Schools	
Lead Organisation	HCC
Main sources of Information	Discussions with HCC
Existing Provision – current situation	Morelands Primary School – currently 1.5 form entry, FE lies to the south west of the site. HCC have plans to expand this to a 3FE primary to cope with local growth.
Planned Provision – anticipated needs	No additional capacity is required to be provided on site. Persimmon Homes together with two other development sites in the area will contribute to the costs of expanding the existing Morelands Primary School to 3FE to meet the needs of the development. HCC has confirmed that a contribution of £1,705,375 is required for the expansion of Morelands Primary School. A contribution of £856,022 towards additional SEND provision is also required.
Sources of Funding	Developer contributions.

Key Issues and Rationale	HCC has a statutory duty to ensure a sufficiency of school places for children in the County. According to HCC's Sustainable School Travel strategy it is expected a child would be able to walk up to two miles to school. Morelands Primary School is approx. 0.75 miles from the site.
Role of Planning Policy	In promoting sustainable travel plans, paragraph 38 of the NPPF requires that key facilities should be located within walking distance of most properties. The approach to meeting school provision is set out in paragraph 72 of the NPPF, and education infrastructure and needs are set out in paragraph 162 of the NPPF.
Conclusion and Action	No direct provision is required as part of the development for a new primary school. A contribution towards the expansion of the existing Morelands Primary School will be required. This expansion will need to be programmed to meet the needs of the development and will require expansion onto land currently in the ownership of Portsmouth City Council.

Secondary Schools	
Lead Organisation	HCC.
Main sources of Information	Discussions with HCC.
Existing Provision – current situation	There are two existing secondary schools in the catchment area: Purbrook Park School, 11-16 year old pupils – 848 capacity (739 pupils currently); Warblington School, 11-16 year old pupils – 900 capacity (616 pupils currently.)
Planned Provision – anticipated needs	No additional capacity is required to be provided on site. Currently anticipated 781 contributing units. Allowing for 0.21 children per dwelling this means 164 pupil places are required. Currently 393 spare pupil places within the catchment.
Sources of Funding	Developer contributions. HCC have not requested any contributions.
Key Issues and Rationale	HCC has a statutory duty to ensure a sufficiency of school places for children in the County. According to HCC's Sustainable School Travel strategy it is expected a child would be able to walk up to two miles to school. Purbrook Park School lies to the west of the site off Privett Road and Warblington School is located to the east of the site off Southleigh Road.
Role of Planning Policy	In promoting sustainable travel plans, paragraph 38 of the NPPF requires that key facilities should be located within walking distance of most properties. The approach to meeting school provision is set out in paragraph 72 of the NPPF, and education infrastructure and needs in paragraph 162 of the NPPF.

Conclusion and Action	No direct provision is required as part of the development for a new secondary school. There is sufficient spare capacity in the existing schools within the catchment area. No contribution towards secondary education has been requested.
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4.3 Flood risk and Drainage

Flood Defences	
Lead Organisation	HCC. Environment Agency (EA).
Main sources of Information	PUSH Strategic Flood Risk Assessment. Environment Agency Mapping. Southern Water sewer records.
Existing Provision – current situation	The site is located within Flood Zone 1 which has the lowest probability of flooding from fluvial or tidal. There are no existing flood defences at the site.
Planned Provision – anticipated needs	Given that the site is larger than 1 hectare in size, a site specific Flood Risk Assessment will be required to support the development proposals. No flood defence provision will be required as part of the development.
Sources of Funding	Developer funding.
Key Issues and Rationale	To ensure that the flooding position is not made worse over the lifetime of the development.
Role of Planning Policy	Paragraph 157 of the NPPF expects climate change to be taken into account for over long term for new developments.
Conclusion and Action	No flood defence provision will be required for the development.

On-site Flood Attenuation/SUDS	
Lead Organisation	HCC (Lead Local Flood Authority). Southern Water.
Main sources of Information	Surface Water drainage pre-application advice from HCC as LLFA. The SuDS Manual – CIRIA (2015).
Existing Provision – current situation	The is currently no on-site flood attenuation or SuDS at the site. Based on available information and lack of existing surface water infrastructure, it has been assumed that the existing surface water run-off from the fields drain via overland flow to the existing ditch (ordinary watercourse) along the southern boundary of the site.
Planned Provision – anticipated needs	Given that the development will increase the impermeable area in comparison to the pre-development site, there will be an increase in surface water run-off which will need to be mitigated to ensure that flood risk is not increased downstream of the site. The drainage strategy will accommodate all storm events up to and including the 1 in 100 year event plus climate change and urban creep. The surface water drainage strategy incorporating SuDS includes for ponds/wetlands, cellular storage tanks, a surface water diversion channel/swale and a surface water piped network.
Sources of Funding	Developer funded.
Key Issues and Rationale	Developments are expected to ensure that there is no net increase in surface water run-off, and to incorporate SuDS to manage surface water drainage where possible. Clear arrangements should be in place for ongoing maintenance of the SuDS system over the lifetime of the development.
Role of Planning Policy	Paragraph 163 of the NPPF seeks to ensure that development is appropriately flood resilient and resistant, and gives priority to the use of sustainable drainage systems.

	It is the role of planning policy to ensure that the right solution can be provided for the site.
Conclusion and Action	The drainage strategy for the site accommodates flood storage on site to ensure there is no net increase in surface water run-off from the site.

Wastewater Infrastructure	
Lead Organisation	Southern Water.
Main sources of Information	Correspondence with Southern Water.
Existing Provision – current situation	Budds Farm Wastewater Treatment Works in Havant serves the vast majority of the Havant Borough. There is an existing Southern Water public foul sewer which flows across the site.
Planned Provision – anticipated needs	The proposed foul drainage system will connect into the existing foul sewer located within the site boundary. Where flows cannot be conveyed to the network by gravity, a foul water pumping station will be required.
Sources of Funding	Developer funded for site specific works. Southern Water have a statutory duty to effectually drain the area. This requires them to invest in infrastructure suitable to meet the demands of projected population growth. Where reinforcements are required to the local and wider foul water networks to accommodate the site, these would be funded by Southern Water downstream of the point of connection via the New Infrastructure charge. Where capacity is limited the principle is that occupation of new development should be phased to align with the delivery of the sewage infrastructure required to serve it.
Key Issues and Rationale	It is Southern Waters' responsibility to prepare forecasts and make any investments required to ensure their strategic network can meet the forecast demand.
Role of Planning Policy	The NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing new development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. Southern Water advises that planning policies in local plans should secure the phasing of development in an area, such that risk can be mitigated in the event that more complex issues arise than were first envisaged which take longer to resolve.
Conclusion and Action	The foul drainage design should be developed to establish the size of any pumping stations required to pump flows into the existing on-site foul sewer.

4.4 Healthcare

Healthcare	
Lead Organisation	South Eastern Hampshire Clinical Commissioning Group (CCG). Portsmouth CCG.
Main sources of Information	Correspondence with the CCG officers. NHS website. Betterlocalcare.org website.
Existing Provision – current situation	The closest surgery to the site is Portsdown Group Practice, Crookhorn Lane, Purbrook. According to the NHS website this currently has four GPs and 44,025 registered patients and is registering new patients. Weekend and evening appointments are available. Other surgeries nearby: Vine Medical Group, Forest End, Waterlooville. Stakes Lodge Surgery, Lavender Road, Waterlooville. The Bosmere Medical Practice, Solent Road, Havant. Homewell Curlew Practice, Civic Centre Road, Havant. All of the above are accepting new patients and offer evening and weekend appointments. Emergency and acute care is delivered from Queen Alexandra Hospital in Cosham, and St Richards Hospital in Chichester.
Planned Provision – anticipated needs	Portsmouth CCG have confirmed that no new surgery buildings are required as a result of the proposed site.
Sources of Funding	Funding for the NHS comes directly from taxation. The services of GP practices are commissioned by the CCG and paid per head of population.
Key Issues and Rationale	Ensuring that the development does not have a detrimental impact on the existing NHS surgeries network both now and in the future.
Role of Planning Policy	The NPPF (paragraph 156) expects to plan positively for the development of the infrastructure in the area, and (paragraph 171) to understand and take account of the health status and needs of the population.
Conclusion and Action	No direct provision is required as part of the development for a new surgery building. A contribution to wellbeing and a healthy living environment is achieved through provision of recreation, sports and leisure facilities, good access to local services and increasing opportunities for cycling and walking.

4.5 Open Space

Informal Space	
Lead Organisation	HBC.
Main sources of Information	Draft Local Plan 2036. Adopted Core Strategy. PUSH Green Infrastructure Strategy.
Existing Provision – current situation	College Road open space is 300m north of the site and includes play equipment, MUGA (Multi Use Games Area), basketball and skate/BMX facilities. Scratchface Lane Recreation Ground is 500m east of the site on the other side of the A3. It includes play equipment, MUGA and open space. Gundymoor Wood is located directly to the north of the site. This woodland includes Public Rights of Way for public access and interpretation boards.
Planned Provision – anticipated needs	Open space will be provided in accordance with planning policy requirements: 1.5ha open space per 1,000 population (i.e. 1.5 sqm per person). Final mix of dwellings will not be confirmed in the outline application and a condition imposed to ensure provision of open space is in accordance with Draft policy E2 Green Infrastructure Table 4. Based on preliminary housing mixes for the three phases we expect that a minimum of 2.7ha of open space will be required. Open space will be multifunctional spaces providing a variety of different habitats and management regimes, including open amenity space and wildflower meadows.
Sources of Funding	Open space provision will be funded by the developer. It is anticipated that future management will be by a management company funded by residents. It is unlikely that HBC would adopt the open space or facilities within.
Key Issues and Rationale	There are various pressures and constraints guiding the type of open space that can be created, and it will be important to create multifunctional open spaces which meet these demands: - Scheduled Monument within the site will require a large buffer zone from development. This means that open space will be created around it but there will be some restriction on what can be installed and how this would be managed. - A buffer on the eastern boundary with the A3 is required. - Steep gradients and SuDS requirements may require significant areas.
Role of Planning Policy	Adopted Core Strategy Policy CS13 Green Infrastructure will be replaced by Draft Local Plan 2036 Policy E2 Green Infrastructure which provides minimum standards for open space provision for developments over 50 dwellings. The site requires open space in accordance with E2. There is no further guidance as to the type of open space.
Conclusion and Action	Policy advocates that open space should be provided as one principal park acting as a focal point for the development. This may not be

	possible due to constraints listed above, and open space will likely be delivered more evenly dispersed across the site.
LAPS/LEAPS	
Lead Organisation	HBC.
Main sources of Information	Draft Local Plan 2036. Adopted Core Strategy. 'Parks, pitches, courts, skate parks and more in the borough of Havant' published by HBC. Site Investigation. Guidelines for Play and Open Space, FiT (Fields in Trust)
Existing Provision – current situation	College Road open space is 300m north of the site boundary on the west side of College Road. The play area is in good condition and well equipped with play items suitable for toddlers and older children. The space also incorporates elements of natural/informal play. Scratchface Lane Recreation Ground is 500m east of the site on the east side of the A3. The play area is in average condition and element is limited. Further play areas are available across Havant area but deemed too far from the site to be considered.
Planned Provision – anticipated needs	There is no policy either in the adopted Core Strategy or draft Local Plan which specifies play requirements for new developments, except draft policy E2 which confirms play space is required for developments over 0.5ha. Using FiT Guidelines, the anticipated need for play (based on 781 units with a population of approx. 1,800 based on an average household of 2.3 persons) is the following: Designated Equipped Play – 0.45Ha (0.25Ha per 1,000 population) Informal Playing Space – 1.08Ha (0.6Ha per 1,000 population) Total – 1.53Ha It is anticipated that formal play would be provided in one focal play area (LEAP (Local Equipped Area for Play)), with further opportunities for informal play incorporated into the open space across the site. Walking distances will be considered when designing the location and type of play. The latest masterplan shows 2 LEAPs, with the larger one being in the north of the site and a smaller provision on the eastern side.
Sources of Funding	Play areas will be funded and installed by the developer. It is anticipated that future management will be by a management company funded by residents.
Key Issues and Rationale	The focal play area in the north of the site could incorporate some of the archaeological features of the roman road. This location will not meet walking distances for some residential areas hence the additional LEAP provided on the eastern side of the site.
Role of Planning Policy	There is no specific planning policy relating to play provision.
Conclusion and Action	Draft policy E2 acknowledges that informal play opportunities may be appropriate in some cases and formal play is not always required. A balance of formal and informal play is encouraged.

Sports Facilities	
Lead Organisation	HBC.
Main sources of Information	Draft Local Plan 2036. Adopted Core Strategy.
Existing Provision – current situation	A MUGA is located in College Road open space. There are no public sports pitches within the immediate vicinity of the site.
Planned Provision – anticipated needs	No formal sports or recreation pitches are proposed for the site as no demand has been identified.
Sources of Funding	N/A
Key Issues and Rationale	Provide sports facilities which are appropriately designed for the sport in question considering any applicable league requirements, and include parking and the necessary off-pitch facilities.
Role of Planning Policy	Policy E3 Sports and Recreation
Conclusion and Action	Adopted Core Strategy does not include a specific strategy for sports facilities. No demand has been identified and therefore no formal sports facilities are proposed for the site.

Off-site	
Lead Organisation	HBC.
Main sources of Information	Draft Local Plan. Adopted Core Strategy.
Existing Provision – current situation	N/A
Planned Provision – anticipated needs	Off-site open space provision would only be required where open space in accordance with E2 Table 4 cannot be accommodated on site. This is not anticipated to be the case and therefore no requirement for off-site provision is expected.
Sources of Funding	N/A
Key Issues and Rationale	N/A
Role of Planning Policy	N/A
Conclusion and Action	No off-site provision required.

4.6 Community and Leisure Facilities

Community and Leisure	
Lead Organisation	HBC.
Main sources of Information	HBC Website. Community Services officers. Community Associations.
Existing Provision – current situation	Crookhorn Shopping parade – located approx. 400m west of the site. Asda, B&Q and McDonalds – located approx. 600m north-east of the site
Planned Provision – anticipated needs	An allocation of 0.11ha has been made for a retail unit off the proposed access for the site to the west, and a community centre on the eastern side at the location of the proposed nursery.
Sources of Funding	Developer funded/self funding/council, The retail unit would be operated as a business and therefore would be privately funded.
Key Issues and Rationale	Maintaining community facilities and ensuring the facilities remain up to date and fit for purpose is an ongoing financial burden on the council or other owners.
Role of Planning Policy	NPPF paragraph 17 states that planning should 'take into account and support local strategies to improve social wellbeing for all and deliver sufficient community facilities and services to meet local need'. In promoting health communities, the NPPF paragraph 92 states that 'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance sustainability of communities and residential environments'.
Conclusion and Action	A retail unit and a new community centre with space for related community facilities including early years /nursery provision has been allowed for within the proposed masterplan.

4.7 Utilities

Electricity	
Lead Organisation	SSE plc.
Main sources of Information	Asset mapping. Capacity enquiries to SSE. Connection budget estimate enquiries to Independent Connection Providers, ICPs, and independent Distribution Network Operators, IDNOs
Existing Provision – current situation	There are Low Voltage (LV) cables within College Road and High Voltage (HV) overhead cables within the site boundary at the north east corner.
Planned Provision – anticipated needs	It is anticipated that two new distribution substations will be required within the site boundary, with a connection to the existing HV network within the site boundary and to the HV network on Scratchface Lane to the east of the site. LV connections will be made to all development plots from these on-site substations. SSE correspondence to date implies there is sufficient capacity in the existing HV network in the area to support the planned growth in the area. No off-site reinforcements have been identified.
Sources of Funding	All on-site costs are the responsibility of the developer. Should off-site reinforcement works be required these would be apportioned between the Distribution Network Operator and the developer depending on the loads required.
Key Issues and Rationale	The existing HV overhead cables will likely need to be diverted as part of the scheme. This should be carried out prior to the new connections for the proposed substations. Capacity on the network changes with every new connection. Therefore until a formal connection agreement is accepted for the site, the strategy may be subject to change. Persimmon Homes are corresponding with SSE to ensure supply.
Role of Planning Policy	Core Strategy Policy CS14 Efficient Use of Resources aims to ensure that developments over 250 dwellings maximise on-site renewable energy production. Design policies also encourage energy efficiencies in buildings and electric car charging points.
Conclusion and Action	It is anticipated that there is sufficient capacity in the local network to supply the site. SSE should be approached for proposed new points of connection, and to check whether capacity is available for current housing proposals. Diversion of overhead cables and positions of new substations on site should be established early to avoid delays to construction.

Gas	
Lead Organisation	Southern Gas Networks (SGN).
Main sources of Information	Asset Mapping. Capacity enquiries to SGN.

	Connection budget enquiries to ICPs and independent Gas Transporters
Existing Provision – current situation	There is an existing 600mm diameter High Pressure (HP) gas main 'Greatham Orifice Carrier – Portsdown Hill' which runs along the east side of College Road within the site boundary. This main 'turns' at 45 degrees opposite number 22 College Road, before crossing the site and turning south to the gas site located south of the site. There is a 200mm Low Pressure (LP) main running along the west of Atlantis Avenue.
Planned Provision – anticipated needs	A connection would be most likely be made onto the 200mm LP main in College Road at the site entrance. New LP mains would be laid through the site roads with connections to each development plot. Correspondence with SGN to date indicates that there is sufficient capacity in the existing network to supply the site and no reinforcement works are expected to be required.
Sources of Funding	Developer funded. Should alterations to existing gas infrastructure be required to allow development to proceed, these would be funded by the developer. SGN may make a contribution subject to economic test.
Key Issues and Rationale	Capacity on the network changes with every new connection. Therefore until a formal connection agreement is accepted for the site, the strategy may be subject to change. Persimmon Homes are corresponding with SGN to ensure supply.
Role of Planning Policy	The HP main has a safety stand-off distance imposed by SGN to protect the pipeline. This building proximity distance has been confirmed by SGN to be 8m either side of the main. As the main is considered a major hazard pipeline, a PADHI assessment is also applicable and the HSE will be asked to comment on the planning application.
Conclusion and Action	Development should be in the 'outer consultation zone' as imposed by the HSE and allow an 8m building proximity to the HP main. It is anticipated that there is sufficient capacity in the local network to supply the site. SGN should be approached for proposed new points of connection, and to check whether capacity is available for current housing proposals.

Potable Water	
Lead Organisation	Portsmouth Water.
Main sources of Information	Asset mapping. Capacity enquiries to Portsmouth Water.
Existing Provision – current situation	There is an existing 6" water main in the west side of Atlantis Avenue.
Planned Provision – anticipated needs	Portsmouth Water have indicated that off-site reinforcement works would be required to supply the site. A supply water main would have to be connected to a suitably sized main on the existing network. Portsmouth Water should identify the nearest suitably sized main as the point of connection irrespective of this mains capacity. On-site distribution mains can then be laid throughout the site

	and service connections laid to each development plot along the water main.
Sources of Funding	Developer funded. Portsmouth Water will make an asset payment or income offset allowing the income that will be generated from the new properties to be offset against the cost reasonably incurred in providing the infrastructure. For developments with new mains costing over £100,000 the income offset will be calculated using the discounted aggregate deficit method. For other developments the developer will contribute 30% of the costs of the new mains. Infrastructure charges are payable for each new connection to the network for water and wastewater. Portsmouth Water will provide a 50% reduction in the infrastructure charge if the developer can provide evidence of intention to build to a water usage level of 100 litres per day or less per person.
Key Issues and Rationale	Liaison is currently being undertaken with Portsmouth Water to establish requirements for off-site works, reinforcements necessary and the triggers for these works. Off-site works/reinforcements can take a long time to implement and should be allowed for in the construction programme. It is not anticipated that will be required.
Role of Planning Policy	N/A
Conclusion and Action	Off-site works/reinforcements will be required. Persimmon Homes are liaising with Portsmouth Water on to implement this in line with the development programme.

Telecommunications	
Lead Organisation	Openreach. Virgin Media. Other Telecomms providers. Mobile Operators. HCC.
Main sources of Information	Consultation with operators.
Existing Provision – current situation	Openreach underground apparatus is present in Atlantis Avenue/west side of College Road. Virgin Media have apparatus within Atlantis Avenue, and are not expected to be affected by the development proposals. Vodafone also have apparatus in Atlantis Avenue and City Fibre have apparatus in the eastern side of College Road which may be affected at the proposed site entrance.

	SSE asset plans show fibre optic cables along the eastern side of College Road.
Planned Provision – anticipated needs	Openreach will offer a Fibre to the premises, FTTP package for a site of this size under their standard developer offering, where the developer installs the on-site ducts and joint boxes on behalf of Openreach. Virgin Media would also offer a similar package. GTC have also been approached and have provided a budget offer for a fibre solution for the site.
Sources of Funding	The telecoms providers will pay for the physical capacity (Cables, boxes, off-site infrastructure) to be installed, including ducts and cover part of the installation costs' with the developer contributing the remaining cost of installing the duct network.
Key Issues and Rationale	Fast, reliable broadband internet access is essential for households to benefit from online services. It is the Developers' responsibility is to liaise with providers and provide a suitable solution for the site.
Role of Planning Policy	Section 5 of the NPPF relates to supporting high quality communications infrastructure. High speed broadband is considered a requirement for modern living and to facilitate working from home. Developers should be encouraged to make provision for super-fast broadband in any new development from the outset.
Conclusion and Action	Persimmon Homes have approached the major telecoms providers for fibre to the home proposals for the site. GTC would expect exclusivity if they were appointed to provide fibre services to the site.

4.8 Noise

On-site	
Lead Organisation	HBC.
Main sources of Information	Noise Surveys. Traffic Surveys. Scoping Opinion. DEFRA LIDAR Composite DTM.
Existing Provision – current situation	The A3 (M) lies to the east of the site, and College Road lies to the west. Road traffic noise associated with both links are dominant characterises of the baseline noise environment. Two road traffic noise surveys have been undertaken to quantify the noise associated with vehicles travelling along the A3 (M) and College Road. In addition, weekday and weekend ambient and background noise surveys have been undertaken at a location representative of the noise climate at the proposed receptors.
Planned Provision – anticipated needs	The site layout should be designed with due regard to good acoustic design, particularly on the boundaries closest to the A3 (M) and College Road. Where possible, development plots should be orientated so that the dwellings front the roads, with associated garden areas to the rear. Proposed habitable rooms and external amenity areas will need to be assessed on a plot-by-plot basis during the detailed planning stage. Where required, mitigation measures should be implemented in the form of acoustic barriers, higher specification glazing, and alternative ventilation.
Sources of Funding	Developer to fund.
Key Issues and Rationale	Ensuring that future occupant of the proposed development is not put at risk from harmful noise pollution.
Role of Planning Policy	NPPF paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by: “preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of... noise pollution” Paragraph 180 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

	"mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life".
Conclusion and Action	Ensure that any site master planning is undertaken with due regard to good acoustic design. At the detailed planning stage, the provision of a mitigation schedule may be required to ensure acceptable levels of noise will be experience in amenity areas.

Off-site	
Lead Organisation	HBC.
Main sources of Information	Noise Surveys. Traffic Surveys. Scoping Opinion. DEFRA LIDAR Composite DTM. BS 5228.
Existing Provision – current situation	The A3 (M) and College Road contribute to the noise climate at existing receptors within the vicinity of the site. Two road traffic noise surveys have been undertaken to quantify the noise associated with vehicles travelling along the A3 (M) and College Road. It is anticipated that as a result of existing noise levels on College Road, existing receptors adjacent to the link should already have alternative ventilation in place to protect habitable rooms from road traffic noise.
Planned Provision – anticipated needs	Traffic data for the opening year +15 years with the development has been used to assess any change in road traffic noise at existing receptors in the future. College Road has been identified as potentially having an adverse impact upon existing receptors in future years as a result of future change in road traffic noise levels.
Sources of Funding	Developer to fund.
Key Issues and Rationale	Ensuring that existing receptors located in the vicinity to the site do not experience unacceptable adverse impacts as a result of noise impacts from proposed development.
Role of Planning Policy	NPPF paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by: "preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of... ..noise pollution" Paragraph 180 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: "mitigate and

	reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life”.
Conclusion and Action	Provision of mitigation measures at existing receptors immediately adjacent to the link where improvements are not made to College Road in future years.

4.9 Ecology

Ecology	
Lead Organisation	HCC. HBC. Solent Recreation Mitigation Partnership. Hampshire Biodiversity Information Centre (HBIC)
Main sources of Information	CIEEM Guidelines for Ecological Impact Assessments. Havant Local Plan Core Strategy Policy CS11. DEFRA database MAGIC. Wildlife and Countryside Act 1991 (W&CA). WYG Campdown Phase 1 habitat Study 2017.
Existing Provision – current situation	The study area is defined as the area within the redline application boundary plus a 2km search area around the site to identify ecological receptors. Results of the Phase 1 habitat study: • No protected or notable species of plant or non-invasive species were found. • No substantial areas of habitat suitable to support notable invertebrate species were found. • HBIC returned no records of great crested newts within 2km of the site and no suitable breeding habitat was identified within 500m of the site. • HBIC returned 25 records of reptiles (slow worms and common lizards) within 2km of the site. The majority of the site was assessed as being unsuitable for reptiles with suitable habitat limited to the vegetated site boundaries. • HBIC provided 148 species of birds protected under schedule 1 of the W&CA within 2km. The site provides high suitability for wintering birds to forage. Brent Geese and Curlew have been observed on site. • HBIC returned three records of badgers within 2km of the site. No badger sets or signs of badger activity were identified within 50m of the proposed development site. • HBIC returned 53 records of bats within 2km of the site. Surveys in 2017 concluded that there were no emerging or returning bats roosting on site. However, the site is used for foraging and commuting bats. • HBIC returned 8 records of hazel dormice within 2km of the site. Dormice and nests were recorded on site in 2017.
Planned Provision – anticipated needs	The Site of Nature Conservation Interest, SNCI to the north of the site will be protected through implementation of a 15m buffer during construction.

	Mature trees and boundary vegetation have been retained within the development proposals and will be protected during construction through implementation of a 5m buffer. Boundary hedges will be reinforced with new native species planting to fill in existing gaps and increase species diversity. SuDS will be incorporated to treat surface water prior to discharge to existing ditches to the south of the site. A sensitive operational lighting strategy will be incorporated to avoid disturbance of nocturnal species. Bird and bat boxes will be installed on site. The proposals include the provision of a Wader and Bent Goose Refuge providing suitable high-tide foraging habitat for brent geese and curlew in perpetuity.
Sources of Funding	Developer funded. The development will include a payment per-dwelling in line with the Solent Recreational Mitigation Strategy charging schedule. £346 for each 1 bedroom dwelling £500 for each 2 bedroom dwelling £653 for each 3 bedroom dwelling £768 for each 4 bedroom dwelling £902 for each 5 bedroom dwelling Preliminary assessment of charge based on preliminary housing schedule – Phase 1: 81 No. 2 bed; 215 No. 3 bed; 21 No. 4 bed. Sub-total £197,023 Phase 2: 12 No. 1 bed; 37 No. 2 bed; 62 No. 3 bed; 19 No. 4 bed. Sub-total £77,730 Phase 3: 12 No. 1 bed; 30 No. 2 bed; 218 No. 3 bed; 74 No. 4 bed. Sub-total £218,338 Total £493,091
Key Issues and Rationale	To limit the impact of the development on wildlife and plant species on site and within the wider area.
Role of Planning Policy	Circular 06/2005 states that the presence of protected species is a material consideration in the planning process. In addition paragraph 170 of the NPPF also states that: <i>'Planning policies and decisions should contribute to and enhance the natural environment by:</i> <i>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner</i>

	<i>commensurate with their statutory status or identified quality in the development plan)</i> <i>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland</i> <i>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate</i> <i>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures</i> <i>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</i> <i>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</i> The conservation and enhancement of wildlife is also specifically reference re: development within the National Parks or the Broads. Paragraph 174 then goes on to confirm that: When determining planning applications, local planning authorities should apply the following principles: <i>a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</i> <i>b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;</i> <i>c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and</i> <i>d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.</i>
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	Regarding EcIAs and HRAs – any sites identified, or required, as compensatory measures for adverse effects on any Natura 2000/habitats site should also be given the same level as protection as the pSPAs and cSACs themselves. In addition, when an application is being determined, Paragraph 177 clarifies that: <i>"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site"</i> Paragraph 180 is also relevant as; <i>Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should...</i> c) <i>limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</i>
Conclusion and Action	Mitigation measures have been identified to limit the impact of the development on plant and animal species identified to be on site or close to the site.

4.10 Heritage

Archaeology and Cultural Heritage	
Lead Organisation	Historic England.
Main sources of Information	Historic England. Hampshire Historic Environmental Record. Site walkover. Archaeological desk based assessment. Ancient Monument and Archaeological Act 1979.
Existing Provision – current situation	The development site contains one Scheduled Monument covering the archaeological site of Littlepark Wood Roman Villa. This is located in the northern part of the site, to the west side of South Downs College. There are further associated features including trackways, enclosures and a further masonry building to the south of the main villa. The probable line of the Roman Road between Chichester and Bitterne runs through the site to the south of South Downs College. Outside of the development site there are a number of individually designated heritage assets located in the vicinity of the site which may be affected by the proposed development including Bevis' Grave Neolithic long barrow and early medieval cemetery, Fort Purbrook, The Towers, Roman Road and Trackway and Site of Earlington Redoubt, and Camp Down Admiralty Semaphore Station.
Planned Provision – anticipated needs	The construction phase of the scheme will result in loss of archaeological assets. It is proposed that this will be offset by a programme of archaeological works to excavate, record and analyse findings. This may include previous unrecorded archaeological assets. This will not affect the scheduled monument and any losses would be of non-designated assets. In 2018 significant field work was carried out to map out the detail of the scheduled monument, and this area was re-scheduled by Historic England to cover the Roman Villa site. Archaeological investigations will assist in further professional understanding of the context and heritage of the villa, which will be further enhanced by the retention of open space within which the community can increase their understanding and awareness of the heritage asset.
Sources of Funding	Developer funded,
Key Issues and Rationale	To limit the impact of the development,
Role of Planning Policy	NPPF Section 12 'Achieving well-designed places' (NPPF Paragraphs 124-132) emphasises the importance of creating high quality buildings and places, with good design a key aspect of sustainable development. Paragraph 127 reinforces the importance of good design in achieving sustainable development.

	NPPF Section 16 'Conserving and Enhancing the Historic Environment' (Paragraphs 184-202) relates to development proposals that have an effect on the historic environment. This is the guidance to which LPAs need to refer to when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. It is noted that heritage assets should be conserved in a manner appropriate to their significance. Paragraph 192 advises LPAs to consider the following points when drawing up strategies for the conservation and enjoyment of the historic environment, and when determining planning applications: • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and • the desirability of new development making a positive contribution to local character and distinctiveness. Paragraphs 193-202 consider the impact of development proposals on the significance of a heritage asset. Great weight should be given to the heritage asset's conservation, and that the more important the heritage asset, the greater this weight should be applied (Paragraph 193). Where there is substantial harm to or total loss of significance of a designated heritage asset, a number of criteria must be met alongside achieving substantial public benefits (Paragraph 195). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (Paragraph 196). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Paragraph 197). Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Paragraph 199).
Conclusion and Action	Mitigation measures have been identified to limit the impact of the development.

5.0 Community Infrastructure Levy (CIL)

5.1 The CIL charging schedule (2019 rates) for the proposed uses is as follows:

• Residential (Rest of Borough)	£111.79
• Hotel	£0
• Industrial/Offices	£0
• Retail out of centre > 280 sqm	£111.79
• Retail out of centre < 280 sqm	£55.89
• Community uses	£0

5.2 The levy is charged in pounds per square metre on new floorspace (measured as gross internal area) of any type of development which has a CIL rate set in the charging schedule. In Havant, the CIL rate applies to new residential and retail development.

5.3 The current development proposals are for 780 dwellings. There will be 245 affordable homes leaving 535 open market dwellings which will be CIL chargeable.

5.4 Indexation will apply to all permissions issued after 2013 based on the BCIS index.