

Statement re Policy Compliance for Home Farm, St Johns Road, Hedge End

Policy HE3 - 14 requirements:

1. 16 dwellings

The policy uses the word 'approximately'. Constraints show parts of the site as undevelopable due to:

1. Topography (too steep at top of site to develop viably – significant cut and fill would be required)
2. Drainage (low permeability soil requires underground attenuation tanks that can only be provided on level, undeveloped land. More dwellings would mean larger attenuation tanks within larger courtyard which would mean more cut and fill = less housing)
3. Overshadowing by surrounding woodland at top of site (surrounding woodland casts long shade at top of site, plus large RPAs)
4. Noise (impossible to create noise-attenuated gardens at top of site), so reducing number of units. Top area of land retained by landowner.
5. Bat commute route at top of site- levels would mean any housing at top of site would directly obstruct a bat commute/foraging route

2. Masterplan for whole site

A 'masterplan' is now provided but in Design and Access Statement in any case (Page 6 – constraints). Suggest condition to ensure proposal accords with masterplan. (This is a small site that does not really require a masterplan).

3. Range of housing types, sizes and tenure

2 x 2 beds, 4 x 3 beds, 2 x 4 beds = 8. Good mix

No affordable as per viability assessment, and under 1000 sq. m. if car ports not included.

4. Access from St John's Road

Yes

5. Provision of contributions to any necessary off-site highway improvements

None required or called for by HCC

6. Provision of pedestrian and cycle links to connect to Hedge End/Southampton (S12)

None required or called for by HCC. Proposal will link into existing development.

7. Sustainable Urban Drainage

SUDS drainage strategy provided. Detailed proposals will be required by condition. Surface Water Drainage will mimic existing drainage. Attenuation tanks under courtyard + overland flow through woods – no rate increase. Foul Water will be pumped. Pump also under courtyard

8. Net gain in biodiversity

Provision of hedgerow, trees, bat boxes, bird boxes will provide biodiversity enhancement. BNG calculation not provided and not required until April 2024. (This calculation unlikely to show formal net gain, as for small sites it simply doesn't work, EBC has no system where BNG credits can be bought as yet).

9. Good quality landscape setting and minimising impact on protected trees

Landscape Strategy and Tree Protection submitted and agreed. Additional trees planted within and around site including between existing and new development. Buffer to Woodland provided, and access trees RPA subject to CCS. Conditions will secure.

10. Good Noise environment

Noise Survey confirmed that with layout addressing noise as much as possible plus MVHR and acoustic glazing, a good noise environment in both homes and gardens would ensue. EHO agrees. Conditions will secure.

11. Good Air Quality environment

Air Quality Report confirmed no air quality issues. EHO agrees.

12. Exploration and use of any mineral resource

Minerals Report confirms unviable resource, HCC agrees, but recommends conditions to use any minerals found on site in construction of site. Conditions will secure.

13. Address any Land Contamination

Full Phase 1 and Phase 2 Land Contamination report provided. Not expecting land contamination officer to object. Phase 2 investigation reported no contamination, so no further investigations needed.

14. Occupation to align with delivery of any necessary wastewater network reinforcement

Southern Water consulted. Raised no objection. The standard connection requirement applies.