

LAND AT LOWER ROAD, BEDHAMPTON, HAVANT

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

POSITION STATEMENT JANUARY 2021

TOPIC	LPA	APPELLANT	BHA
HOUSING LAND SUPPLY	CANNOT DEMONSTRATE A 5 YEAR HLS TO WHICH SIGNIFICANT WEIGHT IS TO BE GIVEN IN THE PLANNING BALANCE	AGREE WITH LPA POSITION	ACCEPT
SITE WITHIN A SUSTAINABLE LOCATION	YES – CLOSE TO LOCAL SERVICES SHOPS AND PUBLIC TRANSPORT	AGREE WITH LPA POSITION	CLOSE TO SOME LIMITS OF SUSTAINABILITY AND IMPACT ON SAFETY
HIGHWAYS IMPACT ACCEPTABLE	THE LPA ACCEPT THE CONCLUSIONS OF HCC AS THE LOCAL HIGHWAY AUTHORITY	AGREE WITH LPA POSITION	DISAGREE WITH HBC, HCC AND APPELLANT – CONSIDER HARMFUL TO SAFETY AND AMENITY
CONSERVATION AREA IMPACT ON SETTING	CONSIDERED HARMFUL BUT IMPACT LESS THAN SUBSTANTIAL	NOT CONSIDERED HARMFUL TO SETTING	CONSIDERED HARMFUL TO SETTING OF BOTH OLD MANOR FARM SETTING AND THROUGHOUT MAIN AREA

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OTHER HERITAGE ASSETS	NO HARMFUL IMPACTS	AGREE WITH LPA POSITION	CONSIDERED HARMFUL TO SETTING OF THE ELMS A DESIGNATED LISTED BUILDING
OTHER UNACCEPTABLE IMPACTS	NONE	AGREE WITH LPA POSITION	HARMFUL TO NON DESIGNATED HERITAGE ASSETS NARROW MARSH LANE AND SUNKEN LANE CHARACTER OF LOWER ROAD
COMPLIANCE WITH DEVELOPMENT PLAN	CONFLICTS WITH POLICIES CS11, CS16 AND DM20, CS16 AND AL2	RELEVANT POLICIES OUT OF DATE AND NO CONFLICT	AGREE WITH LPA
COMPLIANCE WITH EMERGING PLAN	COMPLIANT WITH THRUST OF POLICY H20 BUT CONFLICTS WITH POLICY E13	FULLY COMPLIANT WITH POLICY H20 AND E13	H20 MAKES PLAN UNSOUND
PARAGRAPH 11D NPPF – ‘TILTED BALANCE’ ENGAGED	PARAGRAPH 11 di AND FOOTNOTE 6 APPLIES	YES	PARAGRAPH 11dii APPLIES
CONTRIBUTION TO SUSTAINABLE DEVELOPMENT	TO ECONOMIC AND SOCIAL ONLY	TO ECONOMIC, SOCIAL AND ENVIRONMENTAL	AGREE WITH LPA
SECTION 106 AGREEMENT	AWAITING ENGROSSMENT	AWAITING ENGROSSMENT	NOTED