

April 2018

Land at Forty Acre Farm, Bedhampton, Havant

Statement of Community Involvement



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

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1. Introduction

- 1.1 Barratt David Wilson Homes have undertaken a full programme of public consultation in accordance with the Havant Borough Council's Statement of Community Involvement and this Statement has been written in this context. This Statement should be read in conjunction with the Design and Access Statement submitted with the application.
- 1.2. We are committed to effective community consultation and engagement, in line with the Government's objectives for community involvement in planning as set out in the National Planning Policy Framework. This Statement describes how the local community has been consulted prior to the submission of this planning application. It also outlines the discussions that have taken place with various stakeholders prior to the submission of the planning application.
- 1.3 Prior to commencing work on the programme of engagement, a thorough review was carried out of the Council's Statement of Community Involvement (SCI), approved December 2013. The Statement of Community Involvement explains how and when local people, interest groups and organisations have the opportunity to be involved with the planning process in Havant Borough. Its purpose is to explain how local people can engage in plan making and decision making in Havant Borough.
- 1.4 Section 4 of the Council's Statement of Community Involvement advises on methods of consultation for planning applications, in particular it introduces Development Consultation Forums, among others, as a means for applicants to engage with the community before a planning application is submitted. It provides the following advice in paragraphs 4.3 and 4.4: -

Development Consultations Forums (DCF) Pre-application discussions between the Council and developers/applicants are confidential unless and until applicants wish to publicise their proposals with the local community. This can be done independently, but the Council's preferred method, particularly where 'significant' applications are concerned, is to arrange a DCF. These meet in public and provide the opportunity for an applicant or developer to explain proposals directly to Councillors, residents' associations, key stakeholders and the general public at an early stage in the pre-application process. In particular, a Forum will seek to:

- identify any issues that may be considered in a formal application;*
- inform pre-application discussions between officers and the developer; and*
- enable the developer to shape an application to address community issues.*

The DCF gives local people a chance to influence proposals at an earlier stage in the development process, and aims to reduce delay and frustration in determining applications. The initiative is supported by a requirement in the Localism Act (section 122) for applicants to consult local communities before submitting certain types of application.

- 1.5 The SCI strongly encourages applicants to obtain pre-application advice on development proposals and to engage in pre-application consultation for major or potentially controversial development schemes where appropriate. Pre-application consultation provides an opportunity for developers to explain their proposals and allows the local community the opportunity to express their views and raise concerns directly with the applicant with the possibility of influencing the proposal prior to the submission of a planning application.

2 Consultation Process

Havant Borough Council

- 2.1 Extensive pre-application discussions were held with the Council's Principle Planning Officer in advance of submitting the planning application to discuss refining the scheme.
- 2.2 Feedback from officers has focussed on:-
- Layout
 - Parking courts
 - Design
 - Landscaping
 - Highways
 - Education
- 2.3 Barratt David Wilson wrote to Havant Borough Council on 20th November 2017 to request a Screening Opinion, in accordance with Regulations 5 (1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 to establish if the proposed development, in the opinion of Havant Borough Council, amounts to EIA development.
- 2.4 A formal response was received from Havant Borough Council on 4th January 2018 which concludes that the schemes scale, nature and location would be unlikely to result in significant environmental effects and as such associated proposed assessments to accompany a planning application and likely mitigation measures is not anticipated. The Local Planning Authority considers that the proposals submitted for this site was not EIA Development.

Highway Meetings

- 2.5 The following meetings have taken place between our Highway Engineer and Hampshire Country Council Highway's team and Havant Borough Council:

26th October 2016 – Pre-App Meeting with HCC – Discussed Access, trip rates, crossing over Havant Road, scope of modelling, scope of Transport Assessments

2nd October 2017 – Meeting with HCC and Engineering Consultancy – Meeting to discuss access design, signalised pedestrian crossing across Road, S278 works

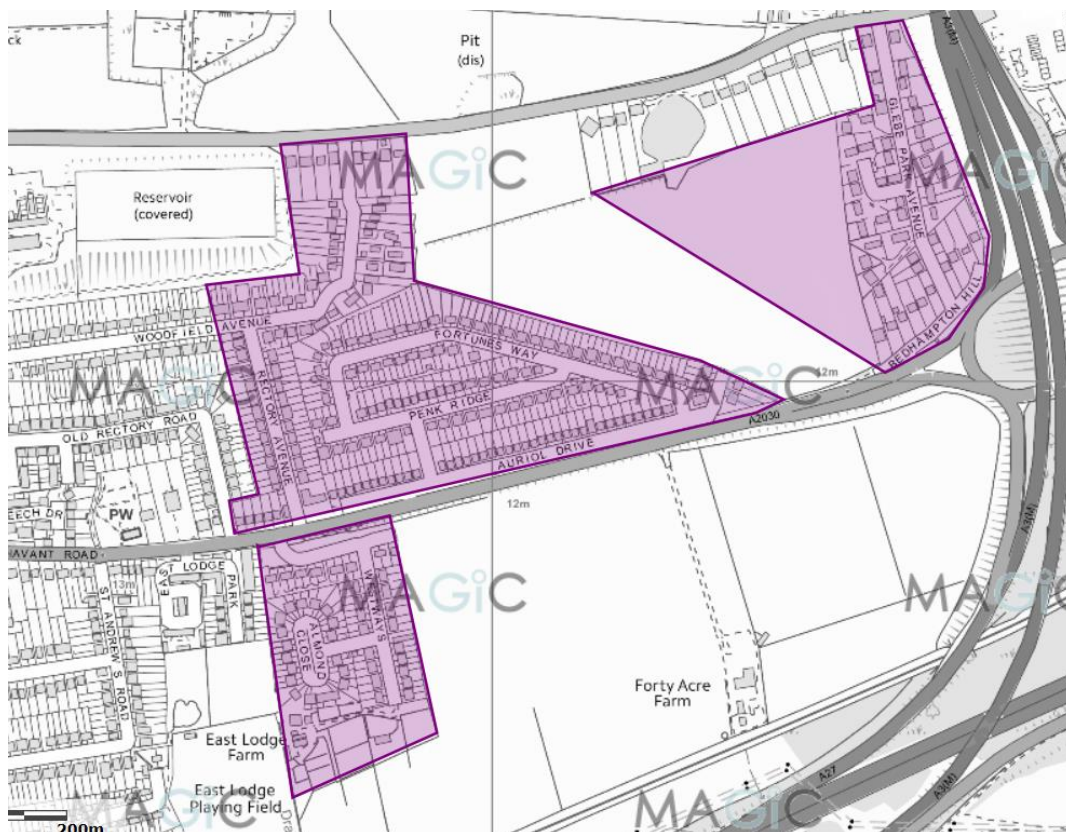
13th December 2017 – Meeting with HBC. Discussed Route to School

8th January 2018 – Meeting with HCC. Discussed Route to School and Modelling of the Strategic Road Network

- 2.6 Separate meetings have been held with the Education Officer and Highways Officers at Hampshire County Council. These meetings have focused on the education provision required by our development and also the off-site highway works. These meetings have been extremely useful in understanding the mitigation measures required by the development.

Public Exhibitions

- 2.7 A public exhibition to publicise our scheme was held on 2nd November 2017 between 1.00pm and 7.30pm at the Church of Resurrection, Portsmouth.
- 2.8 The exhibition was promoted through an advert in the Portsmouth News (Appendix A). In addition, emails were sent to local politicians and to the Council to provide a background on the plans and the arrangements for the exhibition. Leaflets showing the times and location of the exhibition were also hand delivered to local residents (see map 1 below). The consultation area is highlighted in purple.



Map 1 – Consultation Area (purple)

2.9 The exhibition register was completed by 195 people. However, it is recognised that not every attendee completes the register and it is estimated that in the region of 210 people attended the exhibition, including Councillors from Portsmouth City Council. The exhibition consisted of one set of 20 display boards providing information on the plans. The exhibition was attended by a team of specialists in a variety of disciplines in order to enable members of the community to ask questions. The 20 display boards provided the following background information:

- Planning background to the proposals
- Analysis of the site
- Proposed residential layout
- Design analysis and CGI examples
- Landscape proposals
- Drainage strategy
- Highways and access proposals



2.10 Visitors were encouraged to complete a comment form to provide their views on the proposals. In total, 39 comment forms were returned. Whilst this number appears low, it is recognised that a reduced level of feedback is often indicative of broad acceptance or apathy for the principle of a proposed development. Attendees were also invited to take a form and freepost return envelope away from the exhibition so that comments could be returned at a later date. The exhibition boards were also made available via our community website www.barrattsotoncommunity.co.uk, so that they were accessible to a wider audience.

2.11 A summary of the comments made on the forms are provided below:

- Loss of a view
- Loss of house value
- Loss of wildlife
- Flooding issues
- Congestion and traffic issues
- The site acts as a buffer between Havant and Portsmouth
- Pressure on infrastructure – doctors, schools
- No community facilities proposed
- No capacity at the Rusty Cutter
- Affordable housing close to properties in Westways
- Noise and disruption
- Limited visitor parking
- Care homes too close to properties in Westways
- Light pollution
- Loss of green belt
- Loss of residential amenity – privacy
- Pleased with the plans for the site
- Concerns over child safety near the SUD's features
- Allotment area should be larger
- Properties are better spaced than expected.
- Glebe Park Avenue is used as a rat run
- Proposals look really good
- Impressed with the green spaces planned
- 3 storey development is out of keeping with the area
- Right hand turn will not work

Development Consultation Forum

2.12 We attended a Development Consultation Forum on 21 November 2017 at which proposals for 322 homes and a 60 bed care home were presented. This event was publicised by the Council and attended by Councillors and members of the public.

2.13 A webpage on the Havant Borough Council's website includes a page dedicated to Development Consultation Forums that have taken place over the year.

<http://www.havant.gov.uk/planning-and-environment/planning-services/view-planning-applications-and-planning-decisions/development-consultation-forums>

2.14 The webpage included the following documents: -

- Location Plan
- Developer's Briefing Note
- Developer's Final Presentation
- Planner's Presentation

2.15 The Planner's Presentation includes the presentation by officers, all questions asked by third party organisations, consultee responses, developer responses, Councillor questions and questions asked by members of the public.

3 Outcomes of the Consultation Process

3.1 We have adopted a positive approach to consultation in accordance with the Council's adopted Statement of Community Involvement. This has included direct engagement with local residents, community representatives and pre-application discussions with officers of Havant Borough Council.

3.2 This approach has enabled the project team to gain a fuller understanding of local issues and concerns, which has led to a more evolved set of proposals that respond positively to the site's context and local expectations.

3.3 In response to comments received on the draft layout for the scheme a number of changes have been made or addressed. These include:-

4 Conclusion

4.1 In accordance with good practice, government guidelines and the applicant's commitment to community involvement, a thorough and comprehensive engagement exercise has been undertaken in order to inform the proposals for the site. The consultation events and meetings detailed above have been aimed at introducing an opportunity for the local community and other key stakeholders to become involved and influence the proposals at an early stage and to identify their specific aspirations.

4.2 This document summarises the extensive consultation that has taken place and demonstrates that we have responded positively to the Havant Borough Council's Statement of Community Involvement.

4.3 The tone of responses at the public exhibition was generally positive in terms of the thought which had gone into the proposals and the benefits on offer. Residents were particularly pleased with the design and appearance of the houses and felt they fitted with the character of the area.

- 4.4 The consultation has resulted in constructive discussions with members of the local community and local residents, and the valuable feedback received in these discussions have had a direct influence on the design and layout of the submitted proposals.
- 4.5 The consultation process undertaken over the course of preparing the planning application has helped to refine the design of the scheme and resulted in a high quality scheme.

Appendix A - Newspaper advertisement/Leaflet Invite