



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

FAO: Lewis Oliver

Monday 24th June 2019

Dear Mr Oliver,

PLANNING REFERENCE: APP/18/00450

LAND AT FORTY ACRE FARM, BEDHAMPTON, HAVANT

I write further to the submission of the planning application for the Land at Forty Acre Farm, Bedhampton (application reference: APP/18/00450) to Havant Borough Council in May 2018.

Since this time, external and internal consultation responses have been received which has resulted in various amendments to the proposed scheme. On this basis, please find attached a full suite of amended plans that address the responses received together with two hard copies of the amended plans for submission.

For ease of reference, I have addressed the consultation responses received within this letter, which highlight the amendments that have been made as a result.

Landscape

Whilst no objection has been raised in principal for the proposed development, the following amendments have been made as a result of comments raised by the Landscape Officer;

- The footpath to the north of the site has been amended so that it links into the Westways development;
- The parking has been broken up with soft landscaping
- Additional landscaping has been provided at the entrance to the site to improve the initial vistas when entering the site;
- A hard landscaped path has been provided from the car park to the front doors of plots 157-181 to facilitate access;



- Bollards have been provided to the central linear park to clearly delineate these areas for pedestrians only;
- The informal kick about space has been relocated to provide additional space for people playing sport as requested;
- Parking has been provided for the Allotments;
- Further trees have been incorporated within the landscape buffer separating Havant Road and the development to soften the view;
- Further trees have been added in the streetscape and open space areas as requested;
- Buffer planting has been implemented around the Habitat Mitigation Area. The boundary fence has also been amended to timber post and cleft rail to soften the view.
- Additional planting has been provided around the picnic benches;
- Bollards have been provided to the footpath which runs north of the site to prevent the use of this area as an access road for vehicular traffic;
- All properties with a rear access now have a hard surfaced path which connects to the front of the property;
- The road has been extended adjacent to plots 122, 107 and 215 to replace the areas of block paving as requested.
- A 3m wide pedestrian/cycle path has been provided which runs along the northern boundary adjacent to the mitigation area and connects into Havant Road.

Highways

A Revised Transport Assessment has been prepared by Paul Basham Associates on behalf of Barratt David Wilson Homes to support a re-consultation on a full planning application for the residential development of 320 dwellings and a 66-bedroom care home at Forty Acre Farm, Bedhampton. The scope of the RTA has been guided by the original TA which was based on pre-application feedback with HCC on a scoping note produced by PBA along with a Concept Design Check with HCC and Engineering Consultancy on the access designs. This RTA also responds to comments on the application by three highway authorities and works through the application process.

Following the original submission and comments received from Hampshire County Council, Highways England and Portsmouth City Council, improvements are now proposed at the Rusty Cutter Roundabout for pedestrians/cyclists by providing a route around the south of the Rusty Cutter Roundabout. This includes the provision of a 3m wide footway/cycleway through the north of the proposed development site with a 3m wide footway/cycleway with a 1:20 gradient up to the Rusty Cutter roundabout and the provision of a 3m wide footway/cycleway around the internal roundabout of the Rusty Cutter with guard railing offset 450mm from the kerbline.

The Revised Transport Assessment has demonstrated that the proposed development would not have a significant impact on the operation of the local highway network. We therefore respectfully request HCC and HE take a balanced view of the development proposals and raise no highways objection to this site.



Natural England/Hampshire County Council Ecology

A report to Inform Habitats Regulations Assessment Stage 1 and 2 has been submitted in response to the concerns raised by Natural England and the County Ecologist. Using a precautionary approach, this assessment has concluded that there are no likely significant effects on qualifying interest features within the Chichester and Langstone Harbours SPA and Ramsar, Portsmouth Harbour SPA and Ramsar, Solent Maritime SAC or Butser Hill SAC resulting from the proposals, either alone or cumulatively with other known local development projects. This conclusion is based on the incorporation of mitigation as summarised in Section 4 of the report.

As such, the 'Competent Authority', in consultation with Natural England is considered unlikely to require any further assessment under the Habitats Regulations, and the proposed development should be able to proceed without any adverse effects on the integrity of the internationally designated sites within the Solent.

Langstone Harbour Board

Barratt David Wilson Homes will deliver a mitigation area for Brent Geese and Waders which is required as part of the proposed development.

Our appointed Ecologist has previously approached the RSPB regarding the future maintenance and responsibility of the mitigation area, however they have advised that they are unfortunately not in a position to be able to progress this at this time.

As such, we have approached the Land Trust to ascertain whether they would be interested in taking on the mitigation area and potentially the whole of the open space. It is our understanding that Natural England are supportive of the work undertaken by the Land Trust. Discussions remain on going in this regard.

Ecology- Proposed Footpath which runs north of the proposed mitigation area.

Barratt David Wilson Homes' appointed Ecologist has been liaising with the Hampshire Ecologist, Tristan Norton, in respect of the pedestrian cycleway footpath, which runs along the northern edge of the mitigation zone to ensure that there would be no detrimental impact on the protected species through appropriate levels of lighting.

In terms of intensification of use along the northern boundary of the mitigation area – screening planting has been proposed to minimise visibility of the path by birds using the field and avoid potential visual disturbance. Thus increased use of the path will not have any impact on the use of the mitigation area.

The small amount of vegetation removal required to create the 3m wide connection to the A3(M) off slip will not result in any severance of connectivity for species such as bats which will continue to use the edges of the site, as well as new hedgerow screening planting for foraging and commuting.

In terms of lighting – from an ecological perspective, the ideal scenario would be to have the path unlit. However, should lighting be required (for health and safety reasons) then low-level bollard lighting would be a suitable solution. This will achieve a safe level of illumination for the path without significant upward light spill or illumination of surrounding habitats. Luminaires selected should be in the warm-white spectrum (<2700k) to avoid potential impacts on prey species such as



moths. There are also more complicated options such as down-facing led handrails and the like but these might not be adopted by Hampshire County Council. It should also be noted that the baseline ecological surveys of the site did not record high levels of bat activity on site (and none by rare species), and there will be a significant increase in suitable foraging habitat for bats post-development.

For your information, I have produced a schedule of the revised plans submitted with this submission. This will include the previous revision reference and the amended plan reference for clarity. I have also included a summary of all consultation responses received in Appendix 1.

Following our meeting at the Council Offices last week, I would also like to clarify the following points;

- I can confirm that the amended care homes plans should be withdrawn. The plans submitted with the original application should therefore be determined. For reference, I have removed the care homes plans from the amended plans schedule to avoid confusion.
- Amended CIL forms have also been produced following the amendments to the proposed layout. The amended forms include CIL Additional Information Form and CIL Form 1- Assumption of liability.
- Paper copies of the landscape plans and Transport Assessment will be delivered to your offices as discussed.
- The draft S106 was sent to the Council's solicitor on Friday 21st June 2019. Our solicitor has requested that your solicitor sends this draft through to Hampshire for review.
- For the avoidance of doubt and as discussed, the amendments specified within this covering letter do supersede elements of the planning statement submitted with the original application. This relates specifically to the following sections; Habitat Mitigation Zone (3.7-3.9), Off-site works (3.31), Impact on Highway network (5.70-5.74).

I trust that you now have all the information you require to determine this application. However, in the event you seek clarification on any of the above information, please do not hesitate to contact me.

Yours Sincerely,

Harriet Pitney

Planning Co-ordinator

Barratt David Wilson Homes Southampton



Appendix 1

Harbour Place (Forty Acres) Consultation Responses

Fire Safety

No objection

Crime Prevention Officer

Amendments recommended, but no objection raised

Planning Policy

General Principle acceptable - further information recommended

LLFA

General principle acceptable - further information recommended

Portsmouth Water

General Principle acceptable - further information required, but could be addressed by condition

Education

No objection **subject to** either the provision of a safe crossing route over the Rusty Cutter roundabout OR a financial contribution toward the expansion of educational facilities.

ESCP

No Objection

Communities Team

Contribution to be addressed through the S106 Agreement.

Health

Contribution to be addressed through the S106 Agreement.

Housing

Addressed with revised housing mix: 4x 4 bed affordable homes proposed.

Sport England

Objection withdrawn

Tree Officer

Objection withdrawn

Southern Water

No objection – conditions recommended to LPA

Environment Agency

No objection – conditions recommended to LPA

Environmental Health

No objection – conditions recommended to LPA



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Archaeology

No objection – conditions recommended to LPA

CIL Officer

No objection – advice provided re: required payments

SGN

No objection – advice provided

Conservation Officer

No objection

Public Health

No objection

Building Control

No objection

Waste Services

No objection

Health and Safety Executive

No objection