



INFRASTRUCTURE DELIVERY STATEMENT

LAND AT HAVANT ROAD, EMSWORTH

On behalf of Barratt Homes

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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 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.
- 1.3 Extract from Guiding Principle 4 from the Local Plan Housing Statement

Guiding Principle 4

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 boosts 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 a Infrastructure Delivery Statement, produced as agreed by and in collaboration with the Local Planning Authority.....



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- 1.4 The planning application submitted under reference APP/16/00774 and relating to Land north of Havant Road and west of Selangor Ave, Emsworth requires the submission of an Infrastructure Delivery Statement as the site is included within Table 2 of the LPHS under reference UE02b for 154 dwellings.
- 1.5 Barratt Homes and their consultants have engaged with a variety of infrastructure providers and key stakeholders in the formulation of proposals for the site. Discussions have also continued following the submission of the planning application in July 2016 in response to comments received, on the first round of consultation, to the original proposal for 192 dwellings. Since that time, further discussions have taken place with Council officers and key infrastructure providers including Hampshire County Council, Highways England, Southern Gas Networks and Southern Water, resulting in a reduction in the number of units proposed to 161 dwellings and other substantive changes to the scheme, which are outlined in the accompanying Planning, Design & Access Statement.
- 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.



TRANSPORT/HIGHWAYS

	Summary of area/ site specific issues	What discussions 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?				
1. Infrastructure on Havant Road	Havant Road, onto which the site fronts, is a busy through road, connecting Havant to Emsworth (and also used as a cut through to avoid the A27 in busy periods). It was noted by local residents and the Local Highway Authority that access from side roads onto Havant Road in the AM and PM Peak periods is often difficult, and also that crossing can be difficult to the bus stop on the southern side of Havant Road.	Engagement with local residents and the Local Highway Authority highlighted the request for a signalised junction to be provided at the site access to allow vehicles to enter and exit the site in a timely manner.	None	Developer Costs TBC Estimated works required: - 100m of c/w widening (ave.4m width) and footway works - Ped crossing island and associated tactile crossing points - Bellmouth access c.8m wide - 300m² resurfacing - Associated road markings throughout - Associated TM <table><tr><td>Civils Works in Connection with Traffic Signals</td><td>c.£30-40k</td></tr><tr><td>Hampshire Highways Costs</td><td>c.£30-50k</td></tr></table>	Civils Works in Connection with Traffic Signals	c.£30-40k	Hampshire Highways Costs	c.£30-50k
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				for Traffic Signals	
2. A27 Dumbbell Roundabouts	Both roundabouts are currently busy in the AM and PM Peak periods, and the existing layout is not considered efficient. Modelling has demonstrated that the junctions are likely to get worse over time, and the increase in traffic from the site will also have an effect.	Discussions with the Local Highway Authority and Highways England have taken place, and it is proposed that the junction is made more efficient with white lining changes and appropriate signage to mitigate the impact of the development.	None	Developer Costs TBC - Removal and application of revised road markings - HCC have asked where removal of lines damages the surface, that the area be planed off and resurfaced, therefore as worst case you would also have 400m² resurfacing under the bridge and 650m² resurfacing on Havant road approach	
3. Pedestrian Infrastructure	Whilst further infrastructure is to be provided on Havant Road to facilitate both pedestrian and cycle movement to the south, pedestrian infrastructure on Selangor Avenue is reasonably poor in places	Discussions with the Local Highway Authority have identified that the link to the school to the north east of the site could be improved. It has been agreed that funding for this will be secured through contributions.	None Identified by LHA	Developer contribution (TBC)	



EDUCATION AND EARLY YEARS

	Summary of area/ site specific issues	What discussions 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?
1.Nurseries & Pre-Schools	None raised within initial comments to planning application	None	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	None
2. Primary Schools	The development site is served by Emsworth and St James Primary Schools which are forecast to become full from existing housing developments	Discussion with Martin Shefferd of the Children's Services Department at HCC. Discussions revealed that both primary schools share the exact same catchment area and only Emsworth Primary School has space to expand	HCC has used previous expansion projects to derive a cost for the proposed expansion of Emsworth Primary School, and this is estimated to cost £1.831m (4Q2015 price base). According to the	A financial contribution of circa £650,000 is anticipated towards the expansion of Emsworth Primary School as a result of this development. The contribution, once confirmed, will be secured within a s.106 legal agreement.



			Hampshire School Places Plan 2017-2021, Emsworth Primary School will be expanded during 2018 to provide 60 places per year group.	
3. Secondary Schools	Warblington Secondary School serves the proposed development but there is a sufficient number of secondary school places available to accommodate the yield from the proposed development	Review of HCC's application consultation response in respect of application APP/16/00774	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

	Summary of area/ site specific issues	What discussions 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?
1.Flood Risk	There is no requirement for Flood Risk / Defence infrastructure.	None	Environment Agency Nore Farm Flood Relief Scheme.	None
2.Foul Drainage	Despite the very low increase in flow due to development, Foul Water sewers are being improved through Southern Water's S.98 process.	Consultation with Southern Water. Level 2 Capacity Check. Section 98 Design process and costing.	Existing foul sewer beneath Havant Road (insufficient capacity).	Foul Storage tanks to be positioned on site at the Applicant's cost and to be secured through S.98 process.
3.Surface Water Drainage	The shared onsite surface water drainage infrastructure will remain private under the control of a management company.	Pre-Application consultation with HCC. Drainage Strategy and Preliminary Design for Planning Submission.	None	Drainage via infiltration to ground provided by developer within cost of ground works.



HEALTHCARE

	Summary of area/ site specific issues	What discussions 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?
1. GP Practices	Local residents have stated that doctors' surgeries are already at capacity and there is a two-week wait for an appointment.	Applicant has consulted with the NHS choices website. This identifies that Emsworth Surgery is the closest to the application site (0.9 miles) and The Staunton Surgery and Homewell.Curlew Practice are further afield in Havant. All of 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	Whilst two of the three GP practices offer extended surgery morning and evening appointments, only The Staunton Surgery offers a Saturday morning surgery. 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.



			to expand the workforce. The proposed relocation of Emsworth Surgery to the former Victoria Hospital site on North Street would help this practice to expand.	
2. 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
3. Dentists	None raised by the community	Applicant has consulted with the NHS choices website. This identifies six dental practices within 1.2 miles of the site, with at least four of them currently accepting new patients. These would have spare capacity to accept patients from the	None	None



		proposed development. North Street Clinic is a private dental practice, located in North Street, which could also serve the proposed development.		
4. Active and Healthy Lifestyles	None raised by the community, but the applicant is all too aware of the need to encourage active and healthy lifestyles		The applicant has consulted the Sport England's 'Active Design' Guidance document and the layout will include measures to encourage walking, especially connected walking, running/jogging and cycling. The layout includes a 2m wide circular 1.3km long 'Trim Trail' around the perimeter of the site to facilitate this. There is a permissive route from Havant Road down to Havant Footpath 56, which is part of Wayfarers Way / Solent Way. In addition, there will be areas of public open space and a Local Area of Play (LAP) provided as part of the scheme.	It is understood that HCC's Countryside Access Officer would like to explore if there is an opportunity to formalise the permissive route into a public right of way. Whilst this is not without merit, the route does not involve land within the applicant's control and as such HCC should consult the landowner specifically regarding its proposals to secure this. At the same time, Natural England is concerned about increased recreational pressure on the Solent Protection Area so this dichotomy will need to be considered further.



OPEN SPACE

	Summary of area/ site specific issues	What discussions 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?
1.Existing open space	None raised by the local community, except a comment referring to loss of green space. The site is not currently designated or used as an open space, but as agricultural land.	None. The site is within proximity of a number of open space features, including allotments at Washington and Bath Roads, the sports ground off Southleigh Road and informal open space. The Solent Way Wayfarers Walk is 300m to the south.	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.
2. Provision of new open space	None raised by the local community	Discussions on the layout have taken place with Council officers.	The proposed development includes several areas of public open space, including a LAP. This new provision would equate to 2.37 hectares.	The public open space will be provided by the applicant and maintained by a management company.



COMMUNITY AND LEISURE FACILITIES

	Summary of area/ site specific issues	What discussions 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?
1. Existing Provision	None raised by the community	The site is approximately 1km away from both community and health facilities in Emsworth, which can be access by via cycle land or bus. Leisure facilities in the locality include: Emsworth Sports & Social Club (0.6 miles), and The Avenue Lawn Tennis & Fitness Club (0.7 miles). Other facilities are further afield.	None	None. Havant Borough Council can use CIL money from this and other developments to fund community and cultural facilities identified by them.



UTILITIES

	Summary of area/ site specific issues	What discussions 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?
1. Gas Main	Potential diversion of the existing high pressure gas main within the development boundary.	Consultation with Southern Gas Networks	Gas main has already been upgraded and does not need to be diverted or replaced.	No works are required to the high-pressure gas main.
2.Other Utilities	Potential offsite works required to provide for the development loads in terms of gas, electricity and potable water.	Consultation with SSE electricity, Portsmouth Water.	None	No offsite reinforcement works are required to provide for the development loads in terms of gas, electricity and potable water.

- 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.

