



INFRASTRUCTURE DELIVERY STATEMENT

LAND OFF WESTWOOD CLOSE, EMSWORTH

On behalf of Hampshire Land Ltd

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1.0 INTRODUCTION

- 1.1 The Council adopted the Local Plan Housing Statement (LPHS) on 7th December 2016.
- 1.2 Under guiding principle 4 all housing proposals on sites outside of the urban area including sites identified by Table 2 of the Local Plan Housing Statement will be expected to be accompanied by a comprehensive Infrastructure Delivery Statement. Infrastructure Delivery Statements are required for 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 Local Plan. The submission of the Infrastructure Delivery Statement would be expected when a planning application is submitted.
- 1.3 Paragraph 3.19-3.20 of the Local Plan Housing Statement reiterate that any application for residential development on the sites identified in Table 2 or any other housing sites outside of the urban area must be accompanied by an Infrastructure Delivery Statement. The principle of such a site will only be considered to be acceptable if the Infrastructure Delivery Statement identifies proposals which fully mitigate the impact of the development in question on the Borough's infrastructure network, with reference to other programmes or projects which will be delivered by infrastructure and service providers as appropriate.
- 1.4 The planning application submitted under reference APP/18/00672 and relating to Land off Westwood Close, Emsworth requires the submission of an Infrastructure Delivery Statement as the site is currently located outside of the urban area.
- 1.5 Hampshire Land Ltd and their consultants have engaged with a variety of infrastructure providers and key stakeholders in the formulation of proposals for the site. From the outset discussions have taken place with Council Officers, Westbourne Parish Council and key infrastructure providers including the Environment Agency, Hampshire County Council's Countryside Planning



Team, Southern Water, Portsmouth Water, Scottish & Southern Electricity Networks, British Gas, BT Openreach, Virgin Media and Southern Gas Networks.

- 1.6 This Infrastructure Delivery Statement has been prepared to address the infrastructure topics areas suggested by Havant Borough Council and the suggested template approach advocated within the Council's document entitled '*Guidance for Site-Specific Infrastructure Delivery Statements*' has been followed. It covers the following infrastructure topic areas: - Transport/Highways, Education and Early Years, Flood Risk and Drainage, Healthcare, Open Space, Community and Leisure Facilities and Utilities.

<u>TRANSPORT/HIGHWAYS</u>	
Summary of area/ site specific issues	At the public consultation and the DCF concerns were raised by the local community with regards to the level of on-street parking along Westwood Close. Additional comments were made in relation to the vehicle speeds along Westbourne Avenue and the subsequent visibility available at the Westwood Close/Westbourne Avenue junction
What discussions/actions have taken place as a result?	As a result of the comments made, an assessment of the existing conditions along Westwood Close has been undertaken and, at 5.5m in width, is sufficiently wide enough to accommodate a larger vehicle passing parked cars in line with national guidance. A detailed visibility splay assessment has also been undertaken at Westwood Close/Westbourne Avenue which demonstrates that visibility is achievable in accordance with a 30mph speed limit despite vehicle speeds anticipated to be significantly lower in the primary direction, given the bend in the carriageway.



What projects/ programmes are already in place to serve the development?	There are currently no projects or programmes 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?	The development will provide a footway along the western edge of the site's spine road which will be implemented during the construction phase. This will provide a continuous route between the site and the wider pedestrian network. In addition, a footway connection on the eastern side of Westwood Close will be provided as part of the development proposals and therefore funded by the developer.

<u>EDUCATION AND EARLY YEARS</u>	
<u>1.Nurseries & Pre-Schools</u>	
Summary of area/ site specific issues	None
What discussions have taken place as a result?	None
What Projects/ programmes are already in place to serve the development?	Emsworth benefits from three nurseries/pre-schools: Daisy Chain Nursery, Children's Learning Centre & Green Roots Nursery & Pre-School. These all cater for babies up to children about to start school. Other nurseries and pre-schools are also available in nearby Havant
What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	None

<u>2. Primary Schools</u>	
Summary of area/ site specific issues	The development site is served by Emsworth and St James Primary Schools. Both are catchment schools and are forecast to become full from existing housing developments. Comments received as part of the DCF feedback about schools in general.
What discussions have taken place as a result?	HCC has been consulted as part of the second pre-application for the site. They advised that Emsworth Primary School should be able to accommodate the likely yield of primary age children from this development as a result of the 0.5fe expansion to 2fe at the School. Whilst out of catchment and out of county, Westbourne Primary School is also conveniently located to serve this development.
What Projects/ programmes are already in place to serve the development?	According to the Hampshire School Places Plan 2018-2022, Emsworth Primary School is being expanded during 2018
What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	HCC advised as part of the pre-application response that no contributions towards educational facilities would be sought.
<u>3. Secondary Schools</u>	
Summary of area/ site specific issues	Warblington School is the catchment school to serve this development and has space to take the yield from the proposed development. Whilst out of catchment and out of county, Bourne Community College is closer to the site and parents can always apply to send their children to this school instead.
What discussions have taken place as a result?	None

What Projects/ programmes are already in place to serve the development?	None identified by HCC
What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	No contribution sought by HCC to provide additional secondary school places owing to the surplus places within Warblington School.

<u>FLOOD RISK AND DRAINAGE</u>	
Summary of area/ site specific issues	Site is located partly within Flood Zone 1, 2 and 3 respectively Site is subject to shallow groundwater. Miscellaneous other representations regarding fluvial flood risk and surface water flood risk on the Draft Havant Borough Local Plan. Comments received as part of the DCF feedback about flooding and drainage in general.
What discussions/actions have taken place as a result?	Consultation has been carried out with the Environment Agency to agree the principles of a site based sequential approach to keep the site solely within Flood Zone 1 – considered the lowest risk of fluvial flooding. Winter groundwater monitoring has been carried out to assess the seasonal fluctuation of the groundwater.

What projects/ programmes are already in place to serve the development?	The site based sequential approach has been undertaken as part of the development of the site masterplan to mitigate the risk of fluvial flooding to the new development and ensure that the risk of flooding does not increase elsewhere.
What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	No additional infrastructure is required as all mitigation measures are incorporated within the development proposals.

<u>HEALTHCARE</u>	
<u>1.GP Practices</u>	
Summary of area/ site specific issues	Comments received as part of the DCF feedback about doctors and hospitals in general.
What discussions have taken place as a result?	Applicant has consulted with the NHS choices website. This identifies that The George & Dragon Surgery is the closest to the application site (0.4 miles) and Emsworth Surgery is further afield at 0.7 miles. Both of these practices are accepting new patients and so have spare capacity to register residents from the proposed development.
What Projects/ programmes are already in place to serve the development?	The Government has committed to improving access to GPs in the evenings and weekends through surgeries putting on extra sessions where appointments can be pre-booked. In 2014 the Prime Minister set a goal of providing weekend access to GP's across the country by 2020. The policy was also included in the 2015 Conservative election manifesto. The Department for Health has also recently confirmed that in order to deliver a seven-day service an extra £2.4bn was being invested into GP services which will help to expand the workforce. The doctors and staff at Emsworth Surgery have been looking at ways to deal with increasing

	pressures on their facilities so that they can continue to provide good services to local people in the years ahead. After considering a number of options, they conclude that their preferred option is to move to a new, purpose-built site at Redlands near Westbourne Village.
What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	Whilst the two closest doctors' surgeries offer accept new patients and offer day time appointments, only the Emsworth Surgery offers some limited extended opening hours and neither of these practices open at weekends. All of the local practices should be encouraged to offer further extended opening hours during the week and at weekends to meet the demand for GP appointments locally. Greater use of the 111 service should also be made to alleviate the pressure on the A&E department at QA Hospital.
<u>2. Hospitals</u>	
Summary of area/ site specific issues	
What discussions have taken place as a result?	Applicant has consulted with the NHS choices website. This identifies nearby hospitals, including QA Hospital, Spire Portsmouth Hospital and Elmleigh Hospital. QA offers an A&E department and a wide range of treatments by Portsmouth Hospitals NHS Trust. Spire Portsmouth Hospital offers some NHS Choose and Book services and a range of treatments and procedures to insured and self-funding patients. Elmleigh Hospital offers local inpatient mental health services.
What Projects/ programmes are already in place to serve the development?	None

What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	None
<u>3. Dentists</u>	
Summary of area/ site specific issues	None raised by the community
What discussions have taken place as a result?	Applicant has consulted with the NHS choices website. This identifies Emsworth Dental Surgery within 0.8 miles of the site. North Street Clinic is a private dental practice opposite which could also serve the proposed development
What Projects/ programmes are already in place to serve the development?	None
What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	None

<u>OPEN SPACE</u>	
Summary of area/ site specific issues	Comments received as part of the DCF feedback about open space in general.
What discussions/actions have taken place as a result?	Emsworth includes current local green space designations at Emsworth Recreation Ground, Brook Meadow Local Nature Reserve, Nore Barn Woods, Hollybank Woods and Hampshire Farm Open Space.

	The SYRCH Centre at Spencers Field and the Southleigh Road Recreation Ground are public open space sites which are not suitable for designation as local green spaces. The Horndean Road recreation ground has grass pitches available for team games, tennis courts, a children's playground and a skate park. Southleigh has pitches for team games and a children's play area.
What projects/ programmes are already in place to serve the development?	None
What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	None. Havant Borough Council can use CIL money from this and other developments to fund the provision of new, or improvements to existing, open spaces in the area

<u>COMMUNITY AND LEISURE FACILITIES</u>	
Summary of area/ site specific issues	None raised by the community as part of the DCF feedback
What discussions/actions have taken place as a result?	None
What projects/ programmes are already in place to serve the development?	Within 2.5 miles of the site are local amenities such as Westbourne Social Club, Emsworth Sport & Social Club, Emsworth Bowling Club, Emsworth Slipper Sailing Club, Emsworth Sailing Club and The Avenue Lawn Tennis, Squash & Fitness Club.



What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	None. Havant Borough Council can use CIL money from this and other developments to fund community and cultural facilities identified by them. All of the existing amenities listed could potentially benefit from increased patronage from future residents of this site.
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<u>UTILITIES</u>	
Summary of area/ site specific issues	Existing Southern Water surface and foul water sewers run through the site. New electricity, gas and water supplies required for the site. None raised by the community as part of the DCF feedback.
What discussions/actions have taken place as a result?	The development layout has been proposed to accommodate the existing Southern Water infrastructure and where required proposals to divert the sewers will be undertaken under the provisions of s.185 of the Water Industry Act (WIA). SSE, SGN and Portsmouth Water have been consulted in respects to the development needs and provisions for the future supply to this development.
What projects/ programmes are already in place to serve the development?	Any requirements for diverting the existing Southern Water sewers will be undertaken through the s.185 process of the WIA. SSE, SGN and Portsmouth Water have all confirmed that the development can be served without off-site reinforcement works



What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?	No additional infrastructure required.
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- 1.7 As the Council expects Infrastructure Delivery Statements to evolve and develop throughout the planning application process, the applicant would be pleased to revisit this document, to add to or amend its existing content as and when necessary.