

**Briefing Note for Havant Borough Council DCF on the 23<sup>rd</sup> May 2018 in respect of land at Lower Road, Bedhampton, Havant.**

The proposals relate to 3.71 ha of land at Lower Road, Bedhampton identified as a site for up to 50 dwellings in the Council's 2016 Publication 'Local Plan Housing Statement.' The site remains unallocated but when considered against the background of the National Planning Policy Framework, the Havant Local Plan policy and the need for new housing in the Borough, this site is considered suitable for housing in principle.

The proposed scheme is a low density development, providing bespoke housing that would be in keeping with the immediate surroundings. Careful consideration has been given to the form and layout of the site taking particular account of the adjoining Conservation Area and the landscape on this edge of settlement site near a railway.



*Fig. 1: Current draft layout plan (looking north)*

In December 2017 Bargate Homes engaged the Council in a Pre-Application process simply to determine the key technical issues that would need to be addressed as part of any planning application. During March 2018 a Public Exhibition was held to which the Local Resident Community and their representatives were invited to attend and offer comments on the emerging scheme. Sixty three residents recorded attendance of whom 26 returned comments together with some emails which followed afterwards. The two key concerns were the potential effect and impact of additional traffic serving

the development and the impact upon the Conservation Area. In order to address concerns raised, a draft Transport Assessment has now been undertaken as well as a Heritage Statement considering the potential effects of the new proposed development on the heritage value of the site and study area, principally the Old Bedhampton Conservation Area and the listed buildings within it. The layout was also amended moving houses further back from Lower Road thus reducing any visual impact.

Arising from the initial pre-application, the applicant is reminded of the detailed planning policy background all of which will be examined as part of any planning application. The Council will however support the principle of development subject to the proposals meeting the Adopted Local Plan and Infrastructure Delivery Statement.

A number of supporting documents are expected to be submitted in support of any application in addition to the LVIA and Heritage Impact Assessment namely the following; Archaeological Report; Ecology Report; Biodiversity Mitigation and Enhancement Plan; Air Quality; Flood Risk and Drainage Strategy; a Design and Access Statement; Noise Assessment; Transport Assessment; Ground Investigation Survey; Arboricultural Impact Assessment and an Affordable Housing Statement. Some initial work has been undertaken and this will be reported.

The layout of the proposed housing, which will be predominantly 2-storey, includes some bungalows. The dwellings fronting Lower Road are set well back ensuring the hedge is retained albeit that the main access will necessarily create a small

gap. The layout retains the farm track and tall trees along the eastern boundary whilst to the south the housing is located away from the railway line providing the opportunity to create an informal area of landscape and potential recreation. There is currently no public access to the land at all but this will change if development is to take place. An area of open space is designed into the scheme on the west surrounded by a crescent of housing creating a pleasant outlook and more spacious surroundings. Along the western edge, a new landscape hedge will provide mitigation for the loss of any breach in the hedge along Lower Road providing a much greater area for potential ecology. Particular care and attention has been taken regarding the position and relationship of any proposed housing south of the Old Manor Farm

A typical street scene is illustrated below.



*Fig 2: Typical Street Scene*

It is the Applicant's intention to continue the dialogue with Officers of the Council and take on board additional comments from the community and other stakeholders. The Public Exhibition has provided the first stage of consultation whilst the forthcoming Development Consultation Forum will examine further points of interest from several quarters including elected Members.