

May 2019

Land at Forty Acre Farm, Bedhampton, Havant

Compliance Statement



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— HOMES —



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Compliance Statement
Land at Forty Acre Farm

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Compliance Statement

Land at Forty Acre Farm

1. Statement of Purpose

- 1.1 This statement has been prepared by Barratt David Wilson Homes to support the current planning application for the Land at Forty Acre Farm (reference: APP/18/00450) which is being determined by Havant Borough Council.
- 1.2 The proposed development seeks full planning permission for 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments and associated infrastructure following the demolition of the existing buildings.
- 1.3 This statement has been produced following the Pre-Submission Havant Borough Local Plan 2036, which has recently been considered to be “sound” by the Council. On this basis, whilst the Local Plan is still undergoing consultation and has not been formally adopted, this statement aims to evaluate the policies contained within the Havant Borough Local Plan 2036 against the proposed development at the Land at Forty Acre Farm in order to assess whether the proposal is compliant with the emerging Planning Policy.

2. Havant Borough Local Plan 2036

Policy	Compliance	Notes
	 	
Policy DR1- Delivery of Sustainable Development		The proposed development would positively contribute to providing Havant Borough Councils housing target for the delivery of 10,231 net new homes. The proposed development is an allocated site within the emerging Local Plan and would not undermine the future development potential of other allocated sites. Furthermore, the proposed scheme would provide a high quality, sustainable development that provides a diverse mix of housing meeting the boroughs needs for the future. Please refer to Section 5.1-5.16 of the Planning Statement submitted with the application.
Policy IN1- Effective Provision of Infrastructure		An Infrastructure Delivery Statement was submitted to the Council in support of the proposed development for the Land at Forty Acre Farm which demonstrates due consideration for all the infrastructure needs arising from the development.
Policy IN2- Improving Transport Infrastructure		This policy will be complied with through S106 contributions.
Policy IN3- Transport and Parking in New Development		A detailed Transport Assessment was submitted in support of the proposed development, which demonstrates compliance with this policy. A full suite of fire, refuse, construction and private vehicle swept path analysis were also submitted with the application to demonstrate adequate provision can be made for varying sizes of vehicles to access all parts of the site, park, load, unload and turn safely and conveniently.

Policy IN4- Access onto Classified Roads		Please refer to the Detailed Transport Assessment submitted in support of the proposed development. This demonstrates compliance with this policy.
Policy IN5- Future Management and Maintenance Plans		Please refer to the Highway Layout Review Plan (reference: BSO-E4519-0120) which shows all sections of the site which are to be formally adopted. Those parts of the site which are not to be formally adopted will be maintained by a Management Company to be secure through a S106 Legal Agreement as part of this application.
Policy E1- High Quality Design		Please refer to the Design and Access Statement which demonstrates compliance with this policy. This provides details of the site, the design proposals (including the layout, accommodation, spatial syntax, scale, landscaping, appearance etc), access proposals and integration of the proposed development into the neighbourhood creating a place and home where people want to live.
Policy E2- Health and Wellbeing		Please refer to the Design and Access Statement which demonstrates compliance with this policy. Reference should also be made to the Sustainability Report submitted in support of the proposed development, which assesses sustainable travel options to primary and secondary schools in the area and sustainable routes towards the existing local facilities in Drayton.
Policy E3- Landscape and Settlement Boundaries		Please refer to the Design and Access Statement which demonstrates compliance with this policy. Reference should also be made to the full suite of landscape drawings submitted with this application.
Policy E9- Provision of Public Open Space in New Development		The proposed development significantly exceeds the Open Space requirement specified within this policy (please refer to the Landscape Plans and Planning Statement submitted in support of this application). Allotments are also provided on the site together with an area of play space.

Policy E12- Low Carbon Design		Building Regulations is the appropriate legislation for setting appropriate standards for building design. No evidence has been provided to justify going beyond these nationally approved standards.
Policy E14- The Local Ecological Network		An extended Phase 1 Habitat Survey has been undertaken of the site. This recommended that further surveys were carried out for wintering birds, reptiles and bats. These surveys have been undertaken and the reports submitted in support of this application. Please refer to the planning statement submitted in support of this application. A winter bird mitigation area is proposed on the site. It is considered that enhancement of this area, followed by appropriate management in perpetuity will increase the value to that of a Primary Support Site (as a minimum) and adequately mitigate any adverse effects as a result of the proposed development. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application. The proposed development seeks to achieve a quantitative net gain in biodiversity. Landscape proposals incorporating the above measures are detailed within the combined Landscape/Townscape and Visual Impact Assessment and Landscape Design Statement submitted in support of this application.
Policy E15- Protected Species		A Winter Bird Mitigation area is proposed on the site. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application.
Policy E16- Solent Special Protection Areas		A Winter Bird Mitigation area is proposed on the site. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application.

Policy E17- Solent Wader and Brent Goose Feeding and Roosting Sites		A Winter Bird Mitigation area is proposed on the site. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application.
Policy E18- Tree's Hedgerows and Woodland		A total of 9 trees and 18 tree groups/parts of tree groups are required to be removed for development reasons. All of the individual trees proposed to be removed are designed as category 'C'. Of the tree groups/parts of tree groups proposed to be removed, 5 are 'B' category and 13 are 'C' category. Please refer to the Barrell Tree report submitted in support of this application. New tree cover will largely be located within the strategic green space to the south of the residential area and within the new development parcels associated with new green spaces and streets.
Policy E19- Managing Flood Risk in New Development		A Flood Risk Assessment and Utilities Statement have been submitted in support of the application. Please also refer to the Flood Mitigation Proposals Plan (BSO-E4519-029 C)
Policy E20- Drainage Infrastructure in New Development.		A full drainage strategy has been submitted in support of this application.
Policy E22- Amenity and Pollution		An Air Quality and Noise Assessment have both been submitted in support of this application which demonstrate compliance with this policy.
Policy E23- Air Quality		An Air Quality Assessment has been submitted in support of this application which demonstrates compliance with this policy.

Policy H1- High Quality New Homes		Nationally Described Space Standards can only be applied once they have been through an examination in public as part of a Local Plan where impact on viability has been considered. Accordingly, no weight can be given to the policy until it has been reviewed through the Examination in Public (EIP).
Policy H2- Affordable Housing		The proposed development fully accords with this policy. This confirms the 30% requirement and 70/30 tenure split. Please refer to the Affordable Housing Statement submitted in support of this application.
Policy H3- Housing Density		The proposed development fully complies with this policy and provides an overall density of 41.08 dwellings per hectare.
Policy H4- Housing Mix		The SHMA Private Mix for 2 bedroom houses/apartments is 67 dwellings, which equates to 29.91% of the private mix. The SHMA Mix for the Affordable 2 bedroom houses/apartments is 36 dwellings, which equates to 39.13% of the affordable mix. Overall, this equates to 103 dwellings proposed to be either a 2-bedroom house or apartment on the site, which equates to 32.18% overall. Whilst this does not meet the 35% stated within the policy, it must be acknowledged that this figure is stated to be approximate only. On this basis the proposed 32.18% is considered to be acceptable to satisfy the requirements of this policy.
Policy H14- Forty Acres		Whilst the site is located partly within Flood Zones 2 and 3, the residential portion of the development is situated wholly within the Flood Zone 1 area. A Flood Risk Assessment is submitted in support of this application. As such, the proposals comply with Part I (i).

		A Winter Bird Mitigation Strategy has been submitted in support of the application to mitigate for Solent Waders and Brent Geese. This accords with Part D. Off-site highway works are proposed along Havant Road, to the Rusty Cutter roundabout and to Bedhampton Hill. This is to improve pedestrian and cycle links in the area. Full details are set out in the Transport Assessment. As such, the proposal accords with Part E. A utilities statement has been submitted in support of the application. The current proposals do not anticipate the requirement for off-site reinforcement works to serve the current development. As such, the proposals comply with Part H. Please refer to the design and access statement with regards to the proposed design and layout. This demonstrates compliance with this policy (part i). An appropriate means of access has been established- please refer to the Transport Assessment. This accords with Part C.
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3. Conclusion

The application site has been allocated for housing in the emerging Local Plan under policy H14. As such the principle of residential development is therefore considered acceptable. The proposed development will make beneficial use of this site and deliver high quality residential accommodation in a sustainable location which will make a significant contribution towards meeting the housing needs and targets of the borough.

The proposed use will complement the site's accessible location, contributing to its vibrancy and vitality as well as creating a sense of safety and security. Moreover, it is expected that future residents will support the local economy through their use of existing local services and facilities.

The layout of the development will create a high quality living environment with good levels of amenity as well as access to private and public open space. The mix of unit sizes and tenures will provide housing choice, contributing to the creation of sustainable communities. Further, the density of development are in accordance with national and local policy objectives to make the most efficient use of land in sustainable and accessible locations.

The design of the development positively responds to the local context and draws upon traditional design features and street patterns found in the local area. The height and scale of the development is appropriate to the immediate and surrounding context and the use of appropriate design features are successful in ensuring that the scheme sits comfortably within its surroundings. The design respects the amenity of neighbouring and future occupiers and ensures good levels of privacy and security for all.

The proposals offer the opportunity to implement a comprehensive landscaping scheme with parkland, mitigation land, allotments and play area, which will not only provide a pleasant leisure and visual amenity, but will also improve outlook, enhance the ecological value of the site and improve on-site surface water attenuation.

The site is well located in terms of access to local services, shops and facilities as well as the public transport network, which will encourage more sustainable modes of transport. An appropriate level of car and cycle parking has been provided to reflect both the site's accessible location and the needs of future occupants. In addition, measures have been incorporated to improve walking and cycling links both through and around the site.

In conclusion, the principle of the proposed development is largely supported in policy terms and follows consultation with Havant Borough Council, local community groups and residents. The proposals will deliver a high quality residentially led scheme that will have demonstrably positive social, economic and environmental benefits for the local area.