

April 2018

Land at Forty Acre Farm, Bedhampton, Havant



Infrastructure Delivery Statement



DAVID WILSON HOMES

WHERE QUALITY LIVES



BARRATT
HOMES

1.0 **Purpose**

The Council adopted the Local Plan Housing Statement (LPHS) on 7TH December 2016.

Under guiding principle 4, all housing proposals on sites outside of the urban area including sites identified by Table 2 of the LPHS, 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.

Extract from Guiding Principle 4 from the Local Plan Housing Statement

The principle of residential development on Table 2 sites will be considered favourably in order to contribute towards the objectively assessed housing need and to significantly boost housing supply in the Borough. This material consideration means that there is sufficient weight to justify a departure from Policies CS17 and AL2. Proposals coming forward for Table 2 sites will be expected to continue to meet the remaining requirements of the Adopted Local Plan. Such sites will only be agreed in principle if accompanied by an Infrastructure Delivery Statement, produced as agreed by and in collaboration with the Local Planning Authority.

The planning application submitted, which relates to the land at Forty Acre Farm, requires the submission of an Infrastructure Delivery Statement as the site is located within Table 2 of the Local Plan Housing Statement under reference UE68 for 300 dwellings.

Barratt David Wilson Homes and their consultants have engaged with a variety of infrastructure providers and key stakeholders in the formulation of proposals for the site.

This Infrastructure Delivery Statement has been prepared to address the infrastructure topic 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.

Transport/Highways

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	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?
Infrastructure on Havant Road	Improvements required to pedestrian and cycle routes.	Meetings with Havant Borough Council and Hampshire County Council.	None.	A jug handle arrangement is proposed on the western extent of the footway to provide a continuous connection for cyclists. This includes creating a build out into the existing bus layby on the north side of Havant Road whilst creating a cycle lane within the existing hatching for the bus layby.
Roundabouts	Improvements are proposed at the Rusty Cutter Roundabout for traffic and pedestrians/cycles.	Consultation with HCC and Havant Borough Council.	None	The circulatory west arms to be become signalised to allow pedestrians to cross safely, a new signal head at the south bound off slip.

Pedestrian Infrastructure	Offsite highway works are proposed to facilitate pedestrian movements along the northern site boundary between the bus stops east and west of the accesses along Havant Road.	Consultation with HCC and Havant Borough Council.	None	Pedestrian and Cycle improvements are proposed along the route to Bidbury Infant and Bidbury Junior School.
----------------------------------	---	---	------	---

Education and Early Years

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	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?
Nurseries & Pre-Schools	None raised during the Pre-Application process with Havant Borough Council.	None.	Bedhampton benefits from four nurseries/pre-schools in close proximity to the proposed development: Little Stars Pre-School, Farlington day nursery, Little Peoples nursery and Dysart Nursery. These all cater for babies up to children about to start school. Other Nurseries and Pre-Schools are also available in nearby Havant and also Cosham.	None.
Primary Schools	The development site is served by Bidbury Infant and Junior Schools. It was initially considered that Morelands Primary School (whilst not the immediate catchment area) would be the preferred catchment by virtue of its	Discussion with Martin Shefferd of the Children's Services Department at HCC. These discussions resulted in a change in preferred catchment area for the proposed development to Bidbury Infant and Junior School which can both	N/A	Highway works are required to the Rusty Cutter Roundabout and Bedhampton Hill Road (which will be included as part of the S106 Agreement and Section 278 works) to improve the pedestrian links thus enhancing the highway

	location on the western side of the A3.	accommodate expansion as a result of the proposed development.		safety of pedestrians in accessing the school.
Secondary Schools	Purbrook Park School serves the proposed development. There is a sufficient number of secondary school places available to accommodate the yield from the proposed development.	Review of Havant Borough Councils Pre-Application Response dated 2 nd January 2018.	None identified by HCC.	No contribution sought by HCC to provide additional secondary school places owing to the surplus places within the existing school.

Flood Risk and Drainage

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	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?
Flood Risk	The development site falls within Flood Zones 1, 2 and 3. The residential development will be contained wholly within Flood Zone 1.	Consultation was carried out with the Environment Agency and Hampshire County Council. It is considered that the development proposals are entirely appropriate in terms of flood risk and the provision of flood mitigation measures.	None.	SuDs features will be provided to the south of the site, including balancing ponds and swales.
Foul Drainage	Southern Water Services Limited are the Local Sewerage Authority in this area. The development proposals will seek to discharge to the existing Southern Water Public Sewer Network via an on-site pumping station.	Consultation with Southern Water will be carried out during and post consent.	Existing 225mm diameter foul sewer within Havant Road (insufficient capacity without the pumping station).	An on-site Pumping Station will be providing which will connect to the nearest existing Southern Water foul sewer.
Surface Water Drainage	The shared onsite surface water drainage infrastructure will remain private under the control	Consultation with Southern Water will be carried out during and post consent.		A surface water drainage strategy has been devised and hydraulically modelled to demonstrate that the scheme can be

	of a management company.			suitably implemented without increasing the level of flood risk. The scheme seeks to ensure a reduction in the pre-development site discharge for peak storm events, SuDs features are wholly incorporated within the scheme, consideration is given for the improvement of water quality within the design and the designed drainage scheme can satisfactorily retain a critical 1 in 100 year storm event with climate change.
--	--------------------------	--	--	--

Healthcare

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	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?
GP Practices	Local residents were concerned with the impact on GP Practices	The applicant has consulted with the NHS choices website. This identifies that Drayton surgery is the closest to the application site (0.2 miles), with Cosham Park Surgery only 1.2 miles away. These practices are accepting new patients and so have spare capacity to register residents from the proposed 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 proposed relocation of Emsworth Surgery to the former Victoria Hospital	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.

			site on North Street would help this practice to expand.	
Hospitals	None raised by the community.	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.	None	None
Dentists	None raised by the community.	Applicant has consulted with the NHS choices website. This identifies a number of dentists within close proximity of the site. The closest dentist is Precision Dental Practice in Drayton (0.5 miles away from the site) and is	None	None

		currently accepting new patients.		
Active and Healthy Lifestyles	None raised by the community, however, the applicant is aware and supports the need to encourage active and healthy lifestyles.	No discussions have taken place with the Council	N/A	The scheme proposes allotments and orchard. This encourages the community to grow their own food which encourages an active lifestyle. The allotments will be either maintained by a Management Company or taken over by a community group.

Open Space

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	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?
Existing Open Space	None raised by the local community. The site is not currently designated or used as an open space, but as agricultural land.	None	None. There are existing areas of public open space in the area.	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.
Provision of New Open Space	None raised by the Local Community.	Discussions have taken place in respect of the layout with Havant Borough Council as part of the pre-application process.	N/A	The proposed development includes several areas of public open space, including a LEAP, a Habitat Mitigation Zone, Allotments and a Nature Park. The new provision of open space would equate to 13.83 hectares which exceeds the Councils Open Space Standards. The public open space will be provided by the

				applicant and maintained by a management company.
--	--	--	--	---

Community and Leisure Facilities

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	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?
Allotments	None raised	Discussions with the Council throughout the pre-application process.	None	Allotments will be provided to the south/west corner of the site. This will provide 1258 sqm of community space which encourages active healthy lifestyles as well as sustainable initiatives and ways of living such as growing your own food.

Utilities

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	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?
Electricity		Consultation with SSE. Discussions confirmed that the site can be serviced without the need for off-site reinforcement works.		A secondary sub-station will be provided.
Gas		Consultation with SGN. Discussions confirmed that there is an existing low pressure 180mm dia main located within Havant Road. SGN have confirmed that the site can be serviced via the existing infrastructure.		No diversionary works are anticipated to accommodate the new development.
Telecommunications	BT Open Reach and Virgin Media are the known telecommunication providers for the proposed development. Vodafone and Redcentric also have apparatus within the site.	Consultation with BT Open Reach has confirmed that the development would be serviceable from the existing plant. Consultation with Redcentric has also revealed that they have apparatus running south of Havant Road. Further consultation will be		Further consultation with Telecommunications providers will be carried out during and post consent.

		carried out with both providers during and post consent.		
--	--	--	--	--

As the Council expects Infrastructure Delivery Statements to evolve and develop throughout the planning application process, Barratt David Wilson Homes would be pleased to revisit this document, to add or amend its existing content.