

Land at Castle Avenue, Havant

INFRASTRUCTURE DELIVERY STATEMENT

October 2018

Version: 3

	Name	Date
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1. Introduction

- 1.1 This Infrastructure Delivery Statement has been prepared by Chapman Lily Planning Ltd on behalf of Persimmon Homes South Coast. It provides a comprehensive review of the infrastructure requirements of the proposed development of land east of Castle Avenue in Havant for 69 homes.
- 1.2 Figure 1 below shows the site in context, illustrating well its high level of sustainability and access to existing infrastructure.

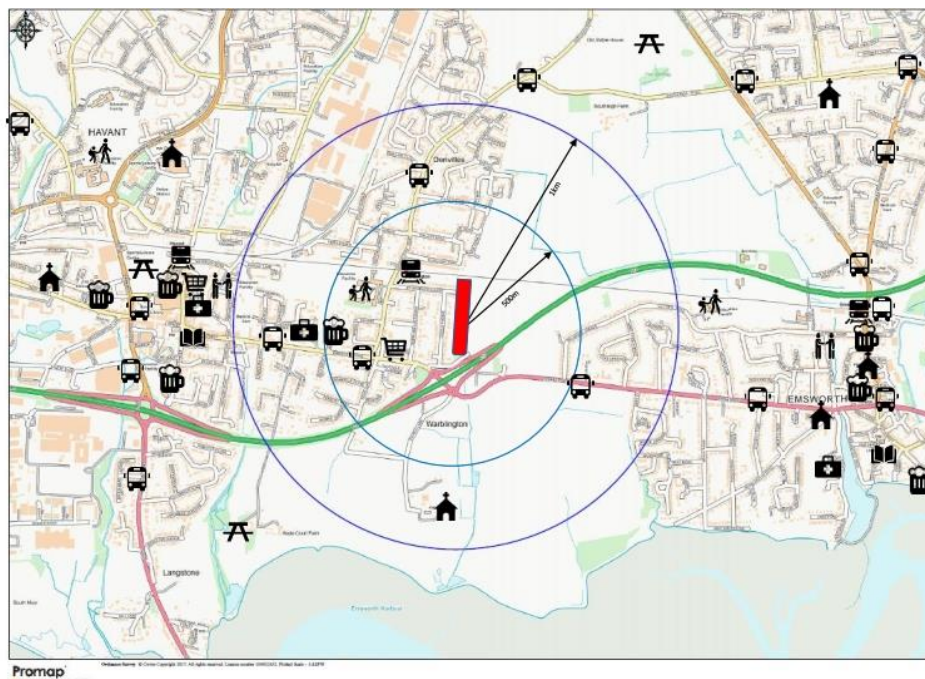


Figure 1: land east of Castle Avenue in its wider context

- 1.3 Havant Borough Council has been proactive in encouraging planning applications from a number of sites across the borough for 'early release' in order to increase its housing supply. These sites are listed in table 2 of the Council's 2016 Local Plan Housing Statement (LPHS)¹, which includes land east of Castle Avenue (site ref. UE53) for around 60 homes.
- 1.4 The LPHS confirms at paragraph 3.14 that all the sites in table 2 are free of constraints that cannot be mitigated; are available for development; and sustainable development could be achieved. Paragraphs 3.19, 3.20 and Guiding Principle 4 of the LPHS go on to clarify, however, that residential development will only be considered acceptable if a proposal is accompanied by a comprehensive Infrastructure Delivery Statement (IDS). The LPHS expects an IDS to be informed by technical analysis and prepared in close liaison

¹ <https://www.havant.gov.uk/local-plan-housing-statement-pdf-398-mb>

with infrastructure providers, stakeholders and local residents to ensure that any site or area-specific issues are identified at an early stage.

- 1.5 The Council has provided an IDS template on its website as part of its Guidance for Site-Specific Infrastructure Delivery Statements (December 2016)². The guidance sets out the key requirements for an IDS, noting that they are iterative and that revisions will be necessary as sites move through the planning process.
- 1.6 The guidance also directs applicants towards site-specific consultation feedback gathered during the production of the LPHS and original submissions from infrastructure and service providers. The Council's website also notes that the LPHS needs to be read in conjunction with the Council's Habitats Regulations Assessment and Sustainability Appraisal.
- 1.7 Since the LPHS was published, work has been ongoing to progress the Havant Borough Local Plan 2036. The Council consulted on a draft plan dated January 2018, with responses informing the forthcoming pre-submission consultation (due in Q3 of 2018, according to the LDS published in December 2017). It is worth noting that draft Policy H16 seeks to formally allocate Land East of Castle Avenue for a residential development, indicating the Council's continued support for this scheme.

² <https://www.havant.gov.uk/guidance-and-template-infrastructure-delivery-statements>

2 Planning obligations / CIL

2.1 The National Planning Policy Framework (NPPF) makes it clear that the delivery of infrastructure is a key component of sustainable development, but planning obligations should be meet the tests set out in paragraph 56 of the NPPF:

'a) necessary to make the development acceptable in planning terms;

b) directly related to the development; and

c) fairly and reasonably related in scale and kind to the development'.

2.2 As such, it is important that a development mitigates its impacts, but not to a disproportionate degree.

2.3 Policies CS19 and CS21 of the Havant Borough Core Strategy (2011) require development to mitigate their infrastructural impacts, highlighting in Policy CS21 that, where appropriate, the council will seek onsite provision or financial contributions to ensure the timely off-site or onsite delivery of all types of infrastructure as detailed in Table 9.1 of the plan under the following headings:

1. Transport
2. Housing
3. Education
4. Health
5. Social Infrastructure
6. Green Infrastructure
7. Public Services
8. Utility Services
9. Flood Defences
10. Public Realm

2.4 The proposed development at Castle Avenue can contribute towards infrastructure provision in the following ways:

- A Section 106 agreement to secure either on / off-site delivery or a financial contribution towards off-site delivery; and
- Borough-wide infrastructure through payment of the Community Infrastructure Levy.

- 2.5 The infrastructure projects that the Council has earmarked through CIL are set out in the Regulation 123 list (July 2015)³:
- Local and strategic transport improvements, except for site specific matters needed to mitigate the impact of the development and to make it acceptable in planning terms;
 - Provision of new, or improvements to existing, open spaces;
 - Flood and Coastal Erosion Risk Management Measures;
 - Mitigation measures identified through the Solent Disturbance and Mitigation Project, except for site specific matters needed to make the development acceptable in planning terms;
 - Provision of additional primary school places;
 - Library improvements; and
 - Community and cultural facilities
- 2.6 It is evident from the infrastructure types listed in Core Strategy Policy CS21 and the projects listed in the Regulation 123 list that there is the potential for overlap. It is important that Section 106 and CIL contributions do not overlap (known as double dipping), as it is unreasonable in law to expect a development to pay for the same infrastructure twice. The Council's website details the '123 Pot'⁴, showing approved and actual spends from CIL to 1st March 2018 and is therefore a key reference point.
- 2.7 The Council's LPHS guidance notes say at page 7 that housing sites will continue to be expected to contribute towards borough-wide infrastructure through payment of CIL.

³ <https://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/obligations-and-cil-regulation>

⁴ <http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/cil-spending-decisions>

3 Purpose of this IDS

- 3.1 This IDS conveys how Persimmon Homes has actively engaged with a variety of infrastructure providers and key stakeholders during the formulation of proposals for the development of the site. Persimmon Homes views this IDS as an iterative document, as acknowledged in the Council's guidance note. It will be amended as necessary, through feedback received from Council officers and key infrastructure providers.
- 3.2 This IDS follows the format set out in the Council's guidance note and covers a range of infrastructure types. The purpose of the IDS is to ensure that the effects of the proposed development on infrastructure can be mitigated.

4 Scope

- 4.1 This IDS supports the development of land east of Castle Avenue (hereon referred to as 'the site') for 69 homes, demonstrating that impacts from the development on infrastructure can be mitigated and it meets with the requirements of the LPHS. It does so through the following stages to highlight any specific infrastructure-related issues:

Stages A-E: desktop review to highlight site-specific issues raised to date

- A. Summary of responses to the LPHS consultation;
- B. Original submissions from infrastructure and service providers to the LPHS consultation;
- C. Strategic Housing Land Availability Assessment entry for the site;
- D. Habitats Regulations Assessment; and
- E. Sustainability Appraisal.

Stage F: additional expected infrastructure requirements

- F. Review of other infrastructure requirements typical of a development of this scale and in this location. Includes review of Council's suggested list of infrastructure providers⁵.

Stage G: culmination of stages A-F

- G. Assessment table highlighting all the relevant infrastructure requirements. This includes details of contact with specific providers.

- 4.2 At every stage, this IDS sets out clearly its approach to scoping infrastructure and other requirements, including the level and type of engagement undertaken. Where limitations or difficulties were encountered with infrastructure and service providers, these are noted. This IDS makes clear if infrastructure is identified at the local or borough-wide level. The need for phasing and subsequent trigger points are also considered.

⁵ <http://www.havant.gov.uk/list-infrastructure-providers-pdf-1985-kb>

5 Results

Stage A: summary of responses to the LPHS consultation

- 5.1 The Council's response to the LPHS consultation can be viewed online⁶. Issues raised that are relevant to infrastructure and the Council's responses include:

Drainage: the Council commits to on-going discussions regarding mitigation;

Transport, including a footbridge at Warblington crossing: the Council comments that any improvements deemed necessary for specific roads and junctions will be set out in the Council's development requirements for the site⁷. The Council is committed to producing a full plan transport assessment to assess the impacts on the highways network and establish mitigation required, working with the highway authority and Highways England. Regarding the Warblington crossing, the Council notes that there is a shortfall in funding, but a CIL bid was confirmed in February 2018;

Noise cancelling techniques to combat noise from the A27: the Council comments that any necessary mitigation will be set out in the Council's development requirements for the site. A requirement for mitigation is set out in draft Policy H16 of the January 2018 Havant Borough Local Plan;

Healthcare provision: if appropriate, development contributions will be sought for the provision of new / improved facilities;

Education: if appropriate, development contributions will be sought for the provision of new / improved facilities; and

Outside space for children: where possible, high quality, new open space should be incorporated within the design and layout of new developments.

⁶ <http://havant.moderngov.co.uk/documents/s18186/Appendix%20-%20consultation%20responses.pdf>

⁷ Note that site-specific requirements have been set out in draft Policy H16 of the January 2018 Havant Borough Local Plan

Stage B: original submissions from infrastructure and service providers to the LPHS consultation

- 5.2 Original submissions to the Council's consultation⁸ have been reviewed. The following relate to comments that are in addition to issues identified above in stage A.
- 5.3 South Eastern Hampshire NHS plans to use revised population forecast numbers when planning health services for the Havant area. It would like to be consulted as the Council receives planning applications. The Fareham & Gosport and South Eastern Hampshire Clinical Commissioning Groups (CCG) raise concerns over the already stretched capacity of primary and secondary care services. A detailed estate plan is currently being prepared, which will help the CCG to better understand and model the health needs of the existing and future populations. However, it is clear that any additional demand on local health will require mitigation and without funding, the local system will not be able to support any additional population. As such, contributions through CIL or section 106 contributions will be required from new development.
- 5.4 Chichester Borough Council commented on the local capacity for wastewater and this was also picked up by Southern Water, which commented specifically on the site. Southern Water says that there is not adequate capacity in the nearest sewerage pipe and that development would need to make a connection at the nearest point of adequate capacity. Southern Water confirms, however, that this is not a constraint to development and that measures are available to deal with this matter. Southern Water also requires that development allows for future access to the existing sewerage infrastructure for maintenance and upsizing purposes.

⁸ https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR_239160

Stage C: Strategic Housing Land Availability Assessment entry for the site

- 5.5 The most recent (10th edition – December 2017) of the Council’s Strategic Housing Land Availability Assessment⁹ lists the site at page 17 under ref. UE84. No infrastructure concerns are raised in this entry.

⁹

<http://www.havant.gov.uk/sites/default/files/documents/SHLAA%2010th%20Edition%20%28December%202017%29.pdf>

Stage D: Habitats Regulations Assessment

- 5.6 The LPHS Habitats Regulations Assessment Screening Statement (November 2016)¹⁰ notes at paragraph 5.39 that a sensible approach to mitigate nature conservation impacts could be to secure at least some portion of each site as bespoke mitigation. Paragraph 5.40 goes on to state that it should be an aim of the LPHS to include, or recommend, measure for securing mitigation land on certain sites. Where space allows, sections could be set aside for the provision of supporting habitat.
- 5.7 Policy DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development) of the adopted Havant Borough Local Plan (Allocations) DPD requires mitigation through either a financial contribution or a developer-provided package of measures, such as onsite SANG. The LPHS, however, does not mention the requirement for delivery of onsite mitigation at this site.

¹⁰ <https://www.havant.gov.uk/localplan/regulatory-requirements>

Stage E: Sustainability Appraisal

- 5.8 The LPHS Sustainability Appraisal (SA) (November 2016)¹¹ discusses the site in detail at page 69. It notes at objective 3 (safeguard and improve community health, safety and wellbeing) recreation opportunities deemed reasonably accessible from the site, namely: a cycle route; Chichester Harbour; and Havant leisure centre. The SA concludes that an IDS would need to demonstrate how the impact of development would be completely mitigated.
- 5.9 Objective 4 (promote and support climate change mitigation and adaptation through reducing Havant's greenhouse gas emissions from all sources and plan for anticipated levels of climate change) notes that development would lead to a loss of open green space, which will reduce the ability of the natural environment to help mitigate against climate change and therefore onsite mitigation measures may be required. A similar conclusion has been reached in respect of objective 5 (reducing flood risk).
- 5.10 Objectives 11 and 14 (improving sustainable travel; and ensuring easy and equitable access to services, facilities and opportunities) discuss the sustainability credentials of the site in terms of bus, train, cycle and road links, and note the proximity of health and education facilities. However, it goes on to reiterate that an IDS would need to demonstrate how the impact of development would be completely mitigated, indicating that this IDS needs to address each separately.

¹¹ <https://www.havant.gov.uk/localplan/regulatory-requirements>

Stage F: review of other infrastructure requirements typical of a development of this scale and in this location

5.11 In summary, stages A-E have identified the following infrastructure issues for this IDS to address:

- Drainage
- Transport, including a footbridge at Warblington crossing; adjacent cycle route; bus, train and road links
- Noise cancelling techniques to combat noise from the A27
- Healthcare provision
- Education
- Outside space for children
- Habitat mitigation
- Climate change mitigation
- Foul water connection

5.12 The purpose of this stage is to identify any other infrastructure requirements that would be typical of a development of this scale in this location that it would be reasonable to expect. The list below has been informed by the Council's list of infrastructure providers (updated June 2017) provided on its website¹². The following are deemed to be reasonable:

- Affordable housing
- Water
- Electricity
- Gas
- Telecoms / broadband
- Libraries
- Emergency services
- Community facilities
- Waste
- Emergency services

¹² <http://www.havant.gov.uk/list-infrastructure-providers-pdf-1985-kb>

Stage G: assessment

- 5.13 The table below follows the template provided in the Council's published IDS guidance note. It provides a comprehensive summary of all the enquiries made, which were based on the infrastructure identified in stages A-F above, as well as the Council's published List of Infrastructure and Service Providers.
- 5.14 As the Council will be aware, development proposals – particularly of this scale – are an iterative process and it is common for various permutations and densities to be explored before arriving at a final proposal. Prior to the preparation of this IDS Persimmon Homes made a small number of initial enquiries with infrastructure on the basis of a proposed development of 67 new homes, with subsequent enquiries based on 69 new homes. In this instance, the small difference of two dwellings should not be considered materially greater to warrant updated enquiries, particularly when the Council acknowledges in its own IDS guidance that the process is iterative. Therefore, all quotations cited in the table below are reflective of a moment in time and it is reasonable to expect fluctuations between initial enquiries and the implementation of a planning permission.
- 5.15 To provide additional context, for a proposed development of 69 new homes, comprising 17 x 2-bed houses; 47 x 3-bed houses; and 5 x 4-bed houses, enquiries were made according to the Office for National Statistics¹³ average home occupancy in Havant of 2.3 people. This indicates the proposed development would result in c.159 new residents. However, it is worth noting that table 4 of the Draft Havant Borough Local Plan 2036 provides a breakdown of the number of people per dwelling according to bedroom numbers. The proposed mix would equate to 129 people, according to table 4. The enquiries made to infrastructure and service providers drew attention to the range in the number of new people.
- 5.16 A copy of the letter sent to infrastructure providers is provided in appendix A of this IDS. It was sent to all the contacts on the Council's list of infrastructure providers.
- 5.17 Persimmon Homes acknowledges that the Council's IDS template requires an IDS to set out specific costs for infrastructure schemes. However, it became apparent during the production of this IDS that some providers find this information to be commercially sensitive and have requested that the information be kept confidential. Persimmon Homes necessarily has to respect this wish and therefore costs are not provided in the table below. Should viability later prove to be an issue with the proposed development,

¹³

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/2011censuspopulationandhouseholdestimatesforwardsandoutputareasinenglandandwales> table PHP01 South East

full and up-to-date costs will inform any viability assessment. In accordance with paragraph 57 of the NPPF, this may be made publicly available.

Infrastructure provision	Where highlighted?	Summary of area / site-specific issues	What discussions / actions have taken place?	What projects / programmes are already in place to serve the development?	What infrastructure is required to facilitate the development; what is the cost of this; and who is going to fund and provide it?
Transport / highways	LPHS consultation / SA / Council's list.	Draft Havant Borough Local Plan 2036 Policy H16 specifies a Transport Assessment is required as part of the wider development of 260 homes. This should demonstrate additional flows can be accommodated on existing junctions onto Emsworth Rd. Traffic calming measures are required on Castle Avenue, Warblington Avenue and St George's Avenue. Vehicular access to the site is required from St George's Avenue and a new pedestrian and cycle access to Emsworth Road in the south-west of the site are needed. Development must provide or, at least not prejudice, a pedestrian and cycle link under the railway line to provide easy access to Warblington Station from Southleigh (KS5).	Contact made with Hampshire County Council, which advises to use its pre-app service.	No details provided by infrastructure providers. The Council's CIL spending decisions ¹⁴ show a number of projects with approved and actual spends in relation to: • A feasibility study into the costs, options for construction and a business case for the • Havant Station footbridge • Southmoor Lane, Harts Farm Way Junction Improvements (Short Term) • Havant Railway Footbridge Detailed Design up to £150,000, subject to negotiation • Havant Shared Pedestrian and Cycle Bridge • Warblington Footbridge • Bushy Lease Strategic Sustainable Access Route • Hambledon Road/Milton Road Safety Improvements • Rusty Cutter – Teardrop Link Road Capacity Enhancement	Requirements are set out in draft Local Plan policy H16. A Transport Assessment is currently being prepared and will establish exact mitigation measures required. Costs to be confirmed thereafter. Developer to fund site-specific measures, as required.
			Contact established with Highways England, which confirmed that a proposal of the size and scale will unlikely necessitate the need for an improvement at the A27 junction. However, any potential impacts must be considered in the context of the cumulative impact of the emerging Havant Local Plan growth proposals.		
			Contact with Network Rail drew attention to its pre-application advice service.		
			Contact established with Emsworth and District Motor Services Ltd, which did not request any contributions.		
			Enquiry sent to Stagecoach Coastline Buses, but no response received.		
			Enquiry sent to First Group PLC, but no response received.		
			Enquiry sent to Southern Railway, but the response referred the developer back to Network Rail (see response above).		
			Enquiry sent to South Western Railway. No response received.		
			Contact with Sustrans confirmed that Sustrans does not own the section of NCN2 near the proposed site and therefore has no comments to make.		
			Enquiry sent to Hampshire County Council Rights of Way / Access team. No response received.		
Noise mitigation	LPHS consultation	Draft Havant Borough Local Plan 2036 Policy H16 requires a noise impact assessment. Development should take account of and mitigate noise disturbance from the A27.	Enquiry made with the Council's public health team, but no response received.	N/A – no response received.	Acoustic mitigation zones 20m from rail tracks and 20m from the A27 identified on masterplan ref. A-02-010-TP. Costs currently being finalised. Developer to fund and provide.
Education and early years	LPHS consultation / Council's list	Existing Core Strategy Policy CS21 says that where appropriate, the Council will seek onsite provision or financial	Response received from Childcare Development and Business Officer that the wider 260 home development will generate 27 early years places. The proportion attributable	No details provided by Childcare Development and Business Officer.	7 early years places to be funded through CIL.

¹⁴ <http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/cil-spending-decisions>

Infrastructure provision	Where highlighted?	Summary of area / site-specific issues	What discussions / actions have taken place?	What projects / programmes are already in place to serve the development?	What infrastructure is required to facilitate the development; what is the cost of this; and who is going to fund and provide it?
		contributions to ensure the timely off-site or on-site delivery of all types of infrastructure, including education. Explanatory Note 4 of the publicly available CIL 123 list for Havant provides further information on this matter as follows: ‘4. For additional primary school places S106 contributions will be required for new school places in Havant Borough with the exception of Leigh Park, where CIL contributions may be required because of low viability. Leigh Park is defined as the area comprising the Barncroft, Warren Park, Battins and Bondfields Wards of the Borough’.	to this scheme of 69 units is therefore 7 places. The officer advises that provision will be met through CIL. Response received from Children’s Services Department at Hampshire County Council confirmed that forecasts have been adjusted for the school place planning area and the department would not seek a contribution from the developer towards educational infrastructure. This up-to-date position supersedes explanatory note 4 of the CIL 123 list.	Sufficient school places already exist.	N/A.
Flood risk and drainage	LPHS consultation / SA / Council’s list	Flood and coastal erosion risk management measures identified in Regulation 123 list.	Response received from the Environment Agency advises that the site is in Source Protection Zone 1c (subsurface activity only).	No details provided by infrastructure providers.	The developer considers the location within a Source Protection Zone not to constitute an infrastructural issue.
			Response received from the Lead Local Flood Authority offers a historic report on flooding in and around the site, as well as pre-application advice, for a fee.		A detailed drainage strategy is currently being compiled and will set out if any mitigation is required. Costs to be confirmed thereafter. Developer to fund and provide.
			Contact made with Eastern Solent Coast Partnership at info@escp.org.uk , but returned as undeliverable.		Flood and coastal erosion risk management measures to be funded through CIL.
Healthcare	LPHS consultation	CCG stated in the LPHS that the existing capacity of primary and secondary care services are stretched,	Response received from Southern Eastern Hampshire Clinical Commissioning Group (SEHCCG) directing the developer to its response to the Council’s Infrastructure Delivery Plan (IDP). The CCG confirmed that the site falls	The IDP states that ‘ <i>while the development of the Strategic Site and other sites in the Emsworth area will require additional GPs these could be</i>	It is unclear from the CCG what level of contribution may be required to facilitate the development, if at all.

Infrastructure provision	Where highlighted?	Summary of area / site-specific issues	What discussions / actions have taken place?	What projects / programmes are already in place to serve the development?	What infrastructure is required to facilitate the development; what is the cost of this; and who is going to fund and provide it?
		but provided no site-specific information.	within the catchment of Bosmere, Emsworth, Homewell and Staunton practices. However, the IDP only mentions Emsworth Practice, stating that the existing building is too small to meet future requirements. As the CCG specifically drew the developer's attention to the IDP and the IDP only refers to Emsworth Practice, it is considered reasonable to conclude that the proposed development would only need to contribute towards expanding this one practice.	<i>accommodated subject to the Emsworth Surgery finding a suitable new site / premises that will be capable of further expansion in the future'.</i>	
Open space, including for children	LPHS consultation / Council's list	Draft Havant Borough Local Plan 2036 (January 2018) table 4 provides a breakdown of people per dwelling. This development would house around 129 people. Emerging Policy E2 applies a standard of 15sqm per person (0.19ha for this site), to be delivered onsite for developments of 50 dwellings or more. However, the adopted Provision and Improvement of Playing Space for New Housing Development SPG says that onsite delivery is only required in terms of: • Equipped playing space – minimum 70 dwellings • Casual and equipped playing space – minimum 90 dwellings • Playing fields, pitches and courts – minimum 420 dwellings.	Contact established with Sport England, which advises that it does not comment on housing development proposals below 300 units. Any infrastructure needs for indoor / outdoor sport need to reflect the recommendations set out in the local authority's playing pitch strategy and any built facility strategy that may be in place. Enquiry sent to Hampshire Borough Council Landscaping Team (opens space). No response received.	No details provided by infrastructure providers.	Local Area of Play (LAP) within a public open space and further areas of public open space identified on the masterplan. This totals 1,922m2 (0.19ha) and complies with the Council's standards. Costs to be finalised. Developer to fund and provide.
Habitat mitigation	Habitats Regulations Assessment	Mitigation required in order to comply with habitats regulations. Draft Havant Borough Local Plan 2036 Policy H16 requires an ecological assessment.	Contact established with Natural England, which advised mitigation will be required in line with the Definitive Strategy for Bird Aware Solent. The development would also result in the loss of part of a Solent Wader and Brent Goose Strategy 'low use' site. Proportionate mitigation, off-setting and/or enhancement measures would be required, which could be from compensatory funding.	No details provided by infrastructure providers.	Compensation measures likely required, which will be determined as part of the consideration of the application.

Infrastructure provision	Where highlighted?	Summary of area / site-specific issues	What discussions / actions have taken place?	What projects / programmes are already in place to serve the development?	What infrastructure is required to facilitate the development; what is the cost of this; and who is going to fund and provide it?
		Mitigation measures identified through the Solent Disturbance and Mitigation Project noted on Regulation 123 list.			
Climate change mitigation	Sustainability Appraisal	Flood and Coastal Erosion Risk Management Measures to be funded through CIL.	Contact made with Eastern Solent Coast Partnership at info@escp.org.uk , but returned as undeliverable.	Council's CIL spending decisions ¹⁵ show that £75k has been approved and £18k spent towards the Langstone Flood and Coastal Erosion Risk Management Scheme (FCERM) Feasibility Assessment.	Flood and Coastal Erosion Risk Management Measures to be funded through CIL.
		Core Strategy Policy CS14 requires onsite energy production and resource efficiency to be maximised by major development, with particular attention paid to water efficiency. Policy CS16 requires development to mitigate its negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.	Design and construction methods are yet to be finalised.	N/A	Design and construction methods of the development are yet to be finalised. Details can be required by a planning condition. Developer to fund and provide.
Recreation other than open space	LPHS consultation / SA	Community and cultural facilities to be funded through CIL.	Response received from Havant Borough Council Community Manager, stating that taking into account the community facilities already in existence in the adjacent locality, there is insufficient need for a new building/facility for community use related to this particular development.	N/A	To be funded through CIL.
Affordable housing	Typical requirement / Council's list.	Policy CS9(2): deliver on average 30-40% on-site provision with a mix of dwelling types, sizes and tenures.	29% proposed. Contact made with housingservicemailbox@havant.gov.uk – email returned as undeliverable.	N/A – no responses received.	On-site provision required. Tenure split: 9% of total development shared ownership; 20% rented. Developer in liaison with Registered Provider to agree
			Enquiry sent to Homes and Communities Agency. No response received.		

¹⁵ <http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/cil-spending-decisions>

Infrastructure provision	Where highlighted?	Summary of area / site-specific issues	What discussions / actions have taken place?	What projects / programmes are already in place to serve the development?	What infrastructure is required to facilitate the development; what is the cost of this; and who is going to fund and provide it?
					delivery mechanism. Delivery on occupation of market dwellings.
Water / sewerage	LPHS consultation / typical requirement / Council's list.	Draft Havant Borough Local Plan 2036 Policy H16 requires off-site water mains reinforcements to the satisfaction of Portsmouth Water's design and approval.	Contact established with Clancy Docwra Ltd (water, gas and electricity), which advised on potential costs.	Water supply point of connection on Emsworth Road.	Design, installation and connection of utility infrastructure cost to be funded by developer.
			Contact established with Portsmouth Water, which advised on potential costs.		Costs associated with onsite mains connection; possible reinforcement works required; service connection; and dwellings above 2 storeys may require a storage and booster arrangement.
			Southern Water provided a foul and surface water capacity check through its pre-app advice service. Foul water capacity is currently inadequate, so additional off-site sewers or improvements to existing sewers would be required. No indicative costs have been provided, but Southern Water advises it requests councils to impose planning conditions to align the occupation of a development with the provision of off-site infrastructure, which Southern Water will provide within 24 months. There are also no surface water sewers with sufficient capacity, but it could be disposed of via soakaways, if possible.		A detailed drainage strategy is currently being compiled and will set out if any mitigation is required. Costs to be confirmed thereafter. Developer to fund and provide.
Electricity	Typical requirement / Council's list.	None identified.	Contact established with Scottish and Southern Electricity Networks, which advised on potential costs.	Existing high voltage cable to the south of the site at Emsworth Road.	Works required to install high voltage cables and install transformer with low voltage infrastructure to be funded by developer.
			Contact established with GTC (electricity and gas provider) , which advised on potential costs.		Costs to be funded by developer.
			Contact established with UK Power Solutions (UKPS) (electricity and gas provider). Provides a quote for electricity and gas connections, as well as an optional onsite street lighting quote.		Costs for connections, street lighting columns and meter boxes to be funded by the developer.

Infrastructure provision	Where highlighted?	Summary of area / site-specific issues	What discussions / actions have taken place?	What projects / programmes are already in place to serve the development?	What infrastructure is required to facilitate the development; what is the cost of this; and who is going to fund and provide it?
			Contact established with Clancy Docwra Ltd (water, gas and electricity) (see above).		See above.
Gas	Typical requirement / Council's list.	None identified.	Contact established with British Gas. Quotation obtained to provide gas mains, services and meters.	Connected system exit point on St George's Avenue.	British Gas will undertake all excavations, connections, installations and reinstatement for the gas mains within the public highway. Nil cost to the developer.
			Contact established with GTC (see above).		See above.
			Contact established with Clancy Docwra Ltd (water, gas and electricity) (see above).		See above.
Telecoms / broadband	Typical requirement / Council's list.	None identified.	Contact established with BT, which is offering broadband.	No connection point details noted in correspondence, but the site is situated adjacent to existing residential properties, which will have connections.	Provider to be confirmed.
Libraries	Typical requirement / Council's list.	Libraries identified on Regulation 123 list.	Enquiry sent to Hampshire County Council Libraries, but no response received.	N/A – no response received. Existing Havant Library c.1.4km to the west.	To be funded through CIL.
Emergency services	Typical requirement / Council's list.	None identified.	Contact made with Hampshire Fire and Rescue, which did not highlight any infrastructural requirements.	None identified.	None identified.
			Enquiry made with South Central Ambulance Service. No response received.	N/A – no response received.	
			Enquiry made with Hampshire Constabulary (Havant Area). No response received.		
Community facilities	Typical requirement / Council's list.	Community and cultural facilities identified on Regulation 123 list.	Response received from Havant Borough Council Community Manager, stating that taking into account the community facilities already in existence in the adjacent locality, there is insufficient need for a new building/facility for community use related to this particular development. However, they would request a S106 contribution of £250 per dwelling to contribute towards a Community Officer. This would equate to £17,250.	N/A	A Community Officer does not appear to be necessary to facilitate the development, as no need is identified in the existing or emerging plan.
			Contact made with havant.business@havant.gov.uk – email returned as undeliverable.		
Waste management		None identified.	Contact made with waste.management@hants.co.uk , but returned as undeliverable.	Waste collection already serves neighbouring properties.	None identified.

Infrastructure provision	Where highlighted?	Summary of area / site-specific issues	What discussions / actions have taken place?	What projects / programmes are already in place to serve the development?	What infrastructure is required to facilitate the development; what is the cost of this; and who is going to fund and provide it?
	Typical requirement / Council's list.		Enquiry made with info@norsesoutheast.co.uk , but no response received.		

Appendix A: copy of letter sent to infrastructure providers



Chapman Lily Planning Ltd
Unit 5 Designer House
Sandford Lane
Wareham
BH20 4DY

By email.

Date: 20/08/18
Your reference:
Our reference: BS-1097

M: 07881 892743
T: 01929 553818
E: steve.tapscott@clplanning.co.uk
W: www.clplanning.co.uk

Dear Sir or Madam,

CONFIDENTIAL AND COMMERCIALY SENSITIVE

Havant Borough Council wishes to see a number of development sites come forward for 'early release' in order to boost its housing supply. These sites are set out in the Council's Local Plan Housing Statement¹. The statement says that any planning application needs to be accompanied by an Infrastructure Delivery Statement, which needs to clarify any liaison with infrastructure providers and the infrastructure required to allow the development to mitigate its impacts and proceed.

Therefore, in order to comply with Havant Borough Council's requirements, I write on behalf of Persimmon Homes (South Coast) Ltd, who is anticipating submitting a planning application for the development of 69 new homes at Land at Castle Avenue, Havant. You will find attached to this email a location plan identifying the site and an illustrative site layout. I obtained your email address from the Council's published list of infrastructure and service providers.

The purpose of this enquiry is to ask for your assistance in gauging the following in relation to your area of infrastructure:

1. Existing capacity (latent or otherwise);
2. Any projects / programmes already in place to serve the development;
3. New infrastructure required to facilitate the development;
4. The costs of providing the infrastructure; and
5. Who will fund / provide the infrastructure.

¹ <https://www.havant.gov.uk/local-plan-housing-statement-pdf-398-mb>



I would be most grateful if you could kindly assist me with clarifying the above – this provides an excellent opportunity to help influence the development and ensure that your requirements are considered at the outset of the planning application.

I appreciate that where costs are identified, these may be a matter for negotiation directly with the developer or funded via the Community Infrastructure Levy (CIL). In other instances, a planning obligation may be required, to be secured by means of a section 106 legal agreement. I would respectfully ask you to be aware that that national planning policy requires any planning obligation to be:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

If it helps, it is envisaged that the development will deliver 17 x 2-bed houses; 47 x 3-bed houses; and 5 x 4-bed houses. It is not possible to be precise as to how many people the proposed development would represent, but it is realistic to estimate that the proposed development would result in between 129* – 159** people.

Thank you in advance for your assistance; do please contact me if I can offer any clarifications.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'ST' or 'SA'.

Steve Tapscott MRTPI MA BA (Hons)

Senior Planner

* based on table 4 of the Draft Havant Borough Local Plan 2036 relating to open space standards

** based on the ONS home occupancy rate for Havant of 2.3 people per dwelling