

September 2021

Land at Forty Acre Farm, Bedhampton, Havant

Compliance Statement



BARRATT
— HOMES —



DAVID WILSON HOMES
— WHERE QUALITY LIVES —

Compliance Statement
Land at Forty Acre Farm

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Compliance Statement

Land at Forty Acre Farm

1. Statement of Purpose

- 1.1 This statement has been prepared by Barratt David Wilson Homes to support the current planning application for the Land at Forty Acre Farm (reference: APP/21/00605) which is being determined by Havant Borough Council.
- 1.2 Full planning permission was previously received (reference: APP/18/00450) for 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments and associated infrastructure following the demolition of the existing buildings.
- 1.3 The proposed development seeks to re-plan part of the residential area of the site to facilitate an additional 34 homes within the development area to create a total of 147 dwellings, inclusive of the 34 units. This will result in a total 354 dwellings across the land formerly known as Forty Acre Farm.
- 1.4 This statement has been produced following the Submission Havant Borough Local Plan 2036, which has recently been considered to be “sound” by the Council and was submitted for examination to the Secretary of State for Housing Communities and Local Government on 12th February 2021. Whilst the Local Plan has not yet been formally adopted it does carry weight. This statement aims to evaluate the proposed development against the policies of the Havant Borough Local Plan 2036 to assess whether the proposal is compliant with the emerging Planning Policy.

2. Havant Borough Local Plan 2036

Policy	Compliance	Notes
	 	
Policy DR1- Delivery of Sustainable Development		The proposed development would positively contribute to providing Havant Borough Councils housing target for the delivery of 10,231 net new homes. The proposed development is an allocated site within the emerging Local Plan and would not undermine the future development potential of other allocated sites. Furthermore, the proposed scheme would provide a high quality, sustainable development that provides a diverse mix of housing meeting the boroughs needs for the future. Please refer to Section 5.1-5.6 of the Planning Statement submitted with the application.
Policy IN1- Effective Provision of Infrastructure		An Infrastructure Delivery Statement which demonstrates due consideration for all the infrastructure needs arising from the development was approved under previous application APP/18/00450. Contributions to off-site infrastructure will be adjusted as appropriate for the current proposal within the accompanying Legal Agreements, particularly the Deed of Variation to the S106 Agreement.
Policy IN2- Improving Transport Infrastructure		This policy will be complied with through S106 contributions.
Policy IN3- Transport and Parking in New Development		A detailed Revised Transport Assessment was submitted in support of the proposed development, which demonstrates compliance with this policy. A full suite of fire, refuse, construction and private vehicle swept path analysis were also submitted with the application to demonstrate adequate provision

		can be made for varying sizes of vehicles to access all parts of the site, park, load, unload and turn safely and conveniently.
Policy IN4- Access onto Classified Roads		Please refer to the Revised Transport Assessment submitted in support of the proposed development, which demonstrates that the local road infrastructure is able to accommodate the uplift in 34 dwellings relative to the previous consent for 320 dwellings. This has been borne out through consultation responses to this application.
Policy IN5- Future Management and Maintenance Plans		Please refer to the Replan Highway Layout Review Plan (reference: BSO-E4519-055 B) which shows all sections of the site which are to be formally adopted. Those parts of the site which are not to be formally adopted will be maintained by a Management Company to be secure through a S106 Legal Agreement as part of this application.
Policy E1- High Quality Design		Please refer to the Design and Access Statement which demonstrates compliance with this policy. This provides details of the site, the design proposals (including the layout, accommodation, spatial syntax, scale, landscaping, appearance etc), access proposals and integration of the proposed development into the neighbourhood creating a place and home where people want to live.
Policy E2- Health and Wellbeing		Please refer to the Design and Access Statement which demonstrates compliance with this policy. Reference should also be made to the Sustainability Report submitted in support of the proposed development, which assesses sustainable travel options to primary and secondary schools in the area and sustainable routes towards the existing local facilities in Drayton.
Policy E3- Landscape and Settlement Boundaries		Please refer to the Design and Access Statement which demonstrates compliance with this policy. Reference should also be made to the full suite of landscape drawings submitted with this application.

Policy E9- Provision of Public Open Space in New Development		The proposed development significantly exceeds the Open Space requirement specified within this policy (please refer to the Landscape Plans submitted in support of this application). Allotments are also provided on the site together with an area of play space.
Policy E12- Low Carbon Design		Building Regulations is the appropriate legislation for setting appropriate standards for building design. The previously approved scheme of 320 dwellings was deemed to fulfil policy criteria. The proposed development meets the same standards as the approved scheme.
Policy E14- The Local Ecological Network		An extended Phase 1 Habitat Survey has been undertaken of the site. This recommended that further surveys were carried out for wintering birds, reptiles and bats. These surveys have been undertaken and the reports submitted in support of this application. A winter bird mitigation area was approved under previous application APP/18/00450 and is unaffected by this proposal. It is considered that enhancement of this area, followed by appropriate management in perpetuity will increase the value to that of a Primary Support Site (as a minimum) and adequately mitigate any adverse effects as a result of the proposed development. Please refer to the Winter Bird Mitigation Strategy submitted in support of this application. The proposed development seeks to achieve a quantitative net gain in biodiversity. Landscape proposals incorporating the above measures are evident on Landscape Proposal plans 1-9.
Policy E15- Protected Species		A Winter Bird Mitigation area was approved under previous application APP/18/00450 and is unaffected by this proposal.

Policy E16- Solent Special Protection Areas		A Winter Bird Mitigation was approved under previous application APP/18/00450 and is unaffected by this proposal.
Policy E17- Solent Wader and Brent Goose Feeding and Roosting Sites		A Winter Bird Mitigation area was approved under previous application APP/18/00450 and is unaffected by this proposal.
Policy E18- Trees Hedgerows and Woodland		A total of 9 trees and 18 tree groups/parts of tree groups are required to be removed for development reasons. All of the individual trees proposed to be removed are designed as category 'C'. Of the tree groups/parts of tree groups proposed to be removed, 5 are 'B' category and 13 are 'C' category. Please refer to the Barrell Tree report submitted in support of this application. New tree cover will largely be located within the strategic green space to the south of the residential area and within the new development parcels associated with new green spaces and streets.
Policy E19- Managing Flood Risk in New Development		A Flood Risk Assessment and Utilities Statement have been submitted in support of the application. The previously approved scheme of 320 dwellings was deemed compliant with this policy. The proposed development remains consistent with policy criteria.
Policy E20- Drainage Infrastructure in New Development.		A full drainage strategy has been submitted in support of this application. The previously approved scheme of 320 dwellings was deemed compliant with this policy. The proposed development remains consistent with policy criteria.
Policy E22- Amenity and Pollution		An Air Quality and Noise Assessment have both been submitted in support of this application which demonstrate compliance with this policy.

Policy E23- Air Quality		An Air Quality Assessment has been submitted in support of this application which demonstrates compliance with this policy.
Policy H1- High Quality New Homes		The previously approved scheme of 320 dwellings was deemed to fulfil policy criteria. The proposed development meets the same standards as the approved scheme.
Policy H2- Affordable Housing		The proposed development fully accords with this policy. This confirms the 30% requirement and 70/30 tenure split. The proposal provides an additional 10 affordable homes. Please refer to the Affordable Housing Statement submitted in support of this application.
Policy H3- Housing Density		The proposed development provides a somewhat increased density than the previously approved scheme of 320 dwellings (which had an overall density of 41.08 per hectare), bringing the proposal more in line with the policy aims of the Local Plan, which seeks to make the best use of allocated development land.
Policy H4- Housing Mix		The previously approved scheme of 320 dwellings was deemed acceptable in terms of SHMA Mix for Private and Affordable dwellings. The current proposal provides an improved range of house types and brings the scheme further in line with policy aims by reducing the ratio of four bed homes and increasing provision of 2 and 3 bed homes. Please refer to Section 5.1-5.6 of the Planning Statement submitted with the application.
Policy H14- Forty Acres		Whilst the site is located partly within Flood Zones 2 and 3, the residential portion of the development is situated wholly within the Flood Zone 1 area. A Flood Risk Assessment is submitted in support of this application. As such, the proposals comply with Part I (i). A Winter Bird Mitigation Strategy mitigate for Solent Waders and Brent Geese was approved under previous application APP/18/00450 and is

		unaffected by this proposal. This accords with Part D. Off-site highway works along Havant Road, to the Rusty Cutter roundabout and to Bedhampton Hill were approved under previous application APP/18/00450 and are unaffected by this proposal.. This is to improve pedestrian and cycle links in the area. Full details are set out in the Transport Assessment. As such, the proposal accords with Part E. A utilities statement has been submitted in support of the application. The current proposals do not anticipate the requirement for off-site reinforcement works to serve the current development. As such, the proposals comply with Part H. Please refer to the Design and Access Statement with regards to the proposed design and layout. This demonstrates compliance with this policy (part i). An appropriate means of access has been established - please refer to the Transport Assessment. This accords with Part C.
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3. Conclusion

The application site has been allocated for housing in the emerging Local Plan under policy H14. Permission for 320 dwellings within the site was received in 2020. As such the principle of residential development is therefore considered acceptable. The proposed development will make beneficial use of an allocated site to deliver a further 34 high quality residential homes in a sustainable location which will make a significant contribution towards meeting the housing needs and targets of the borough.

The proposed use will complement the site's accessible location, contributing to its vibrancy and vitality as well as creating a sense of safety and security. Moreover, it is expected that future residents will support the local economy through their use of existing local services and facilities.

The layout of the development will create a high quality living environment with good levels of amenity as well as access to private and public open space. The mix of unit sizes and tenures will provide housing choice, contributing to the creation of sustainable communities. Further, the density of development are in accordance with national and local policy objectives to make the most efficient use of land in sustainable and accessible locations.

The design of the development positively responds to the local context and draws upon traditional design features and street patterns found in the local area. The height and scale of the development is appropriate to the immediate and surrounding context and the use of appropriate design features are successful in ensuring that the scheme sits comfortably within its surroundings. The design respects the amenity of neighbouring and future occupiers and ensures good levels of privacy and security for all.

The proposals offer the opportunity to implement a comprehensive landscaping scheme in addition to the previously approved parkland, mitigation land, allotments and play area, which will not only provide a pleasant leisure and visual amenity, but will also improve outlook, enhance the ecological value of the wider site and improve on-site surface water attenuation.

The site is well located in terms of access to local services, shops and facilities as well as the public transport network, which will encourage more sustainable modes of transport. An appropriate level of car and cycle parking has been provided to reflect both the site's accessible location and the needs of future occupants. In addition, measures have been incorporated to improve walking and cycling links both through and around the site.

In conclusion, the principle of the proposed development is entirely supported in policy terms and follows consultation with Havant Borough Council and residents. The proposals will deliver a high quality residentially led scheme that will have demonstrably positive social, economic and environmental benefits for the local area.