



RESERVED MATTERS SUBMISSION
FOR 34 DWELLINGS

Former Barncroft Infant School Site,
Barncroft Way, Havant



STATEMENT OF COMMUNITY INVOLVEMENT

17.07.14

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1.0 Context

- 1.1 The adopted Havant Borough Council Statement of Community Involvement (SCI), 2013 recommends (at paragraphs 4.23-4.25) that applications may need to be supported by a statement setting out how the applicant has complied with the requirements for pre-application consultation and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals. The SCI is not prescriptive about the techniques to be used. The level of consultation should be proportionate to the scale and significance of the application.
- 1.2 The site has outline planning permission for the principle of 34 dwellings with vehicular access approved via Barncroft Way. The site is the larger of two former Hampshire County Council owned land parcels which were granted outline planning permission for 38 dwellings in total (LPA Ref: APP/11/01082 dated 26.06.13). The detailed layout, appearance, landscaping and scale of the development and various conditional matters are now submitted for approval.
- 1.3 There is no statutory requirement to undertake community consultation, particularly at the Reserved Matters stage which is technically not another planning application or for a relatively small scale 'major' residential development of this type. When the outline decision was made the Minutes of the 21.06.12 Development Management Committee indicate that the Committee felt that the public, local councillors and local stakeholders should be fully consulted prior to the submission of a reserved matters application. Bellway take community relations seriously and have acted on that resolution to inform the detail of these submissions.
- 1.4 By engaging with local stakeholders it is hoped to:
- better understand potential problems that may arise from developing a site, and consider how these could be resolved
 - discover opportunities to improve a scheme
 - secure support for our proposals and resolve potential objections before they arise, and
 - design quality buildings that are in keeping with the character of the area.
- 1.5 This project-specific statement sets out the nature and scale of community involvement undertaken prior to finalising proposals in accordance with the advice of the Council's SCI.

2.0 Proposed Development

- 2.1 Bellway Homes are submitting the detail of the Reserved Matters for the layout, scale, appearance and landscaping and surveys and information to discharge various pre-commencement conditional matters for 34 dwellings. Separate submissions including plans and drawings, a Design and Access Statement and Planning Statement clarify the detail of the RM proposals.

3.0 Process

- 3.1 A single-stage consultation and engagement process has been followed for this project, parallel to a formal preapplication submission and meetings with Havant Borough Council, as follows:

- **Written notification** was sent to local people (57 households) living in close proximity to the site and key stakeholders advising them of Bellway's intention to submit Reserved Matters and giving advance notice of a public exhibition (see list of invitees and invitation letter dated 03.04.14 at Appendix A).
- **A public exhibition** was held on 10.04.14 between 15:00 and 19:30 at the Leigh Park Community Association, Dunsbury Way, Leigh Park, Havant PO9 3BG with 'work in progress' layout plans (D&H1404-01 SL001), typical streetscene drawing (D&H1404-01 SE001), house plans and elevations presented for discussion. At the exhibition a feedback form was provided for attendees to complete at the event or later, within 7 days, via a pre-paid envelope (see attendance list at Appendix B and, as the number of responses were few in number, the completed response sheets at Appendix C).
- **A separate site meeting** took place with the Head Teacher and Chair of Governors of the Barncroft Primary School on 13.06.14 (meeting notes attached at Appendix D).

3.2 It should be noted that the RM planning stage and the process leading to this SCI is not the end of the dialogue with local people as Bellway will maintain contact with residents and the School during the subsequent construction phases (through the Technical Manager and Site Construction Manager).

4.0 Feedback

4.1 In summary of 63 Invitees, 11 people were counted in attendance from 6 households and Mr Ash the Chair of Governors representing the Barncroft Primary School) [17.5% of invitees]. 5 completed Response Forms were received [83% of attendees].

4.2 The key points arising from the Respondents' comments can be summarised as follows:

- All of the Respondents agreed that the exhibition and discussion had been **informative**. One Respondent would have preferred more people to be there as part of a group discussion.
- The **overall impression** of the proposed development was considered '*reasonable, good or not bad*' by 3 (60%) of the 5 respondents. Other response to Question 2 was that the School footway was a security concern, that, conversely, the revised road layout was preferable to the one illustrated at the outline stage and while it seems a lot of properties it is good there is lots of parking and trees.
- The main **detailed improvements** requested in response to Question 3 were to clarify the boundary treatment and tree planting along the north edge of the site by 2 (40%) of the 5 respondents and other points made were to enclose and make secure the school footpath and consider windows overlooking adjacent property.
- The responses to Question 4 matters that had been **overlooked** were varied but focussed on the '*the boundary fence to the school path*', '*the school path surface*' and '*the security of the school path outside school times*'.

- The **other comments** responses to Question 5 were again topped by the need for '*the school path* to be secure *outside school times*' by 3 (60%) of the 5 respondents. Other responses included whether the double yellow lines at the entrance to the site could be extended across the front of 20 Barncroft Way and a request for the trees to be removed to the north of the site entrance (roots under adjacent driveway).

5.0 Design / Planning Response

- 5.1 The following table clarifies Bellway's response and changes to the proposals following the community consultation:

Community Matter	Bellway Response
School Footway - Construction	The existing school footway is to be replaced with a new one. The alignment is shown on the submitted layout drawing. The new footway will be 3m wide and will maintain the connection between the school gate and Barncroft Way where it will connect to the site access footway approved at the OL stage. The works will be undertaken during school holiday time and liaison will continue with the Barncroft Primary School Head Teacher who has agreed to contact parents at times if the route has to be temporarily closed for construction reasons. The existing route will be protected with Heras type fencing during the construction phase to maintain safe passage. Bellway will liaise with the School to present Construction Site Safety advice to local children.
School Footway - Surveillance	The school footway is not normally in use outside of school hours. The proposed layout ensures that the route is actively used by new residents to enter several of the proposed homes and is overlooked at ground level at both ends. This combination of

	active use and passive surveillance would minimise the risk of crime or vandalism.
Northern Boundary - Treatment	This is clarified on a separate submission drawing. The boundary of the site with Ashley Close will be redefined with new 1.8m high close boarded fencing to be erected inside the line of current wire fencing.
Northern Boundary - Trees	Some Ashley Close residents were concerned about the type and size of new trees to be planted to the south end of their back gardens. Subject to final approval, Bellway propose that light foliage tree species, such as Birch, will be planted.
Detail - Privacy and Amenity	Two storey dwellings were envisaged at the OL stage. The detailed siting and design complies with spacing guidelines set out in the Council's Borough Design Guide SPD 2011. There will either be no windows or only secondary (bedroom or bathroom) accommodation at first floor on the north elevations of Plots 22-24 and 34 to protect the amenity of adjacent dwellings.

6.0 Conclusion

- 6.1 The details of this Reserved Matters submission have evolved with beneficial input from local residents and stakeholders. It is to be hoped that the Local Planning Authority will recognise the improvements that have been made to the submissions, to complement changes through the formal preapplication process, and that these Reserved Matters submissions can be approved.
- 6.2 Bellway Homes will continue to work constructively with local residents through subsequent phases of the development.

Appendix A



Date: 3rd April 2014

Ref: DN/CT/Barncroft/Community Engagement

To (by E-mail or hand delivered):

See attached list + 

Bellway Homes Limited
Wessex
Bellway House
Embankment Way
Castleman Business Centre
Ringwood
Hampshire
BH24 1EU

Telephone 01425 477 666
Fax 01425 476 774
DX 45710 Ringwood
www.bellway.co.uk

Dear Neighbour / Stakeholder

**Detailed Housing Proposals for 34 New Homes on Land with Outline Planning Permission
Former Barncroft Infant School Site, Barncroft Way, Havant PO9 3AG - Invitation to
Bellway Homes Ltd (Wessex) Community Consultation Event.**

**3:00 pm – 7:30 pm Thursday 10th April 2014 at the Leigh Park Community Association,
Dunsbury Way, Leigh Park, Havant, PO9 3BG.**

Bellway Homes are a Plc national housebuilder with a local division based in Ringwood. Bellway Wessex has undertaken a number of local developments in recent years in or adjoining the main cities, towns and villages in Dorset, Hampshire and West Sussex. The division builds 400-500 homes a year and we are actively building new homes for people on a number of sites near you.

We take community relations seriously and are keen to bring forward the most appropriate development for the sites that we have purchased whether that is starting from scratch or working up the detail after the principle of development has been approved, as in this case.

This event provides an opportunity for you to inform our proposal as it evolves. Views and responses will be recorded and summarised in a 'Statement of Community Involvement' to be included with our detailed submissions to the Borough Council. This is not a statutory requirement but we consider it best practice.

Our representatives will explain to you what the timetable and process will be from hereon because that is unique to each project. By doing this we hope to:

- Inform you of our intention to submit Reserved Matters very soon
- Understand potential problems that may arise from developing the site, and consider how these could be resolved

Continuation

- Discover opportunities to improve our scheme
- Secure support for our proposals and resolve potential objections before they arise
- Design quality buildings that are in keeping with the character of the area.

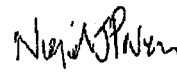
We would ask you to note that this site has Outline planning permission for the principle of 34 dwellings with the access via Barncroft Way approved in detail (permission APP/11/01082 dated 26th June 2013). That decision was made before our involvement. Bellway wish to turn that paper decision into new homes, with associated open space and parking in a way that will fit with the character and amenity of the locality. The discussion will be about the detailed layout, appearance, landscaping and scale of the development.

We look forward to meeting you and hearing your views.

Kind regards,



David Nash
Planning Manager



Nigel Povey
Technical Manager

Continuation.

Emailed or hand delivered to the following::

Ward Cllrs: Mr D Smith, Mr G Smith and Mr K Smith

1-8 (Consecutive) Ashley Close

8-20 and 42-48 (Even) and 9-19 (Odd) Barncroft Way + 21-27(ODD) ~~BARNCROFT WAY~~

1-7 (Odd) and 2-8 (Even) Priorsdean Crescent

36-82 (Even) Redbridge Grove

Mrs L Blake Head Teacher and Mr M Ash Chair of Governing Body - Barncroft Primary School

Mr S. Weaver (Development Control Team Leader, Havant Borough Council)



FORMER BARNCROFT INFANT SCHOOL HAVANT



**Hampshire
County Council**

PLAN NO.
A / 13 / 687

FILE REF.
13E / 42.5

DATE
November 2013

SCALE
1:2500 @ A4

REV.

H

0 50 100 m

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database rights 2013.
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HCC 100019180.

**Property
Services**



Appendix B



LAND AT THE FORMER BARNCROFT INFANT SCHOOL, BARNCROFT WAY, HAVANT

RESERVED MATTERS DISCUSSION – ATTENDANCE LIST

Please complete your details below so we have a record of who attended this event and who to contact in the future. Thank you.

Date: 10.04.14 15:00-19:30.

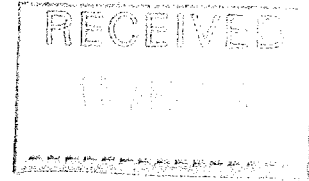
Venue: LEIGH PARK COMMUNITY ASSOCIATION, DUNSBURY WAY, LEIGH PARK,
HAVANT, PO9 3BG

Name	Address	Email
MR & MRS Bace	20 Barncroft way	
MR R Adore KT Adore	5 Ashley close	
Mr & Mrs. J. Honey	7 ashley close	
HACHEM	2 ASHLEY CLOSE	
MR + MRS PN MILINETS - RAST	8, ASHLEY CLOSE	
MR + MRS CUMMING	13 Barncroft way	

Appendix C

LAND AT THE FORMER BARNCROFT INFANT SCHOOL SITE, BARNCROFT WAY, HAVANT

RESERVED MATTERS DISCUSSION - FEEDBACK FORM



We would appreciate your feedback on what you have seen and discussed this afternoon / evening. Please complete this form and ideally return it to us now, while your thoughts are fresh, or by post by the **17th April 2014**. Only with your comments will we understand what you like about the scheme or whether we need to address particular concerns. This will enable us to consider what can be done to improve the detailed proposals before they are submitted formally to the Borough Council. (Please use the reverse of this page if we have not left enough space for your comments).

Date: 11/4/14

Name and Address:

Karen Cummy, 13 Barncroft way

Q1. Was the event informative and do you now understand what is being proposed?

Yes

Q2. What is your overall impression of our proposal?

It seems a lot of properties in a small space.
It's good that there is lots of parking + trees.

Q3. Remembering that the principle of development has been approved, are there any detailed improvements we could make to the scheme?

No.

Q4. Are there any matters that you feel we have overlooked or are not aware of (again considering that the principle of development has been permitted)?

no.

Q5. What other comments do you have?

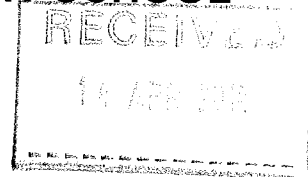
none.

Thank you

David Nash and Nigel Povey

For and on behalf of Bellway Homes Ltd (Wessex)

LAND AT THE FORMER BARNCROFT INFANT SCHOOL SITE, BARNCROFT WAY, HAVANT



RESERVED MATTERS DISCUSSION - FEEDBACK FORM

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Date: 10-4-14

Name and Address:

Mr and Mrs Pacey
20 Barncroft Way
H/Avant

Q1. Was the event informative and do you now understand what is being proposed?

It was very informative and yes we do understand

Q2. What is your overall impression of our proposal?

not too bad at all.

Q3. Remembering that the principle of development has been approved, are there any detailed improvements we could make to the scheme?

The only detail we can comment on is any windows overlooking our property

Q4. Are there any matters that you feel we have overlooked or are not aware of (again considering that the principle of development has been permitted)?

The boundary fence to the school path is in poor condition, are you going to upgrade this

Q5. What other comments do you have?

we have been told there will be double yellow lines on road near entry to site. could they be extended to cover 20 Barncroft way drive like the existing ones to prevent extra traffic outside parking across drive

~~There~~ trees next to 20 barncroft way. the roots are going under our drive ~~is~~ is it possible to do something about this.

Thank you

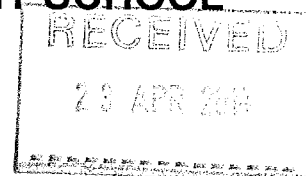
David Nash and Nigel Povey

For and on behalf of Bellway Homes Ltd (Wessex)

D. Nash

Bellway

LAND AT THE FORMER BARNCROFT INFANT SCHOOL SITE, BARNCROFT WAY, HAVANT



RESERVED MATTERS DISCUSSION - FEEDBACK FORM

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Date: 19.4.14

Name and Address: KT ADAMS
5. ASHLEY CLOSE BEDHAMPTON HAVANT
HANTS PO9. 3AP.

Q1. Was the event informative and do you now understand what is being proposed?

YES.

Q2. What is your overall impression of our proposal?

INFORMATIVE

Q3. Remembering that the principle of development has been approved, are there any detailed improvements we could make to the scheme?

NEW WIRE FENCING TO EXISTING PROPERTIES NEED TO BE RENEWED AS
OLD HAS BEEN 50 YEARS + (SECURITY WIRE WOULD BE PREFERRED AS PROMISED BY
HAMPSHIRE COUNCIL 2004. 2.4m HIGH VERTICAL BAR RAILINGS AND 2.4m HIGH
SECURIFOR 3D TYPE)

Q4. Are there any matters that you feel we have overlooked or are not aware of (again considering that the principle of development has been permitted)?

SCHOOL PATHWAY

Q5. What other comments do you have? REF SCHOOL PATHWAY

1. ENTRANCE BE ENCLOSED FROM BOTTOM TO SCHOOL GATES WITH NO OTHER ENTRANCES.

2. PATH BE LOCKED DURING OUT OF SCHOOL HOURS BY CARETAKER AS HE IS DOING NOW.

BEFORE THE EMERGER. SCHOOL GATES TENDED TO REMAIN OPEN AT NIGHT AND OVER WEEKENDS THIS RESULTED IN INCREASED YOUTH AND ADULTS USING PATH AS SHORT CUT SOME WORE FORWEAR BIKES BIKING SCATEBOARDING WE HAVE THIS NOW BECAUSE OF PRIOR EXPERIENCE.

DURING THE PERIOD OF SCHOOLS EMERGING. PATH AT BOTH ENDS HAVE BEEN LOCKED HAVE NOT HAD INTRUDERS WANDERING AROUND IN EVENINGS AND AT NIGHT.

Thank you

David Nash and Nigel Povey

For and on behalf of Bellway Homes Ltd (Wessex)

LAND AT THE FORMER BARNCROFT INFANT SCHOOL SITE, BARNCROFT WAY, HAVANT

RESERVED MATTERS DISCUSSION - FEEDBACK FORM

We would appreciate your feedback on what you have seen and discussed this afternoon / evening. Please complete this form and ideally return it to us now, while your thoughts are fresh, or by post by the **17th April 2014**. Only with your comments will we understand what you like about the scheme or whether we need to address particular concerns. This will enable us to consider what can be done to improve the detailed proposals before they are submitted formally to the Borough Council. (Please use the reverse of this page if we have not left enough space for your comments).

Date: 15.4.14

Name and Address: MR. & MRS. J. HONEY
7 ASHLEY CLOSE PO9 3AP

Q1. Was the event informative and do you now understand what is being proposed?

Yes it was & we were given an insight to the plans but we feel it was a shame it was run on spec & not a group appt. ~~As~~ as we were the only 2 there.

Q2. What is your overall impression of our proposal?

O.K. - We agree it was prudent to move the road away from the houses for the obvious reasons.

Q3. Remembering that the principle of development has been approved, are there any detailed improvements we could make to the scheme?

Trees & shrubs seem to be planned at the end of our garden & we would appreciate not tall trees which just increase all the time. We also want to know how much high level

Bellway Homes Ltd Wessex, Bellway House, Embankment Way, Castleman Business Centre, Ringwood, Hants, BH24 1EU

ground will be left before the access path is dropped as we wish to protect our boundary.

Q4. Are there any matters that you feel we have overlooked or are not aware of (again considering that the principle of development has been permitted)?

We are now aware that the access path is no longer school property but we had hoped it would be fenced off & lockable at each end as of now to stop a grey area ~~the~~ which may intice unwanted gatherings at night.

Q5. What other comments do you have?

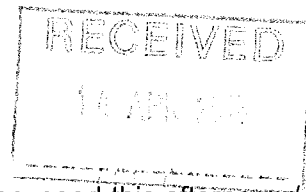
Thank you

David Nash and Nigel Povey

For and on behalf of Bellway Homes Ltd (Wessex)

LAND AT THE FORMER BARNCROFT INFANT SCHOOL SITE, BARNCROFT WAY, HAVANT

RESERVED MATTERS DISCUSSION - FEEDBACK FORM



We would appreciate your feedback on what you have seen and discussed this afternoon/evening. Please complete this form and ideally return it to us now, while your thoughts are fresh, or by post by the 17th April 2014. Only with your comments will we understand what you like about the scheme or whether we need to address particular concerns. This will enable us to consider what can be done to improve the detailed proposals before they are submitted formally to the Borough Council. (Please use the reverse of this page if we have not left enough space for your comments).

Date: 10TH APRIL 2014

Name and Address: MR + MRS P. N. MILNEFS-RABY
8, ASHLEY CLOSE, HAVANT PO9 3AP.

Q1. Was the event informative and do you now understand what is being proposed?

YES.

Q2. What is your overall impression of our proposal?

GOOD. 80%.

BIG CONCERNS FOR THE PATH THAT ACCESSES THE
REAR SCHOOL GATE. IT WILL BE AN ENCLOSED
CUL-DE-SAC WAITING TO BE MISUSED AND VANDALISE

Q3. Remembering that the principle of development has been approved, are there any detailed improvements we could make to the scheme?

ADD FENCING AND SECURITY GATES TO STOP ACCESS TO
THE PATH OUTSIDE SCHOOL HOURS.

(SEE NOTES P.T.O.)

Q4. Are there any matters that you feel we have overlooked or are not aware of (again considering that the principle of development has been permitted)?

THE CURRENT PROPOSAL OPENS UP THE PATH TO THE REAR OF ASHLEY CLOSE PROVIDING EASY ACCESS AND LOTS OF COVER FOR BURGLARS. THE PATH NEEDS TO BE OUT OF BOUNDS OUTSIDE SCHOOL HOURS.

Q5. What other comments do you have?

OUR MAIN CONCERN IS RESTRICTING ACCESS TO THE PATH TO THE REAR SCHOOL GATE. CURRENTLY ACCESS TO THIS PATH IS NOT POSSIBLE OUTSIDE SCHOOL OPENING HOURS. THIS NEEDS TO REMAIN. PLEASE KEEP THIS FOOTPATH "PRIVATE".

THE CURRENT FOOTPATH OF THIS PATH IS LOW, AND OUTSIDE SCHOOL HOURS THIS PATH IS A CUL-DE-SAC THAT WILL HAVE ~~HAVE~~ POTENTIAL SECURITY ISSUES ALLOWING PEOPLE ACCESS TO THE BACK GARDENS OF ASHLEY CLOSE AND THE PROPOSED DEVELOPMENT.

* THE ENCLOSED FOOTPATH CAN BE KEPT "PRIVATE" BY PUTTING A FENCE AND GATE AT THE ENTRANCE TO THE PATH AT THE BARNROFT ROAD END. AND A CODED PRESS BUTTON SECURITY GATE (PLUS FENCING) BETWEEN HOUSES BLOCKS (20, 21, 22) AND (23, 24, 25, 26) - CODE ONLY GIVEN TO RESIDENTS OF NEW HOUSES WHO ATTEND SCHOOL.

THESE TWO GATES CAN BE LOCKED AT THE END OF THE SCHOOL DAY TO TOTALLY DISCOURAGE ANY ACCESS TO THIS

Thank you PATH WHICH POTENTIALLY WILL BE A QUIET, EASY ACCESS TO BURGLARS AND A WONDERFUL

David Nash and Nigel Povey QUIET, UNSEEN CUL-DE-SAC FOR

For and on behalf of Bellway Homes Ltd (Wessex) TEENAGERS WITH ANTI SOCIAL IDEAS.

Bellway Homes Ltd Wessex, Bellway House, Embankment Way, Castleman Business Centre, Ringwood, Hants, BH24 1EU

* ALSO RESTRICTING ACCESS WILL DISCOURAGE EXTRA PEOPLE DRIVING IN TO DROP OF CHILDREN AT THE REAR GATE.

Appendix D

Meeting Notes

Location and Date:

Barncroft Primary School 13.06.14

Present:

MA Martin Ash ((Barncroft Primary School – Chair of Governors)
LB Liz Blake (Barncroft Primary School – Head Teacher)
NP Nigel Povey (Bellway Homes Wessex Ltd – Technical Manager)
DN David Nash (Bellway Homes Wessex Ltd – Planning Manager)

Subject: Former Barncroft School Site, Barncroft Way – Discussion Prior to Reserved Matters Submission for Residential Development

Drawings Presented:

The Tetlow King site layout (drawing BELL140421 SL01)

Context:

Bellway are intending to develop the larger of the two Hampshire CC (HCC) land parcels accessed from Barncroft Way. HCC have retained the smaller site accessed from Park Lane and currently intend to develop that parcel as a children's home.

Bellway is to submit details pursuant to the outline planning permission (officially know as Reserved Matters) within the next 1-2 weeks (the School will be notified of the submission by Havant BC in the normal way).

Discussion:

The following key points of discussion were noted:

- The quantum of development, access position and type of houses proposed by Bellway are all as approved or illustrated at the Outline Planning Permission stage.
- The Tetlow King site layout (drawing BELL140421 SL01) was presented (30 mixed [size and tenure] houses 10 of which would be affordable) – the drawings are still work in progress but close to what will be submitted to Havant BC.
- Construction site safety matters – Bellway to liaise with the School about making a presentation.
- The eastern boundary alignment ('dog leg' around the covered cycle storage) – this remains in HCC ownership.
- The eastern boundary (from the School's pedestrian gate to the swimming pool building) – Bellway to install a 2.4m high fence rather than standard 1.8m fence to provide mutual privacy/amenity/noise mitigation (school play area adjacent).
- Elsewhere new 1.8m fencing is to be provided on the site perimeter to screen the proposed new gardens and the existing chain link is to be retained to the proposed open space areas.
- Subject to the timing of the planning approval Bellway hope to start on site in the Autumn of 2014.

- The school footpath link to Barncroft Way is to be replaced and, in places, realigned - Bellway are to undertake the main work outside of term time with final timing to be advised (the School kindly offered to notify parents of footpath closure times, including at other times during the build stage, subject to prior notice from Bellway).
- The brambles and plants growing alongside the school footpath – Bellway to take action to maintain a clear route now and during the planning / construction phases. Post occupancy this will be regularly maintained as part of a management company arrangement
- The existing double gates mid-way along the eastern boundary of the school – Bellway to fence along the inner edge of the school boundary (1.8m high at that point). It is a decision for the school whether to leave the gates or replace them with mesh fence to match.
- Bellway warned of security issues during the development of the new school.

Actions:

- DN to submit draft meeting notes ASAP – Actioned.
- NJ to instruct contractor to clear vegetation adjoining path – Actioned.
- RM application to be submitted – Imminent.
- Site Safety talk with the School – Bellway to action.
- Constructive dialogue to be maintained during planning and construction phases – All.

DN26.06.14