

Development Consultation Forum

Land at Palk Road, Bedhampton, Havant

23rd August 2022



Programme

- 17.30 Developers display in the Council Chamber.
- 18.00 Introduction by Chair – Councillor Clare Satchwell.
- 18.05 Explanation of process – Steve Weaver (Development Manager).
- 18.10 Planning history, outline of planning policy and key considerations – Gary Christie (Principal Planning Officer)
- 18.20 Presentation by Developer
- 18.40 Consultation Comments – Gary Christie
- 18.50 Chairman invites Developer to respond to any issues raised by consultation comments.
- 19.00 Chairman invites questions from Councillors / Public.
- 19.30 Summary of key points and next steps – Steve Weaver.
- 19.35 Chairman closes Forum meeting.

The purpose of the Forum is...

- To allow landowners to explain development proposals directly to councillors, public & key stakeholders at an early stage
- To allow Councillors to ask questions
- To inform officer pre application discussions with developer
- To identify any issues that may be considered in any formal application
- To enable the developer to shape an application to address community issues



The Forum is not meant to...

- Negotiate the proposal in public
- Commit councillors or local planning authority to a view
- Allow objectors to frustrate the process
- Address or necessarily identify all the issues that will need to be considered in a future planning application
- Take the place of normal planning application process or role of the Development Management Committee



The outcome of the Forum will be...

- Developer will have a list of main points to consider
- Stakeholders and public will be aware of proposals and can raise their concerns
- Councillors will be better informed on significant planning issues
- Officers will be better informed as to community expectations during their pre application negotiations with developers



Site Location



Bedhampton
Station



Planning History

- No previous planning applications for comprehensive redevelopment of the site.
- A mix of open storage and temporary uses and structures.
- Range of existing designations and constraints:
 - Southern part of the site lies within current Flood Zones 2 and 3, future flood zones extend northwards into the site and site access
 - Access via unadopted Palk Road and junction with West Street and the railway crossing.
 - Proximity to Railway Line
 - Proximity to Hermitage Stream
 - Uncertain Brent Goose and/or Wader Site
 - Other Portsmouth Water Infrastructure



Policy Background

- **National Planning Policy Framework (NPPF) 2021**

‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account....’



Policy Background

Development Plan includes:

- Local Plan (Core Strategy) 2011
- Local Plan (Allocations) 2014
- Hampshire Minerals and Waste Plan 2013

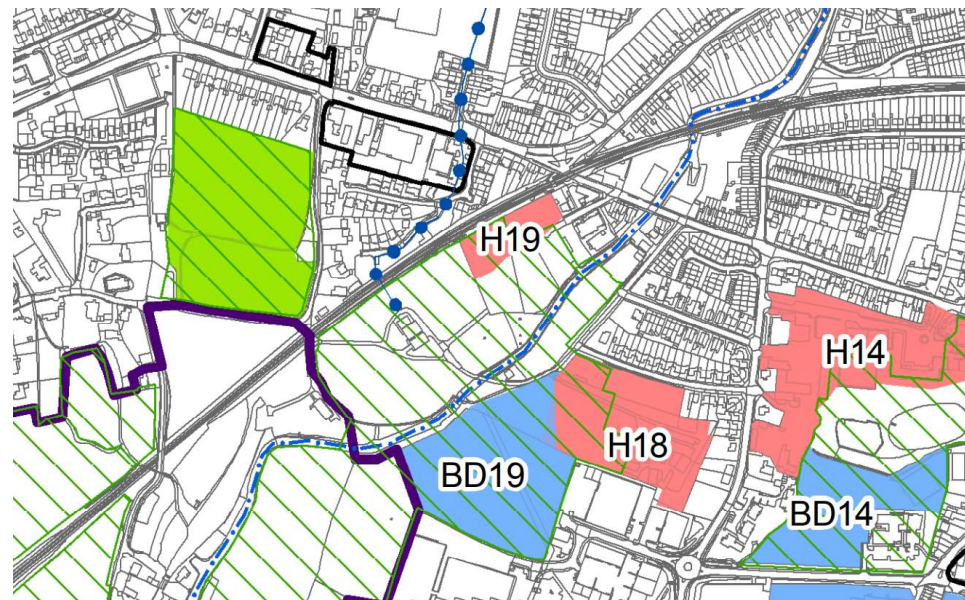
Other Material Considerations include:

- NPPF 2021
- Parking SPD 2016 (Partially updated September 2019)
- Borough Design Guide SPD 2011
- Housing Delivery Position Statement
- Position Statement and Mitigation Plan for Nutrient Neutral Development



Policy background

- Northern Section (H19) allocated for housing within the Site Allocations Plan (Policy HB1 - site H19 – 0.53ha for 21 dwellings).
- Housing Delivery Position Statement also identifies the northern section of the site for the delivery of 15 dwellings.
- The remainder of the site (southern area), while not specifically allocated, does fall within the Urban Area / the Settlement Boundary under adopted policies AL2 and CS17.



- AL6 Havant Thicket Reservoir Pipeline (Route)
- AL6 Havant Thicket Reservoir Pipeline (Underground Water Storage)
- AL7 Hermitage Stream
- AL8 Local Green Spaces
- DM23 Uncertain Sites Brent Geese and/or Waders
- Employment Allocations
- Housing Allocations



Policy background

- Hermitage Stream (Policy AL7) – Seeks to ensure that developments contribute positively to the improvement of the Hermitage Stream
- Flood Risk (CS15) – Seeks to locate development within areas at the lowest risk of flooding and ensure that development is safe across its lifetime.



Policy background - NPPF

- Presumption in favour of sustainable development - meeting the needs of the present without compromising the ability of future generations to meet their own needs;
- Creating high quality, beautiful and sustainable buildings and places;
- Government objective of significantly boosting the supply of homes, including provision for affordable housing;
- To protect and enhance our natural, built and historic environment;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change;
- Need to maintain five-year supply of deliverable sites. The Council cannot currently demonstrate a five-year supply



Key Planning Issues 1

- Principle of developing the site
- Flood Risk
 - Current and Future Flood Zones
- Impact on Character and Appearance of Area
 - Character and mix of development
 - Design and layout
 - Wider landscape implications including relationship with Hermitage Stream
 - Affordable housing provision
- Highway Issues
 - Appropriateness of the proposed access
 - Highway network impacts including junction with West Street and the railway crossing
 - Sustainable transport links to cycle and footpath networks
 - Car/Cycle Parking – Parking Standards



Key Planning Issues 2

- Proximity to the railway line
 - Noise and vibration from passing trains
- Relationship with neighbouring uses
 - Impact on amenities of existing residential properties, including use of access
 - Impact on adjacent employment sites - potential conflict with new residential development – noise and disturbance
- Environmental Issues
 - Impact on trees and protected species
 - Impact on Hermitage Stream
 - Air Quality Impacts
 - Impact on Solent SPAs - Nutrients and bird disturbance



Presentation by Developers





Presentation by Developers



Presentation by Developers



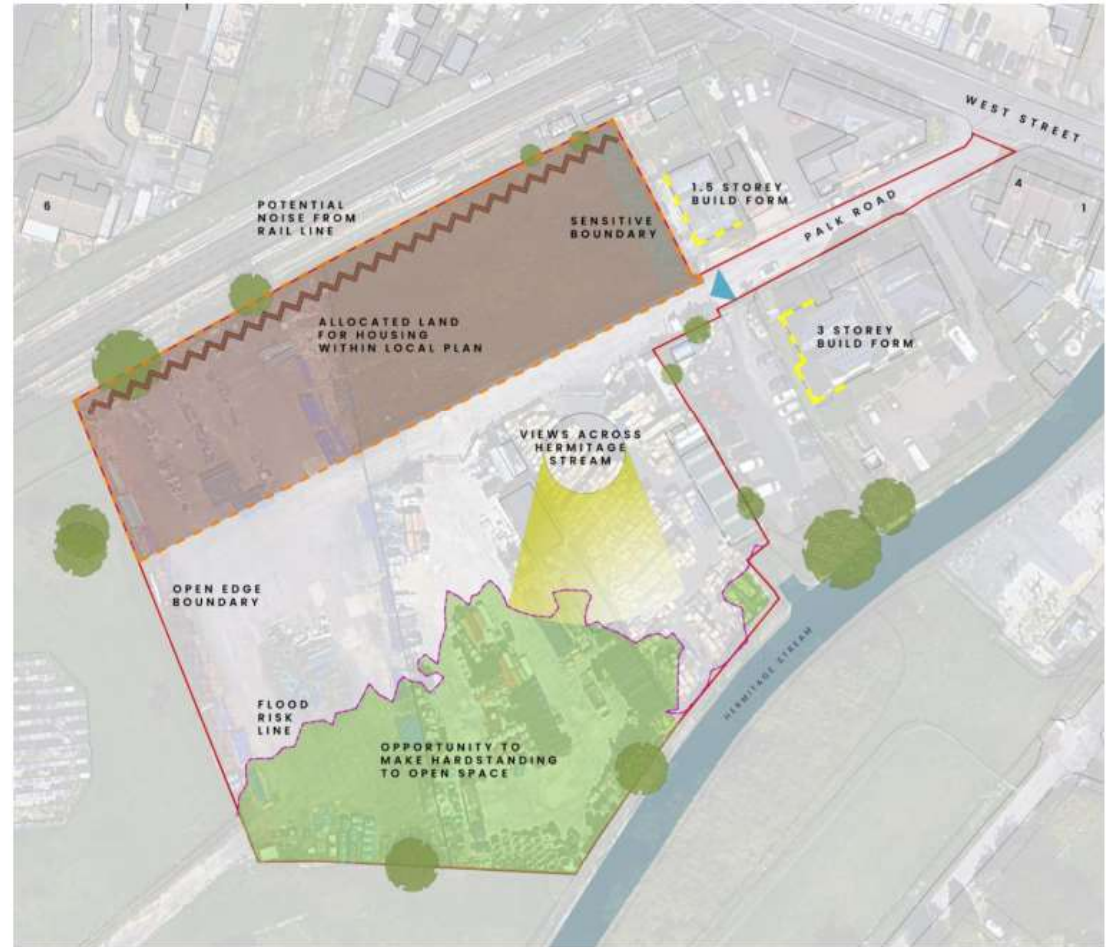
Presentation by Developers

POTENTIAL NOISE DISTURBANCE DUE TO PROXIMITY TO MAINLINE RAILWAY

POTENTIAL RISK OF FLOODING TO OPEN AREAS THAT FALL WITHIN FLOOD RISK ZONE

BUILDING RELATION & PROXIMITY TO NEIGHBOURING BUILDINGS WITH VARIED STOREY HEIGHTS

INCREASED FLOW OF TRAFFIC AND IMPACT ON THE HOLDING QUEUE AT TRAIN BARRIER



Presentation by Developers

SCALE, BULK & CHARACTER

DENSITY

FLOODING

HARD DEVELOPMENT EDGE



APARTMENT BLOCK B

APARTMENT BLOCK A

WINGEN



Presentation by Developers

90 HOMES RANGING FROM ONE, TWO AND
THREE BEDROOMS

INCLUDING 27 (30%) ALLOCATED AS
AFFORDABLE HOMES

PUBLIC ACCESS TO RIVERSIDE PARKLAND

ADDITIONAL TREE PLANTING &
LANDSCAPING ENHANCEMENTS TO THE
HERITAGE STREAM CORRIDOR

BIODIVERSITY NET GAIN

SUSTAINABLE DESIGN INCLUDING PV &
ELECTRIC VEHICLE CHARGING

A NEW COMMUNITY TO ALLOW LOCAL /
NEW RESIDENTS TO ESTABLISH AND GROW



Presentation by Developers



Presentation by Developers



Presentation by Developers



Presentation by Developers



The **redevelopment** of this brownfield site would result in a **35% reduction** in **hardstanding** surface



Retention of existing and **planting** of new **trees and hedgerows** would mean 40% of the development would be **green led** providing public open space in the form of a new **riverside parkland** and biodiversity net gain



Provision of much needed homes within the local area, offering **90** new **one, two** and **three bedroom homes**, with **27 (30%)** of these being **affordable** (for shared ownership/ affordable rent)



Regeneration of this site will **unlock funds** to the council that will **contribute** to the area's **infrastructure** such as amenities, facilities, repairs and other local requirements



Presentation by Developers



Presentation by Developers

Consultations



Highways

- **Hampshire County Council:**

- Transport Assessment required to assess the transport and highway impact of the development including baseline conditions, trip generation, assess local junctions, review personal injury accident information and set out suitable mitigation proposals.
- Travel Plan to set out a costed plan of measures to encourage sustainable transport choices.

- **HBC Traffic Team**

- Need to ensure parking meets Parking SPD
- A potential Traffic Regulation Order (TRO) required to control parking and mitigate impacts on existing streets



Flooding and Drainage

- **Environment Agency**

- Constraints of Flood Zones 2 and 3
- Source Protection Zones 1 and 1c
- Development raises some environmental concerns to be addressed in any planning application. Further work will be needed to ensure that there are no environmental impacts.

- **Southern Water**

- Public Foul and Surface Water Sewers cross the site
- This would need to be reflected in the development layout with adequate buffers or consideration given to diversions.

- **Portsmouth Water**

- Development lies within area of sensitive groundwater used for Human Consumption.
- Presumption against piling and deep bore soakaways



Ecology

Council's Ecologist

- Site includes notable plant species such as Small-flowered Buttercup and Lesser Centaury
- Potential for reptiles and nesting birds to occur is high
- Assessment for bat roosting potential within trees is recommended
- Any planning application will need to include a detailed ecological mitigation, compensation and enhancement plan.
- Opportunities for ecological enhancement within built form and around Hermitage Stream



Heritage & Trees

Council's Archaeologist

- The site has potential for archaeological remains
- Further work required to explore the archaeological potential of the site
- An Archaeological Heritage Statement required with any application

HBC Arboriculturalist

- Trees within/adjoining the site to be considered.
- Arboricultural Impact Assessment, Method Statement and Tree Protection Plan would be needed.



Environmental Health

- This site being in such close proximity to the railway lines and Bedhampton Station to the north, would suggest the likelihood of noise and vibration issues, impacting on any potential future residents.
- Any future planning application to be accompanied by a comprehensive acoustic assessment relative to all nearby noise sources in combination
- Any future planning application to be accompanied by a comprehensive vibration assessment
- Ground contamination risks also need to be considered.



HBC Housing

- Policy CS9 requires 30-40% affordable housing
- High demand for affordable housing in the Borough – in particular one bed homes
- Development would improve supply of market homes
- Support principle of development pending confirmation of affordable housing provision.



Infrastructure

Network Rail

- Application will need to consider impact of railway infrastructure including Bedhampton Station



What Happens Next?

- Summary notes will be published on the Council's website
- Officers will discuss outcomes with developer
- Developer will continue to develop proposals and consider issues raised by Forum
- Decision as to form of application and timing of submission rests with developer.

