
Statement of Community Involvement

LAND WEST OF OLD MANOR FARM SOUTH OF LOWER ROAD BEDHAMPTON

Development of Land West of Old Manor Farm, south of Lower Road, Bedhampton for the erection of up to 43 dwellings, associated landscaping, open space and allotments, with access from Lower Road

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For

BARGATE HOMES
AND
VIVID HOMES



WBP Ref: 8200

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1. INTRODUCTION

- 1.1. This report is a summary of the public consultation activity undertaken in relation to the outline planning application for residential development of up to 43 dwellings on land West of Old Manor Farm, south of Lower Road, Bedhampton.
 - 1.2. By way of background, Havant Borough Council is required to produce a Statement of Community Involvement (SCI) as part of its Local Development Framework (LDF) to govern how the Council will consult the community and stakeholders in the preparation of planning documents. Havant Borough Council's SCI was adopted in June 2019 and has been reviewed by the Applicant.
 - 1.3. The role of community involvement in the planning process is further supported by the Government in the National Planning Policy Framework (NPPF) which expects applicants to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.
 - 1.4. The Applicant has made efforts to comply with all local planning guidance and has reviewed the Council's list of local validation requirements when preparing this application.
 - 1.5. An online consultation event for neighbouring residents has been undertaken, and comments reviewed and circulated to the project team. Details of this consultation are set out in this Statement of Community Involvement.
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2. THE CONSULTATION PROCESS

- 2.1. The approach to community engagement was impacted by the Covid-19 restrictions such that it comprised a postcard drop that directed residents to a dedicated website hosted by the Applicant:

<https://landwestofoldmanorfarm.com>

- 2.2. The postcards, an example is shown at **Appendix A**, were distributed to addresses within the vicinity of the Application Site (**Appendix B**) inviting local people to visit the website where they were able to view the draft plans and associated commentary under a range of headings. The website pages are included at **Appendix C** and the headings are listed below:

- Welcome
- We Want Your Views
- About Bargate Homes
- Illustrative Masterplan
- Artist's Impression (Illustrative 3D)
- Summary of Technical & Environmental Studies
 - Access & Movement
 - Landscape
 - Ecology
 - Archaeology & Heritage
- Have Your Say comments box

- 2.3. Upon viewing the website residents were able to complete the comments box with their name, email and message. This response was then sent to office@woolfbond.co.uk with the on-line consultation running from 3rd September to 17th September 2021.

3. CONSULTATION FEEDBACK

- 3.1. As a result of the postcard distribution about the online consultation event, a total of 52 email responses were received from residents within the surrounding area. Two of these were duplicates or blank, so have been discounted from the analysis.
- 3.2. Section 4 sets out a summary of all comments received in relation to the proposed scheme. Where appropriate, some respondents' comments have been directly quoted. All of the comments and questions raised by local residents during the public consultation period have been considered in finalising the planning application which accompanies this document.

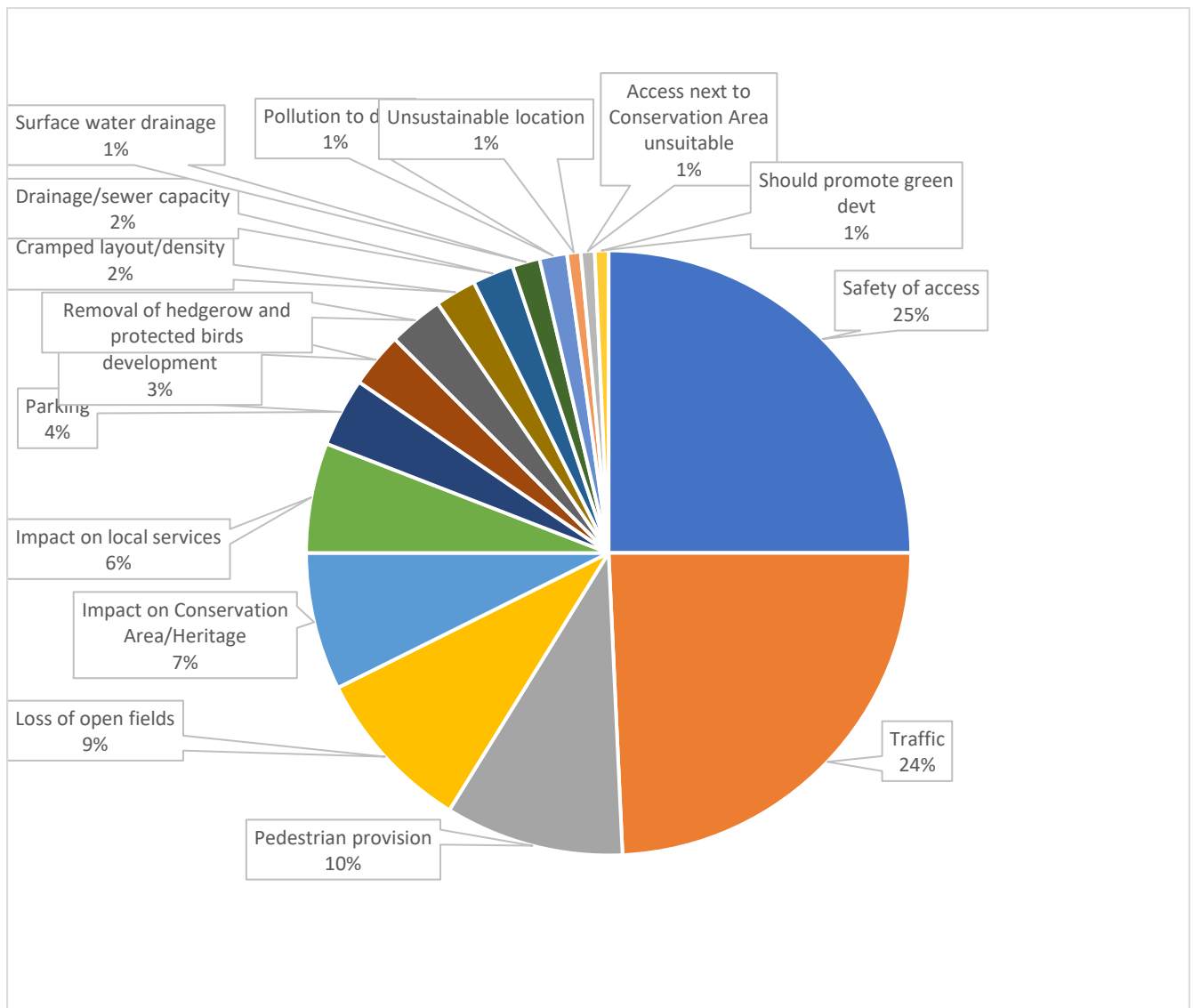
4. RESPONSES TO CONSULTATION FEEDBACK

- 4.1. The following section sets out the Applicant's responses to the comments raised during the consultation period (outlined above in Section 2).
- 4.2. All comments have been taken into consideration in finalising the planning application which accompanies this Statement of Community Involvement. A summary of the comments received are summarised below.
- 4.3. A significant majority, 45 of the responses all oppose the proposed housing with 5 residents were neutral to the development and submitted comments or questions about the proposed scheme. Of the 50 responses the following issues were raised:

Issue	No. of respondents	Comments/additional info	Where addressed
Safety of access	34	Blind bends, narrow, driver behaviour, lack of continuous footpath. Some respondents suggest seeking an alternative access.	Transport Assessment
Traffic	33	Generally along the lane, construction traffic and impact on junctions (wait times etc)	Transport Assessment
Pedestrian provision	13	Lack of pavements, pedestrian safety compromised by increase in traffic, pedestrian links not direct to services, footpaths not lit	Transport Assessment
Loss of open fields	12		LVEA
Impact on Conservation Area/Heritage	10		Heritage Report
Impact on local services	8	Local services e.g. schools, doctors, dentist, etc. already at capacity	Will be addressed with the Council via contributions if appropriate
Parking	5	Lower Road already has parking issues, will be exacerbated	Transport Assessment
Pollution arising from development	4	Noise & air pollution from additional traffic and construction traffic	Noise Impact Assessment
Removal of hedgerow and protected birds	4		Ecological Assessment and Arboricultural

Issue	No. of respondents	Comments/additional info	Where addressed
			Assessment & Method Statement
Cramped layout/density	3		Design & Access Statement
Drainage/sewer capacity	3		FRA/Drainage Strategy
Surface water drainage	2	Potential to pollute groundwater/harbour	FRA/Drainage Strategy
Pollution to devt	2	Air, noise, light – from surrounding roads	
Unsustainable location	1		Planning Statement and Transport Assessment
Access next to Conservation Area unsuitable	1		Heritage Assessment
Should promote green devt	1	Car free, green roofs, etc.	Design & Access Statement

- 4.4. The pie chart below highlights those issues that were of more importance to residents based on the number of residents that raised such issues within their responses.



Traffic Generation, Site Access and Pedestrian Safety

- 4.5. The main concerns raised by residents related to the perceived impact it will have upon traffic generation, and road safety concerns regarding the proposed access along Lower Road. Additionally, there was concern for the safety of pedestrians and cyclists when using Lower Road.
- 4.6 The application is accompanied by a Transport Assessment, Travel Plan and Access Drawing that sets out in detail the baseline road conditions, and how the level of traffic will affect both the traffic flows and wait times at junctions in the vicinity of the site.

- 4.7. The supporting information also details accident records, includes details of traffic, pedestrian and cyclist counts and provides projected future traffic volumes using all modes of travel.
- 4.8. The technical work underpinning the application in respect of traffic and road safety matters concludes that although there will be an increase in the volume of road users and pedestrians following implementation of the development, this will not be to a level as such which would require any additional safety measures to be considered. Lower Road will continue to operate, as it does now, as a genuine shared surface.

Loss of Green Space and Impact on Heritage Asset

- 4.9. A total of 12 of the respondents raised concern about the loss of green space. 10 responses included concern regarding the impact of the proposed development on the Old Bedhampton Conservation Area, and nearby listed buildings.
- 4.10. These matters are all addressed in the accompanying technical reports, including in the Landscape and Visual Evidence & Analysis, and the Heritage Report, as well as to some extent in the Design and Access Statement and Planning Statement.
- 4.11. The need to develop greenfield sites has arisen from the Council's lack of 5 year housing land supply. This has led to the need to allow houses to be built on land beyond the identified settlements. The adjacent site has full planning permission for 50 dwellings, which was allowed at Appeal.
- 4.12. The Appeal Inspector confirmed that this area is suitable in terms of its location, landscape characteristics and proximity to the Conservation Area, for appropriate residential development. The site has no protection for its landscape character, and the impact of the proposed development on the Conservation Area has been assessed by the heritage consultant and detailed in the accompanying report.
- 4.13. Notwithstanding the above, the proposed development scheme has been designed at a relatively low density to reflect the edge of settlement location. The dwellings will be a maximum of 2 storeys in height, which responds to the locality and will ensure visual continuity with the existing residential area.

- 4.14. Open space is planned for the land surrounding the central development area. This will be carefully landscaped with native species to enhance the site both visually, and in terms of the sites biodiversity value.

Impact on Local Services

- 4.15. A number of respondents (8 in total) are concerned about the scheme and future residents impact on local services. They state that at present, provisions such as schools, doctors, nurseries, are all at capacity.
- 4.16. The Council will notify the relevant services of the application once it is submitted, and it is down to the service providers to highlight if they consider the proposed development would affect the capacity of their services. If that is the case, then the applicant may be asked to make a financial contribution towards expanding those services which would be impacted by the development. This would be secured by way of a legal agreement.

Pollution

- 4.17. 4 of the respondents were concerned that the additional cars and delivery vehicles that the additional housing would give rise to would result in increased levels of air and noise pollution in and around the site. 2 respondents were concerned that the location of the site and proposed housing would receive unacceptable levels and noise and air pollution by virtue of the proximity to the roads and railway.
- 4.18. A Noise Impact Assessment ("NIA") has been undertaken in support of the Application Scheme, which concludes that the impact of the additional traffic on noise quality in the surrounding area will not be significant, and appropriate environments can be achieved in terms of noise for the future residents of the site, subject to the proposed mitigation measures, which can be secured by conditions.

Impact on wildlife

- 4.19. The accompanying Ecological Appraisal details the position in respect of wildlife on site. However, given the site's current use as an arable field, the biodiversity value of the site as a whole is fairly low, and is confined to the site's vegetated boundaries.

- 4.20. The existing vegetation is all proposed to be retained and maintained as part of the development. Additional landscaping, planting and SuDS features will provide new opportunities for habitat creation. The scheme overall therefore will increase the biodiversity value of the site.

Cramped Layout/Density

- 4.21. Three of the respondents referred to the proposed layout being cramped, resulting in a development with a high density. As set out in the Design & Access Statement and the Planning Statement, the proposed development has been designed as a relatively low density, around 30dph (net developable area), which is considered appropriate given the site's edge of settlement location, balanced with the Government's objectives to boost the supply of housing and make best use of land.
- 4.22. Furthermore, the details of the layout of the development will be a matter for future consideration.

Other Matters

- 4.23. Issues were also raised in relation to the adequacy of the Scheme in relation to numerous technical matters, including drainage, sewage capacity, surface water and impact on wildlife. All matters are addressed in the supporting application material. Where relevant, matters can be addressed by condition and/or through the legal agreement to be prepared during the consideration of the application.

5. CONCLUSION

- 5.1. This Statement of Community Involvement summarises the public consultation process which has been undertaken prior to the submission of the accompanying outline planning application for Bargate Homes and Vivid Homes proposing residential development on land West of Old Manor Farm, south of Lower Road, Bedhampton.
- 5.2. The Applicant would like to thank all residents, representatives and stakeholders who have contributed to the consultation process. All comments received have been considered by the project team in preparation of the application.
- 5.3. Residents and stakeholders will receive further opportunity to comment directly to Havant Borough Council during the statutory consultation process, which begins following the registration of this application.
- 5.4. Full details of the evolution of the scheme design are set out in the accompanying Design and Access Statement; whilst the merits of the Scheme having regard to relevant planning policy considerations is set out in the accompanying Planning Statement.

APPENDIX A

LAND WEST OF OLD MANOR FARM RESIDENTIAL HOUSING PROPOSAL

Dear Resident

We would like to inform you of our proposals for a new residential development of up to 43 homes on land west of Old Manor Farm, south of Bedhampton and make you aware of our dedicated website detailing our proposals.

The location of the proposed site is shown on the map below.

Key facts

Bargate Homes is preparing a planning application for a new residential development of up to 43 homes on Land West of Old Manor Farm, south of Bedhampton.

Our vision is for a place of high quality been landscape-led design where active landscapes provide an attractive outlook for new homes and encourage healthy lifestyles through walking, cycling and growing food locally.

The new homes would be in a range of sizes and styles, including the potential for bungalows. The scheme will also provide affordable properties to enable young families and first time buyers to get onto the housing ladder.



WE WANT YOUR VIEWS

Public consultation is very important to us and we value your feedback. Your comments will help shape the proposals before we submit a planning application to Havant Borough Council.

Any comments received will be reviewed by Bargate Homes and compiled in a Statement of Community Involvement which will be submitted as part of our planning application.

We have produced a **dedicated website, available to view from 3rd September**, that will present our proposals in more detail. We welcome your **feedback** by completing the online forms which should be returned by the **17th September**.

The details of our website and contacts dedicated to this proposal are:



landwestofoldmanorfarm.com



office@woolfbond.co.uk.



The New Barn, Vicarage Farm Business
Park, Winchester Road, Fair Oak,
SO50 7HD

Account Postage GB
AC00529230001



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Delivered by



<<Name>>

<<Address 1>>

<<Address 2>>

<<Address 3>>

<<Address 4>>

<<Address 5>>

<<Postcode>>



APPENDIX B



APPENDIX C

Land West of Old Manor Farm



WELCOME

Bargate Homes is preparing a planning application for a new residential development of up to 43 homes on Land West of Old Manor Farm, south of Bedhampton.

Our vision is for a place of high quality design where active landscapes provide an attractive outlook for new homes and encourage healthy lifestyles through walking, cycling and growing food locally.

WE WANT YOUR VIEWS

Your comments will help shape the proposals before we submit a planning application to Havant Borough Council.

Any comments received will be reviewed by Bargate Homes and compiled in a Statement of Community Involvement which will be submitted as part of our planning application.

Land West of Old Manor Farm

and the setting of Old Manor Farm, part of the Old Bedhampton Conservation Area.

The proposals have been informed by a series of technical and environmental studies summarised below.

The proposed development respects the residential amenity of nearby properties, with appropriate separation distances between new and existing properties. The landscape proposals will seek to retain boundary vegetation where possible and supplement existing planting to provide a strong green buffer around the boundaries of the site.

The scheme will also provide significant new residential opportunities, including multi-functional green space that encourages active healthy lifestyles, allotments/ community gardens, sustainable urban drainage features that enhance biodiversity, habitat creation for wildlife, a trim trail for exercise outdoors and a children's play area.

The new homes would be in a range of sizes and styles, including the potential for bungalows. The scheme will also provide affordable properties to enable young families and first time buyers to get onto the housing ladder.

ABOUT BARGATE HOMES

Bargate Homes was established in 2006, to be a truly differentiated homebuilder in its product and guiding principles. To be better, not big. To focus on doing the right thing, in delighting customers; not prioritising margins and shareholder returns.

To reject the malaise of mediocrity in new homes design & build standards and appalling levels of customer service. To recognise our corporate responsibility; to have a purpose beyond profit. To demonstrate a duty of care in development, to enhance the beautiful local area we all choose to call home and give back to the communities in which we develop. To be the brand that cares in a marketplace that seemingly does not.

This vision is as true to the business now as it was then, resulting in our enviable reputation. Indeed, VIVID's acquisition of the business and decision for the business to continue to operate independently is a further endorsement of the appeal of our ethos. Our family of employees choose to live where we build. And are proud to do so.

They do so because it is one of the most beautiful parts of the country. Moreover, they demonstrate a passion to build truly aspirational homes and landmark developments. Combined, that translates to a self-imposed responsibility: to create homes and developments that enrich the place we all call home.

Land West of Old Manor Farm



Illustrative masterplan



Artist's impression

Land West of Old Manor Farm

SUMMARY OF TECHNICAL & ENVIRONMENTAL STUDIES

ACCESS & MOVEMENT

It is proposed that access to the site will be taken from the earlier phase of development to the south of Lower Road, via the new, high quality and slow speed streets provided within that scheme. Cycle and pedestrian access will also be provided through the earlier phase utilising a network of dedicated footways and shared space streets.

Vehicle traffic will then use Lower Road to access the wider network to the north – Lower Road is subject to light traffic volumes and low traffic speeds of under 20mph. Cycle traffic will also use Lower Road which is part of the formal cycle network and provides a cycle connection to the National Cycle Network (NCN) at the ‘Rusty Cutter’ roundabout where NCN 22 can be accessed for cycle journeys to Portsmouth.

Existing pedestrian routes are provided via Lower Road to the east and west and Lodge Road to the north. Lodge Road provides access to the Bedhampton Road bus stops which are also accessible via Lower Road and Brookside Road. The bus stops on Bedhampton Road can also be accessed from Lower Road and Brookside Road and are well served by service numbers 21 and 23 providing up to six services per hour to destinations including Portsmouth, Havant and Southsea. Lower Road and Bidbury Lane provide a walking route through Bidbury Mead, a traffic-free pedestrian route that runs in a northly direction to Bedhampton Road and towards Bedhampton railway station and to Havant town centre beyond. Bedhampton railway station provides frequent rail services to major destinations such as London, Portsmouth and Chichester.

The site is located within walking distance of a large number of local facilities and key destinations within 2km ‘reasonable walking’ distance including retail, education, health, employment and leisure destinations enabling future residents to access these facilities by non-car modes.

The site is well located to promote travel by a range of transport modes without relying on the car and in transport terms the Site is sustainable. A transport assessment is being prepared and will be submitted as part of the outline planning application.

LANDSCAPE

The site is located on the southern edge of Bedhampton, immediately to the north of the railway line and to the east of the A27/A3(M) junction. Owing to the flat nature of the landscape and the screening effect of existing built form and trees the proposed development will not easily be seen from the wider area. The proposals include new tree, hedge and shrub planting to public open spaces, streets, and gardens which will help the development to blend in with its surroundings and also enhance biodiversity on the site. Allotments and a play area are proposed, which in addition to footpath and cycle links to enable easy car-free access to Bidbury Mead, the village centre and railway station, will enhance opportunities for recreation and exercise. Areas of species-rich wildflower-meadow will provide additional opportunities for wildlife, for informal recreation, and create a pleasant setting for the development.

Land West of Old Manor Farm

The development of the western half of the field will see the built development buffered by a large amount of informal open space to the west and south, and linked with the proposed development to the east. The site is currently arable land so will be seeded and planted with native wildflowers, shrubs and trees. Future management proposals will be set out to incorporate wildlife habitats within the landscaping. The proposals seek to preserve and enhance the mature woodland boundaries of the site through retention of existing habitat along the edge of the field, complementing the new planting of native woody and wildflower grassland species. This will create a mosaic of habitats of value to wildlife that will result in a local biodiversity gain from the new habitat creation and management.

The site is within proximity to coastal wildlife sites at Langstone & Chichester Harbours. As a result of this significant offsetting payments will be made by the developer towards local mitigation strategies in the District. This is to ensure that the coastal wildlife is not adversely impacted through disturbance at the coast, and loss of potential supporting resting and feeding habitat on the site. The site will also demonstrate that it achieves a nutrient neutrality, to ensure that it doesn't contribute towards increases in nutrients into the coastal wildlife sites.

ARCHAEOLOGY & HERITAGE

The site contains no undesignated or non-designated archaeological records and has not been the subject of any exploratory investigations or surveys. Historically the site was probably used for agricultural purposes, more recently arable cereal production, but would have once been attractive for seasonal transhumance due to its coastal location close to Langstone Harbour. Evidence in the study area suggests occupation since at least the Late Bronze Age, evidenced through recent archaeological investigation on the farmland immediately east. That evidence was sparsely distributed and may corroborate seasonal use of this landscape from early prehistoric times. The potential for buried archaeological remains will depend upon the nature, extent and state of preservation of any deposits that might be considered important. Further archaeological investigations, if deemed necessary by the local planning authority, could be secured through a planning condition to identify and mitigate any remains present. The known or suspected archaeological resource present on site is not considered to be of such importance or rarity as to negate the principal of the proposed development.

The site is to the south west of the detached portion of the Old Bedhampton conservation area at Old Manor Farm on the south side of Lower Road. The group of former farm buildings date from the end of the 19th century, and consist of a regular courtyard with a short terrace of cottages to the east, which were built at the same time as the new farmhouse and the terrace of houses on the north side of Lower Road (outside the conservation area). A large new house forms the south east corner of the group.

The former farm courtyard has been converted to dwellings and the immediate setting is defined by the domestic spaces and gardens, including partial infill of the internal courtyard, but its historic agricultural origin remains evident. The remaining agricultural land is immediately to the south and beyond the railway, and is part of a mixed setting that includes the adjacent builders merchant and the parking areas along Lower Road, the modern housing edge, and the large scale features of the railway and the A27. The significance of Old Manor Farm as part of the conservation area, and the value of its setting, will be recognised in the design of the proposed development, which will provide extensive areas of open space, and appropriate buffers to ensure the historic character remains evident and differentiated from the more modern housing.

Land West of Old Manor Farm

Closing date 17 September 2021

Name:

Email:

Message:

Send Message

Create your business website with  Website Builder.