

PINS Ref: APP/X1735/W/20/3259067 LPA Ref: APP/19/00427

Land at Lower Road, Bedhampton, Havant, PO9 3LJ.

**Executive Summary of Proof of Evidence
on behalf of Bedhampton Heritage Alliance.**

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Preface: Speaking generally, the public are not concerned with the operation of the planning system. Their concern is regarding the impact of any development proposed. With this in mind, the Alliance will no longer seek to provide evidence on all matters included in their Statement of Case. Whilst all these are still part of their overall case, they will support the evidence provided by the Council's witnesses on existing and emerging Policies, statutory heritage protection and the role of the National Planning Policy Framework.

The proof covers the following:-

Introduction:

- The things that make Old Bedhampton valued by all sectors of the community.
 - The surviving ancient connections that will have contributed to its settlement.
 - The collection of designated and non-designated heritage assets.
 - The special and contrasting character of the area both within the Conservation Area and its setting.
 - The varied means of entry and the sharing of the public domain and the conflicts and safety concerns that arise.
 - The visual and sensual experiences that create and instil an attachment to the sense of place.
 - The extent of the destruction proposed creating permanent harm and the erosion of amenity and attractiveness that will be associated with this harm.
 - The associated detrimental impact upon the habitat of two protected species.
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Relevant planning history:

- The need for consistency in decisions that protect the recently added conservation area extension at Old Manor Farm.
 - The latest position regarding the registration of the Right of Way at Narrow Marsh Lane.
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Background to the Development Management Committee's decision

- A number of interrelated activities that will have raised members' awareness of the sensitivities and public concerns regarding proposed development at this site.
- The impact that the quality of plan-making work on the emerging local plan has had on public concerns regarding soundness.
- The volume and strength of public engagement.
- The Council's adoption of up to date Conservation Area Guidance to include Old Manor Farm against officer advice.

- The site visits related to the application.
 - The deputations to Council and Committee on these three activities.
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The Conservation Area Review and the Heritage Assets:

- The omissions in the original landscape appraisal and the findings of the one commissioned by the Alliance.
 - The commission by the Alliance of a Conservation Area Review.
 - The failure to follow the consultant's recommendation regarding public consultation on possible extensions.
 - The decision by the Council to create a satellite extension at Old Manor Farm.
 - The position regarding the 'sunken lane' character of Lower Road.
 - The position regarding the status of Narrow Marsh Lane as a non-designated heritage asset.
 - The more recent historic significance of Narrow Marsh Lane.
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Highway and safety issues.

- The appellants focus on capacity and failure to address safety.
 - The increase in traffic on Lower Road bends and the impact upon real and perceived safety concerns.
 - The critical narrowness of the bends carriageway.
 - The evidence of frequent existing problems.
 - The significant disagreement on the probability of accidents.
 - The impact throughout the Conservation Area of 41% future traffic growth and potential changes to the main highway network.
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Planning Balance of the Proposal: Harm v Public Benefit.

- The proposal will generate more harms than benefits.
- The harms will have a cumulative impact.
- There will be an irreparable change to character, amenity and historic significance.
- The proposal will bring no benefits to the Conservation Area.
- The proposal will harm the setting of "The Elms", reduce its attractiveness and erode its long-term viability.
- The 40+% increase in traffic movements will harm to the ambiance, increase safety concerns and the likelihood of accidents, disturb the amenity and tranquillity.
- Increased traffic will add to detrimental changes arising from restrictive changes to the main road junction as a result of developments elsewhere.
- The loss of the rural setting and its character and the loss of associated wildlife habitats of protected species.

- The harm to wider landscape of the open coastal rural and historic corridor that separates Bedhampton from Langstone Harbour.
- The loss of historic hedgerow and part of the 'sunken lane' character of Lower Road and the impact this will have upon the sense of place currently derived here.
- The loss of part of the ancient Narrow Marsh Lane and the open setting of whatever remains.
- The loss of the connection of the Old Manor Farm 'satellite' Conservation Area with its open and agricultural setting.
- The mitigation measures proposed confirm the degree of harm that gives rise to these requirements.
- Aspects of character will be diminished: rural nature, ancient hedgerow and 'sunken lane' reduction, tranquillity and perceptions of safety.
- No solutions are provided to the harm to safety.
- The recreation and well being benefits of the area will, at an untimely moment in history, be diminished.
- The current sense of place given to visitors will be diminished.
- There will be a reduction in the quality of life for those who currently benefit from the amenities of the area.
- The natural environment will be harmed.
- There will be increased pressure on the local infrastructure.
- The proposal will set a precedent for further harmful development impact using the gaps in the layout.
- The site is located on the outer edge of sustainable access to local facilities and infrastructure, which will impact upon means of access choices.
- The harm caused to the setting of the Old Manor Farm portion of the Conservation Area is confirmed by a recent further application by the appellants that slightly revises the layout adjacent to these buildings.
- The development will fail to provide any housing within the 5-year timeframe that was used to justify this greenfield draft allocation.
- The site is unique within those included in the draft allocations. It is the only one that directly and indirectly impacts upon heritage assets.

Conclusions:

- The NPPF says "great weight should be given to the conservation of heritage assets" Harm to heritage assets must weigh heavily against benefits.
- Decision makers must give weight to benefits such as houses but these are outside of the settlement boundary where the principle of development is resisted.
- The slight shortfall in the five-year supply means only limited weight should be given against the significant weight of heritage protection. The small shortfall in housing across Havant does not need to be met on greenfield sites nor in the settings of this Conservation Area.

- Refusal of this appeal will prevent harm to ambience, amenity and safety; harm to the intrinsic character and the irreparable harm caused by the destruction of ancient historic evidence.
- My evidence has the benefit of extensive local knowledge. This confirms that the special historic significance of the Old Bedhampton Conservation Area and Grade II* Listed The Elms will be irreparably harmed if the appeal is allowed and there are few, if any, significant public benefits that weigh against this conclusion.