



The Planning Inspectorate

Pre-Hearing Note

APP/X1735/W/22/3305704

Site address: Land west of Old Manor Farm

Appellant: Bargate Homes and Vivid Homes

Local Planning Authority: Havant Borough Council

Background

1. This prehearing note supplements that already issued by the Inspector and follows the submission of the Council's statement of case. The main purpose of this note is to set out the provisional agenda for the hearing.

Provision Agenda

2. The final hearing agenda is likely to be finalised slightly before the event opens. It will be issued at the hearing or a couple of days beforehand.
3. During the hearing the Inspector will wish to explore whether the proposal would be at odds with the development plan and then explore other material considerations such as the National Planning Policy Framework. The event will be structure in this way.
4. Therefore, the provisional agenda is as follows:

Introduction, opening formalities and points of clarification

Main Issue – Whether the proposed development would be in suitable location when applying the spatial strategy in the development plan

- The spatial strategy in the development plan and its aims
- Whether there would be a conflict

Main Issue – Whether the proposed development would make provision for adequate surface water drainage

Main Issue – The effect of the proposed development on the setting of the Old Bedhampton Conservation Area

- The significance of the conservation area
- How does the setting of the conservation contribute to its significance
- The effect of the proposal on the significance of the conservation area

Main Issue – Whether the proposal would make adequate provision for affordable housing, public open space, sustainable transport and community development

Main Issue – The Effect of the proposed development on the integrity of the Solent European Site (Habitat Regulations Assessment)

Other considerations

- The benefits of the proposal and the weight to be attached to them
- The weight to be attached to any adverse impacts
- Heritage balance (if necessary)
- Paragraph 11d of the National Planning Policy Framework

Other matters

- Any concerns of interested parties not addressed above

Planning conditions and planning obligation (without prejudice)

Applications for costs, arrangements for site visit and closing.

5. The parties are invited to review the provisional agenda and bring any queries or emission to the attention of the Inspector.
6. It would be helpful if the Council and appellant could prepare a table setting out their respective positions regarding the benefits and adverse impacts of the proposal and what weight they should be afforded.
7. The parties are reminded that the actions in the initial prehearing note should be followed in accordance with the timetable set out therein.
8. The Council should place this document on its website.