

Land at Harbour Place, Bedhampton BDW Southampton

	
Site Address	Harbour Place, Bedhampton
Age of site	Current (in build)
Proposed Purchaser	Bedhampton Care Home Limited (BCHL) Ground Floor 4 Tanners Yard London Road Bagshot Surrey GU19 5HD

Barratt David Wilson Southampton

Tollbar House, Tollbar Way, Hedge End, Southampton SO30 2UH

T: 01489 779 200 • F: 01489 789 133 • W: barratthomes.co.uk • dwh.co.uk

Barratt Homes and David Wilson Homes are trading names of BDW Trading Limited. Registered in England and Wales. Registered Number 03018173. Registered Office: Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF.

	Background BDW acquired the Development via a Strategic Option in 2016 and promoted the land for 320 units plus a care home (as this covered off the Employment angle in the Local Plan). Consent was secured and the division Exercised their Option and replanned the scheme for 354 dwellings with the Care element remaining as originally consented. Nitrate Neutrality(NN) mitigation is a requirement of Havant Borough Council in respect of BCHL current planning application APP/22/00818 Last April the Environment Agency (EA) and Natural England amended the methodology for calculating credits and in the majority of cases the mitigation capacity for sites dropped significantly and Harbour Place and Pebble Walk were left with a combined surplus of 27kg (after accommodating the additional mitigation required for the replan at Harbour Place that generated an additional 32 units). BCHL have approached BDW to determine whether the division had surplus credits on any local developments to offset the additional c20kg that their development was generating. Using Southampton's excess credits is beneficial to BCHL as Havant BC will likely discharge the NN obligation rather than sourcing credits offsite. There is a possibility that the surplus Credits could be used at the Southampton's Emsworth Phase 2 development should consent be secured at some point in the future, but by selling them to BCHL now the division has certainty and generates value today. Should Emsworth receive consent, the cost of credits at Emsworth would be an allowable abnormal deduction from the land price. There is no MLV on Saxon Corner phase 2. Havant BC/Natural England will consult and confirm that BCHL can use the benefit of the surplus and in accordance with the latest Tetra Tech Report reference: 784-B050110 dated 04/08/23 which confirms the mitigation calculation BCHL require the equivalent of 20.31 Kg of mitigation
Offer received	£62,500 which equates to £3,077/kg
Completion	All monies paid upon Group Approval



Executive Authorisation	Signature	Date
Divisional Development Director		29/8/23

Barratt David Wilson Southampton

Tollbar House, Tollbar Way, Hedge End, Southampton SO30 2UH

T: 01489 779 200 • **F:** 01489 789 133 • **W:** barratthomes.co.uk • dwh.co.uk

Barratt Homes and David Wilson Homes are trading names of BDW Trading Limited. Registered in England and Wales. Registered Number 03018173. Registered Office: Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF.