

Manor Farm, Bedhampton

Planning, Design & Access Statement



Project Reference: 17.043
Date: November 2020

Luken Beck

MANAGEMENT · DEVELOPMENT · PLANNING


BARGATE
HOMES

HGP
ARCHITECTS

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01 Project Introduction

Introduction

This Design & Access Statement has been produced to support the detailed planning application for the site located along Lower Road, Bedhampton and should be read in conjunction with all submitted drawings and documents.

This document will provide information on the locality and how the design has evolved, responding to the context, numerous forums and a desire to provide a residential development of strong architectural merit.

The current land is used as farmland and has been the subject of possible future housing development for some years. Whilst the land remains unallocated in the Havant Local Plan, the Borough Council's 'Local Plan Housing Statement' (December 2016) is a material consideration insofar as it contributes towards the Local Plan 2036, identifying the site for up to 50 dwellings. (Table 2, page 10). The Borough Council considers the site suitable for early release, in accordance with the National Planning Policy Framework (NPPF), subject to certain provisions.



Local Plan Housing Statement
December 2016



Site



0.1 Project Team

Project Team

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06



07



Local Knowledge and Expertise

Image 1

Hinkler Parade, Southampton
HGP Architects

Image 2

Land Rover BAR America's Cup HQ
HGP Architects

Image 3

Spinnaker Tower, Portsmouth
HGP Architects

Image 4

Admirals Quay, Southampton

Image 5

Panorama Road, Sandbanks
HGP Architects

08



09



Images 6 & 7

Bargate Homes
The Old Brewery, Hambledon
Bargate Homes

Image 8

Ivydene, Swanmore
Bargate Homes

Image 9

Riverwood, Four Marks
Bargate Homes

02 Context

Site Location

The site is located on Lower Road in Bedhampton. Part of the site (north facing) fronts onto Lower Road with the remaining northern boundary abutting a small development of farm buildings that have been converted into residential dwellings (Old Manor Farm). The west boundary is not defined and is part of the open field, with the east boundary being enclosed by a line of mature conifer trees. The southern boundary faces the railway line with some landscaping whilst further to the south is the A27 (Havant Bypass).

Occupying an area of approximately 3.8Ha, the site falls by around 3 meters towards the west/south corner.



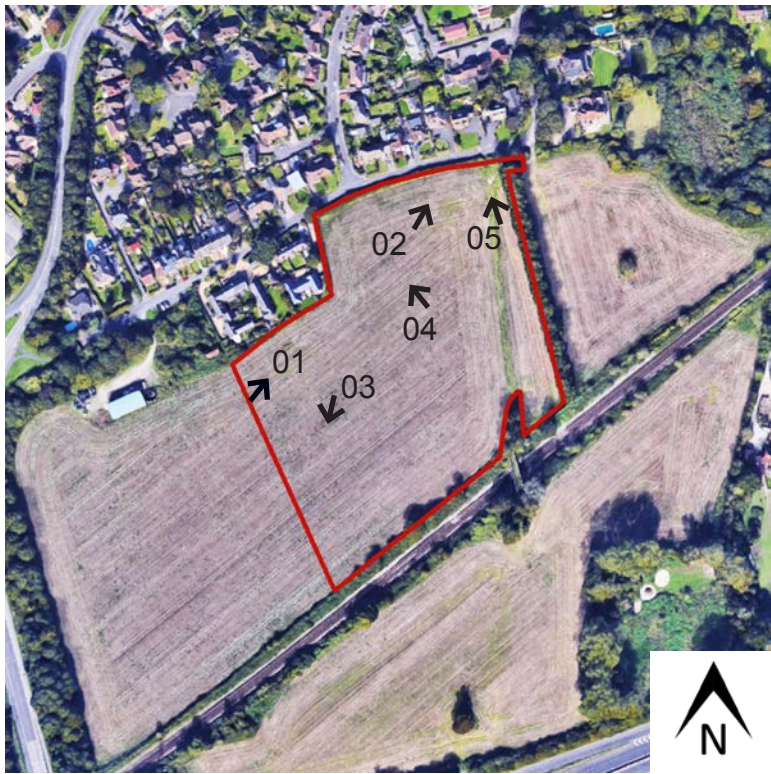
02 Site and Surroundings

Site and Surroundings

Along the frontage of the site facing onto Lower Road is a mature hedgerow, there is a gap in the hedgerow allowing for vehicular access into the site to the top north/west corner via a five bar metal gate enabling agricultural vehicles to work the fields.

The proposed development site forms part of a large agricultural field. There are no trees within the site but there is a row of conifer trees along the east boundary and some vegetation and trees to the southern edge adjacent to the railway.

The site is overlooked from the north by the properties on the opposite side of Lower Road. A small courtyard of converted farm buildings (Old Manor Farm) and cottages overlook the site further along Lower Road. The photographs opposite are of the site and the immediate surroundings.



KEY PLAN (nts)

02 Site and Surroundings

Site and Surroundings

The railway line runs along the southern boundary where there is a brick foot bridge providing access to the field on the opposite side of the railway. This footbridge is not accessible to the general public and there is no public footpath or right of way.



KEY PLAN (nts)

02 Site and Surroundings

Site and Surroundings

Along Lower Road, adjacent to the site are a number of dwellings which vary greatly in their vernacular style. Dwellings range from small period terraced cottages to large detached two storey houses, with a number of single storey and chalet style bungalows. There is also a courtyard development of converted farm buildings (Old Manor Farm) located along the northern boundary of the proposed development site.



KEY PLAN (nts)

02 Contextual Analysis

Contextual Analysis

Bedhampton is predominantly low rise residential area, and as with the varying vernacular styles immediately adjacent to the site this is true for most of the wider surrounding area.

With the exception of the Old Manor Farm development, all the development that has taken place is mostly north of the development site.

Pre and Post-war development has spread out from the original village centre near St Thomas's Church, changing Bedhampton from a village to a suburb. Although the area of 'Old Bedhampton' has retained much of its original character, and is also a conservation area.



Examples of the varying Architectural Styles in Bedhampton

02 Conservation Area

Conservation Area

To the east of the development site is the Old Bedhampton Conservation Area (number 44), divided into two by the railway line which was constructed in 1847. Compared to the density of Bedhampton the old part is very low and features a number of character buildings. The boundary of the conservation area includes a number of listed buildings, including The Old Rectory, The Manor and Bidbury House.

The materials found in the conservation area are predominately brick with tiled roofs, some with parapet detailing as with The Old Rectory and Bidbury House. Most buildings do not exceed 2.5 storeys and generally features a pitched roof structure.

In 2019, an extension to the Conservation Area was added as noted in the diagram to the far right, this included the introduction of Old Manor Farm to the north west of the site.

A Heritage Statement has been prepared by Terrance o Rourke in support of this planning application and provides further detail in relation to the conservation area and the relationship to the proposed development site.

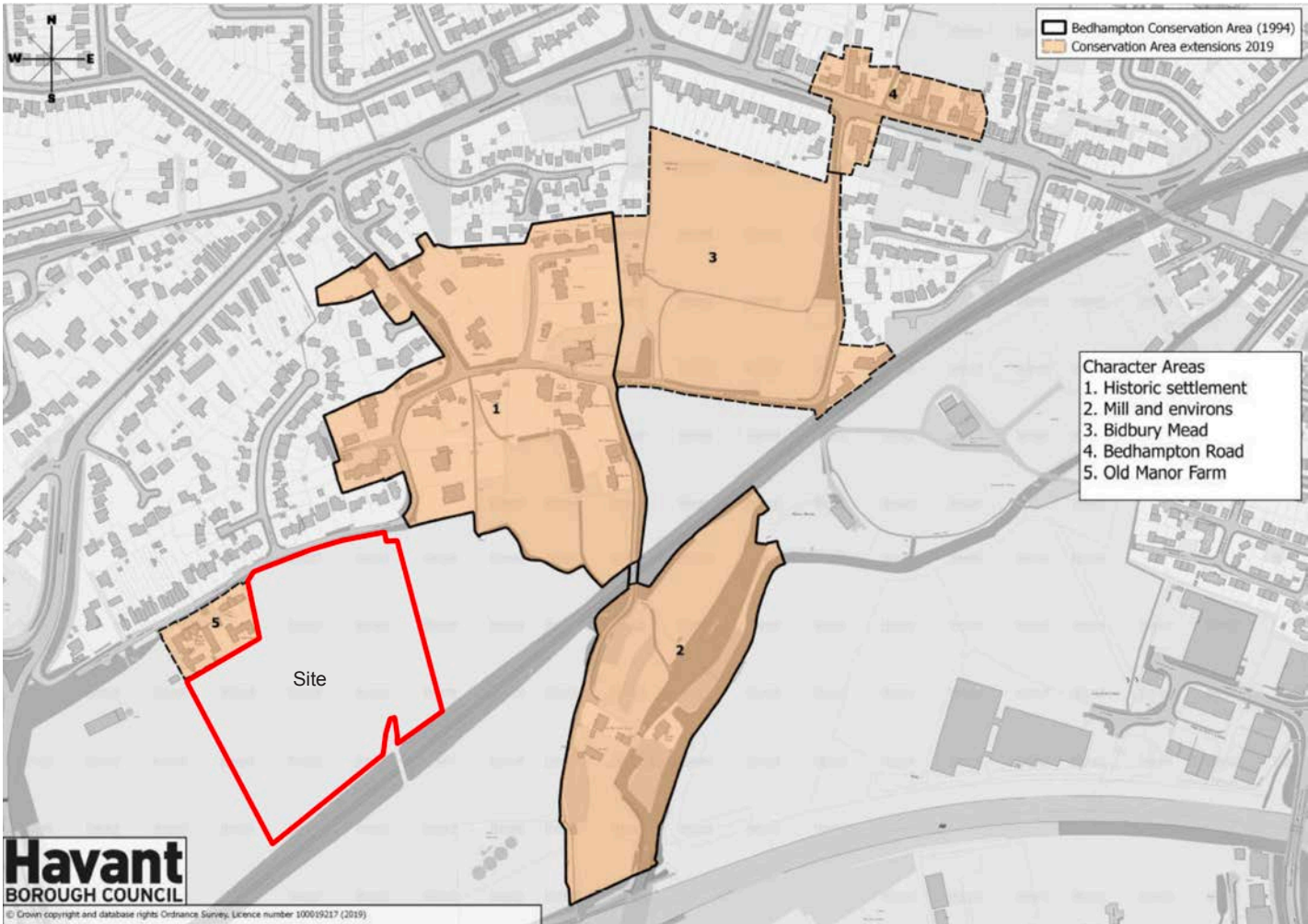
The Elms - is a unique building dating from the 17th Century. The Gothic styling was introduced during the 18th Century



Bidbury House - a red brick 18th century house, also a Listed building



The Old Rectory is an 18th Century Listed building with Flemish bond brickwork under a tiled roof set behind a parapet



Bedhampton Conservation Area with site outlined in red

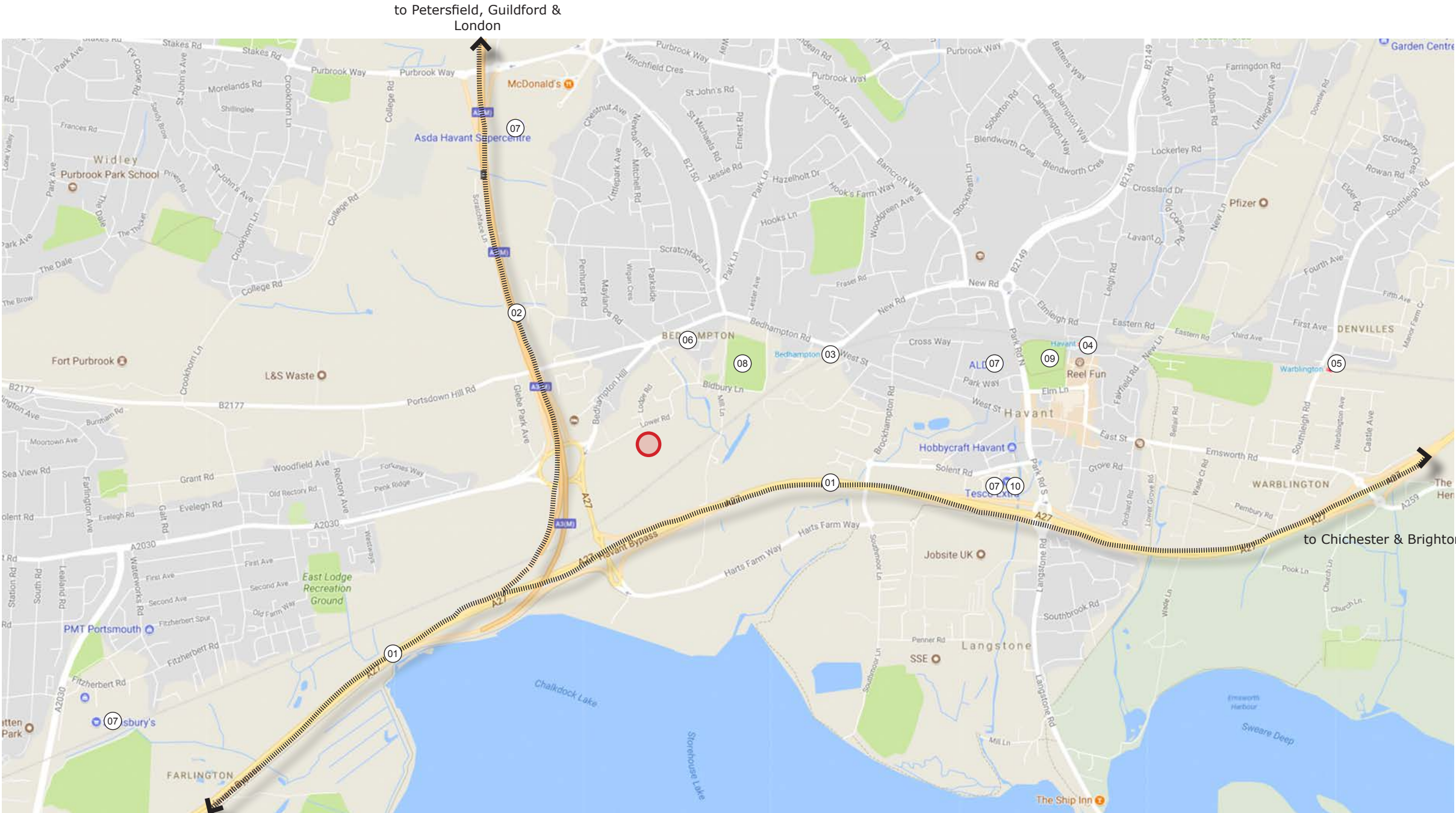
02 Site Location and Amenities

Site and Surroundings

Bedhampton lies within the Borough of Havant and is located to the west of Havant town centre and to the north of Langstone Harbour. The A3(M) is to the west providing access to Petersfield, Guildford and London (northbound). The A27 Havant Bypass to the south of the site provides links to Chichester and Brighton (eastbound) and Portsmouth, Fareham, Southampton and Bournemouth (westbound).

The development site is well served by public transport with Bedhampton train station approximately 1km away, providing services to Portsmouth, Southampton & London. To the east are bus stops located along Portsdown Hill & Bedhampton Road, also less than a 1km away, providing services to Havant, Portsmouth, Southsea and Chichester.

There are a number of amenities that are easily accessed from the development site, including supermarkets, a retail park and restaurants, all illustrated on the map opposite.



 Site

Portsmouth, Fareham & Southampton

Key

01. A27 (Havant Bypass)

02. A3 (M)

03. Bedhampton Train Station

04. Havant Train Station

05. Warblington Train Station

06. Bus Stop

07. Supermarkets

08. Recreation Ground

09. Havant Park

10. Solent Retail Park



02 Site Analysis

Site Opportunities & Constraints

Havant BC have outlined a number of opportunities and constraints for the site at Lower Road (H20 Land at Lower Road) within the Pre-submission Havant Borough Local Plan 2036, these are listed below:

- This is a greenfield site
- The site has an agricultural land classification of Grades 1 and 2
- The Old Bedhampton Conservation Area is adjacent to the east and north west.
- The Old Manor Farm is adjacent to the north west and is of local historic interest. This is now part of the wider Conservation Area
- The site is near the Grade II listed buildings of the Church of St Thomas, the Old Bedhampton Rectory, the Old Mill House, the Elms, Manor Cottage, Bidbury House, Spring Lawn and Manor House
- There is moderate potential for previous unidentified archaeological deposits
- Constrained access via Lower Road includes triple bend with non-continuous pavements
- The site is identified as a low use site for Solent Waders and Brent Geese Area

- The site is within the Bechstein's bat area of search
- The site lies in a Local Ecological Network Opportunity
- The site is covered by an Area Tree Preservation Order and hedgerows surround the site
- There is opportunity to provide semi-natural open space on the eastern and southern part of the site, which includes, in the east, a linear shelter belt and mixed copses to provide further screening between the site and the Old Bedhampton Conservatoin Area, as well as provide a recreational area for dog walkers
- The site is near Bidbury Mead Recreation Ground and Bedhampton Railway Station
- There is an opportunity to upgrade and better signpost Havant Footpaths 30 & 107, and link these footpaths to the site
- The site is near to national cycle route 22 which provides access to surrounding areas and onto Portsmouth and Chichester
- The railway line is close to the south side of the site

- There is recorded evidence of landfill or probable landfill on or near to the site
- Storage tanks are present or were formerly present on site
- The site is in Groundwater SPZ 1c for the Bedhampton and Havant Springs
- The site is located within 500mm of a known/ mapped solution feature in Portsmouth Water's catchment
- The site overlays a Principal Aquifer



Havant Borough Local Plan 2036

Pre-Submission Draft

For public consultation from 4 February 2019 to 18 March 2019



02 Site Analysis

Constraints & Opportunities

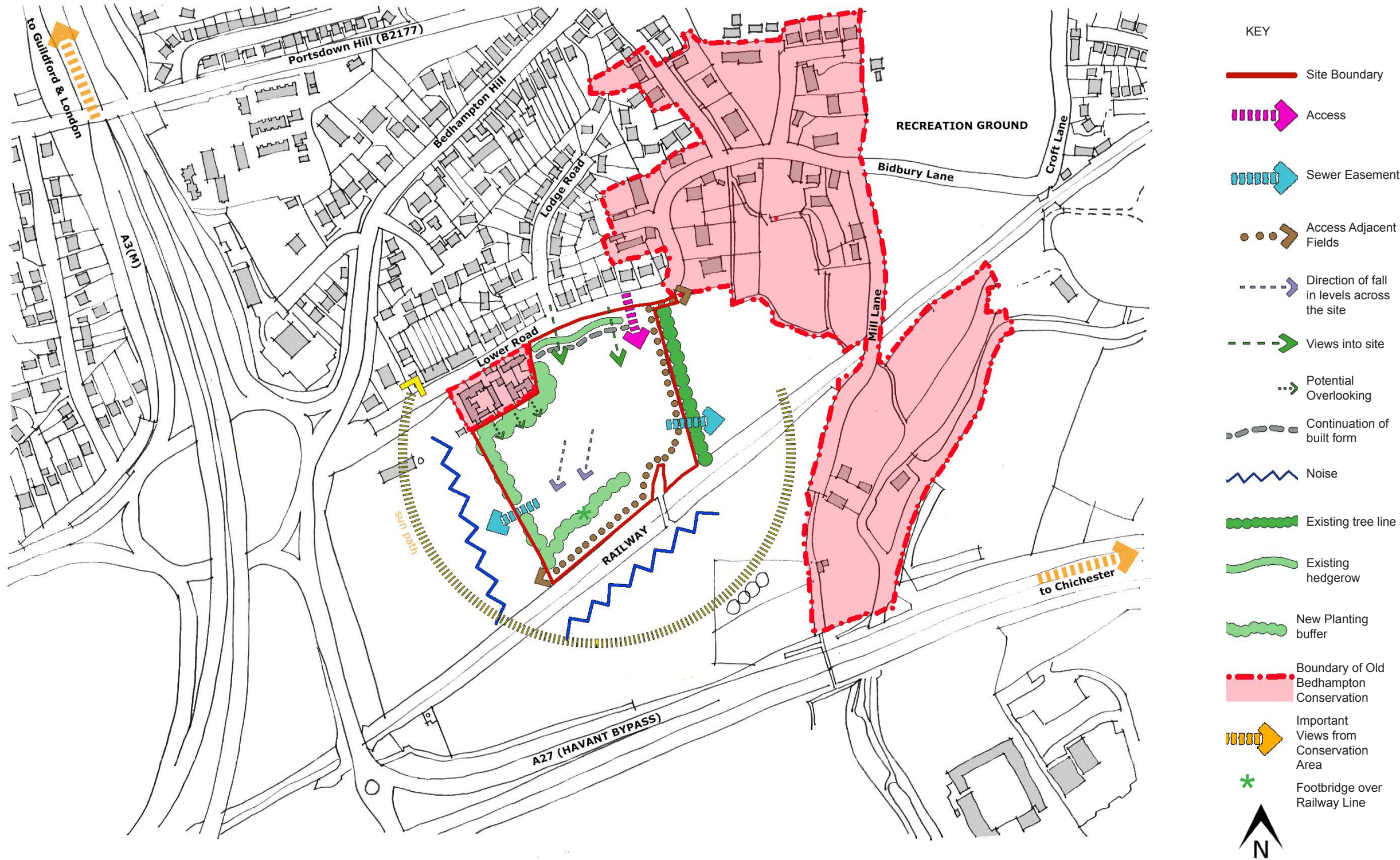
Further to the opportunities and constraints highlighted in the Pre-Submission Havant Borough Local Plan 2036, as part of briefing and investigative studies into the scheme, the design team developed a constraints and opportunities analysis of the existing site and its surroundings. The findings of this analysis together with those listed on the previous page will inform the resultant design and layout solutions in the proposed scheme.

Key Constraints:

- Site boundary
- Agricultural vehicular access for the land owner required around eastern and southern boundary
- Proximity to Old Bedhampton Conservation Area
- Low rise residential buildings in close proximity to site boundary
- Noise from the A27, A3(M) & Railway Line
- Site entrance has been fixed and designed by a Highway Engineer

Key Opportunities:

- Continuation of built form along Lower Road
- Views out of the site
- Biodiversity enhancement by reinforcing existing planting and introducing new landscaping in and around the site.
- Create a quality development providing a book end to the conservation area
- Orientation and exploitation of the southerly aspect
- Well connected with transport links and amenities within the local area



03 Planning Policy

03 Planning Policy

The Development Plan

1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan in the case of this application comprises;

- The Havant Borough Local Plan (Core Strategy) (The 'Local Plan') adopted March 2011 (covering the period 2006 to 2026)
- The Havant Local Plan (Allocations) adopted 2014 (The 'ALP 2014')
- The Hampshire Minerals and Waste Plan 2013

In addition, there are a number of other documents which are relevant to the determination of this application including;

- The Pre-submission Havant Borough Local Plan 2036 (The "emerging Local Plan") and associated background evidence with specific reference to the draft allocation of the site for the erection of about 50 dwellings on the application site;
- The Old Bedhampton Conservation Area Appraisal September 2019
- The Local Plan Housing Statement December 2016 (Now revoked following the publication of the Pre-Submission Havant

Local Plan 2036).

- Havant Housing Supply Update December 2019 which relies on the site for making a significant contribution to the Council's HLS

- The Residential Parking and Cycle Provision SPD 2016,

- The Borough Design Guide SPD 2011

National Planning Policy Framework 2019 (NPPF)

1.2 The NPPF is a significant material planning consideration which advises that the purpose of the planning system is to contribute to the achievement of sustainable development of which there are three dimensions namely, economic, social and environmental.

1.3 Paragraph 11 of the NPPF confirms that Plans and decisions should apply a presumption in favour of sustainable development. It further advises that for Plan-making this means plans should positively seek opportunities to meet the development needs of their areas and be sufficiently flexible to adapt to rapid change and that, as a minimum, they should provide for objectively assessed needs for housing and other uses. For decision-making, this means approving plans that accord with an up-to date development plan without delay or, where the policies most important for determining the application are out-of-date, then granting permission unless policies within

the NPPF that protect areas or assets of particular importance provides a clear reason for refusing permission or any adverse impacts of granting approval would significantly and demonstrably outweigh any benefits when assessed against the policies in the NPPF as a whole.

1.4 There is also a requirement to maintain a continuous five years housing land supply.

1.5 With regard to housing developments, the NPPF requires local planning authorities "to support the Government's objective of significantly boosting the supply of homes" by using their evidence base to ensure their Local Plan meets the full requirement and to identify key sites which are critical to the delivery of the housing strategy over the plan period.

1.6 Havant Borough Council's Core Strategy (adopted March 2011) and Havant Local Plan (Allocations) (2014) set out a framework to guide and control development at the same time identifying land for 6,300 new homes to be delivered over the plan period until 2026.

1.7 There are a number of relevant policies germane to any planning application at Lower Road which include;

CS9 Housing;

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough;

CS15 Flood and Coastal Erosion risk;
CS16 High Quality Design;
CS17 (as modified by the Housing Statement (2016));
CS21 Developer Requirements;
DM13 Car and Cycle Parking on Residential Development;
DM8 Conservation and Enhancement of Existing Natural Features.

The key policies of the ALP 2014 provide other policy guidance including;

AL1 Presumption in favour of Sustainable Development;
DM20 Historic Assets
DM24 Recreational disturbance to SPA's from residential development and
AL2 Urban Area boundaries.

1.8 The planning application will address all of these matters demonstrating compliance as part of the overall balance of policies to secure a safe, secure and sustainable development.

Local Development Scheme

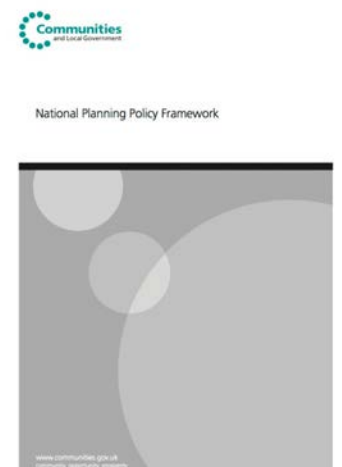
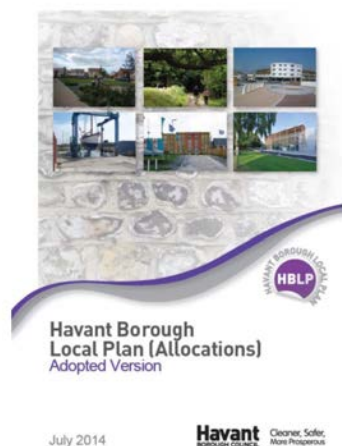
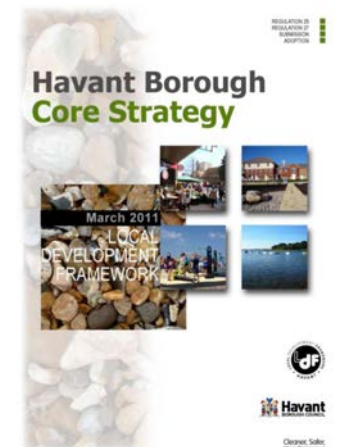
1.9 In December 2017 the Council's updated LDS was published in which it reiterated that "The Partnership for Urban South Hampshire (PUSH), of which Havant Borough Council is a part, published a Spatial Position Statement on 7th June 2016." It went on to say that a new local plan was needed to be prepared to:

- Make sure that the Borough continues to positively plan for its future;
- Have an up-to-date Local Plan that is in compliance with

the National Planning Policy Framework;

- Provide a policy framework so that decisions regarding new development can continue to be taken locally;
- Address the need for development in the Borough up to 2036;
- Reflect the forthcoming definitive Solent Recreation Mitigation Partnership - (SRMP) mitigation strategy to avoid detrimental effect on the Solent Special Protection Areas due to increased recreational pressure from new development

1.10 It was against this background the Council restated the July 2015 statement of the Communities Secretary that, "The Government accords great importance to authorities getting up-to-date Local Plans in place and to supporting them in doing so as a priority." The Borough Council adopted the Housing Statement on the 7th December 2016.



03 Planning Policy

Local Plan Housing Statement (December 2016)

1.11 Although now withdrawn, this document advised “More recently, through the Housing and Planning Act, the Government has reinforced the importance that is placed on having an up-to-date Local Plan and the implications if a Local Planning Authority fails to do this. Under Section 146 of the Act, if the Secretary of State thinks that a Local Planning Authority is failing or omitting to do anything which is necessary for them to do in connection with the preparation or revision of a Local Plan, the Secretary of State may intervene to prepare or revise the Local Plan.” The NPPF reinforces the importance of having an up-to-date Local Plan.

1.12 Having explained the basis for the approach the Council then set out its position as; “The Borough’s Adopted Local Plan comprises the Local Plan (Core Strategy) (2011) and the Local Plan (Allocations) (2014); the Core Strategy identifies the Borough’s housing requirement and pre-dates the publication of the NPPF (March 2012). As such weight can only be afforded proportionate to the policy’s consistency with the NPPF, a key requirement of which is to ensure the Council meets the full objectively assessed market and affordable housing needs.

It is therefore evident from the high housing need in the Borough that there will be a need to identify further development sites over and above those currently identified in the Adopted Local

Plan.”

1.13 Havant BC has reviewed the housing requirement for the District as mentioned above, and one of the sites now considered appropriate for development is Site Reference UE30, the application site south of Lower Road, Bedhampton for up to 50 dwellings. (See plan opposite).

1.14 The site is listed in Table 2 of that document and has previously been considered through the 2016 Strategic Housing Land Availability Assessment [SHLAA] and deemed to be deliverable or developable. Paragraph 3.14 of the Statement continues,

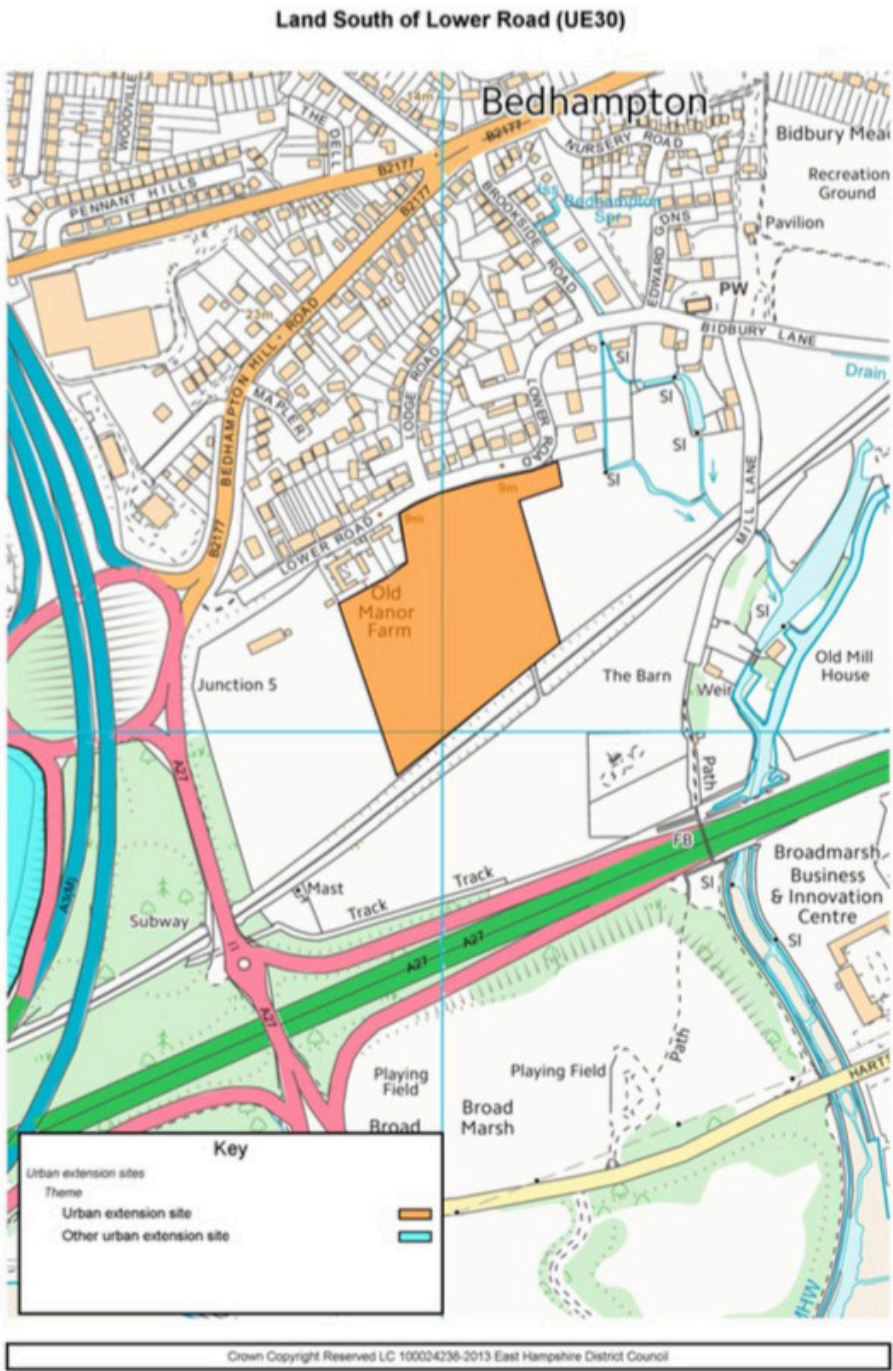
1.15 It states “As such they (the sites) are free of constraints that cannot be mitigated, are available for development, and sustainable development could be achieved on the site. Whilst development on these sites would be contrary to Policies CS17 and AL2 which indicate that residential development should be resisted, it is necessary to make a departure from the Adopted Local Plan given the high level of housing need that exists.

As such, the Council will support the principle of residential development on the sites ahead of the adoption of the Havant Borough Local Plan 2036, subject to compliance with the remainder of the policies in the Adopted Local Plan and the Guiding Principles in this Housing Statement.”

1.16 In order to meet the growing requirements for housing in the Borough the site is considered

appropriate to be brought forward subject to the guiding principle 4 set out below;

The principle of residential development on Table 2 of the Council’s Housing Statement states, “Sites will be considered favourably in order to contribute towards the objectively assessed housing need and to significantly boost housing supply in the Borough. This material consideration means that there is sufficient weight to justify a departure from Policies CS17 and AL2. Proposals coming forward for Table 2 sites will be expected to continue to meet the remaining requirements of the Adopted Local Plan. Such sites will only be agreed in principle if accompanied by an Infrastructure Delivery Statement, produced as agreed by and in collaboration with the Local Planning Authority.” (Page 16).



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03 Planning Policy

Draft Havant Borough Council Local Plan 2036 (February 2018)

1.17 The Draft Havant Borough Local Plan 2036 Pre-Submission document has been subject to extensive public participation from the 4th February to the 18th March 2019. The total requirement for housing suggests that 10,231 new homes will be needed over the plan period. Although the plan remains subject to an examination, the document should to be afforded significant weight in the determination of this planning application.

1.18 Draft Policy H20 identifies the site at Lower Road Bedhampton for around 50 dwellings confirming the contents of the 2016 Local Plan Housing Statement and the February 2018 version of the Draft Havant Local Plan 2036 consultation draft January to February 2018.

1.19 Paragraph 6.104 of the February 2018 publication of the Draft Havant Local Plan required "extensive pre-application discussions to take place before any full application is submitted including details of the design and layout" repeated again at paragraph 8.32 of the 2019 Consultation draft.

1.20 To this end, a 'Statement of Community Involvement' [SCI] has been prepared to accompany the planning application in which a full explanation of the process has been set out.

1.21 The SCI not only explains and describes the process of

consultation but realistically considers the comments in the light of what changes can be accommodated, or not, or what further work might be undertaken to examine issues raised with a view to resolving matters.

1.22 It is recognised that the February 2018 version of the Draft Local Plan 2036 was subject to further work prior to being examined and subsequently adopted by the Council but the February 2019 draft Policy H20 continues to provide some a material planning consideration and helpful guidance in terms of the technical work necessary to secure a sustainable housing development on the edge of settlement.

1.23 The Draft Local Plan sets out the key Site Opportunities and Constraints as:-

- This is a greenfield site
- The site has an agricultural land classification of Grades 1 and 2.
- The Old Bedhampton Conservation Area is adjacent to the east.(and now to the north/west following the recent extension to include Manor Farm Buildings)
- The Old Manor Farm is adjacent to the north and is of local historic interest and now forms part of the wider Old Bedhampton Conservation Area.
- The site is near the Grade II listed buildings of the Church of St Thomas, the Old Bedhampton Rectory, the Old Mill House, the Elms, Manor Cottage, Bidbury House, Spring Lawn and Manor House.

- There is moderate potential for previous unidentified archaeological deposits although on-site trial trenching has not revealed anything of major significance.

- Constrained access via Lower Road includes a triple bend with non-continuous pavements.

- The site is identified as a low use site for Solent Waders and Brent Geese.

- The site is within the Bechstein's bat area of search.

- The site lies in a Local Ecological Network Opportunity Area.

- The site is covered by an Area Tree Preservation Order and hedgerows surround the site.

- The site overlays a Principal Aquifer.

- There is an opportunity to provide semi-natural open space on the eastern and southern part of the site, which includes, in the east, a linear shelter belt and mixed copses to provide further screening between the site and the Old Bedhampton Conservation Area, as well as provide a recreational area for dog walkers.

- The site is near the Bidbury Mead Recreation Ground and Bedhampton Railway Station.

- There is an opportunity to upgrade and better signpost Havant Footpaths 30 and 107, and links these footpaths to the

site.

- The site is near to national cycle route 22 which provides access to surroundings areas and onto Portsmouth and Chichester.

- The railway line is close to the south of the site.

- There is recorded evidence of landfill or probable landfill on or near to the site.

- Storage tanks are present or were formerly present on site.

- The site is in Groundwater SPZ 1c for the Bedhampton and Havant Springs. The site is located within 500m of a known/mapped solution feature in Portsmouth Water's catchment.

1.24 Policy H20 then sets out various requirements (a-i) all of which are addressed as part of this planning application and whilst all are important, amongst other reports and assessments, a Transport Assessment and Heritage Statement have been prepared taking on board a series of important matters raised by the local community; in fact, additional survey work has been undertaken as requested by residents and not by the highway or planning authority.

Figure 43: Land South of Lower Road



Above: Figure 43 Illustrating the site at Lower Road (page 212) from the Draft Local Plan

03 Planning Policy

1.25 The accompanying Heritage Report considers very carefully the potential impact on nearby heritage assets including the following;

i. The Old Bedhampton Conservation Area including the recent extension to include Manor Farm Buildings;

ii. The rural setting of the Conservation Area;

iii. The access through the Conservation Area and need to retain the "village" feel.

iv. The Church of St Thomas (Grade II);

v. Bedhampton Rectory (Grade II);

vi. The Old Mill House (Grade II);

vii. The Elms (Grade II);

viii. Manor Cottage (Grade II);

ix. Bidbury House (Grade II);

x. Spring Lawn (Grade II)

xi. Manor House (Grade II); and

xii. The Old Manor Farm (non-designated building of local historic interest)

1.26 The remaining six elements from the draft policy (c – h) covering the access, and necessary mitigation are also considered within accompanying technical reports; the requirement to consider a design code as part of the pre-application stage of the process has been discussed and agreed with officers and now

forms part of this Design and Access Statement;

c. An appropriate means of access is established to the satisfaction of the Highway Authority;

d. Havant Footpath 107 is enhanced and provisions for greater connection between it and the site (through signage) are achieved;

e. Mitigation for Solent Waders and Brent Geese is provided upfront, prior to development, and is to the satisfaction of the Council in line with Policy E17;

f. The development enhances the Local Ecological Network through the opportunity area found on site in order to achieve biodiversity net gain;

g. Appropriate mitigation measures, including buffers, are put in place for Bechstein's bat in line with Policy E15;

h. Mitigation is provided to ensure that development does not affect the nearby feature in line with Policy E21

1.27 Lastly, but by no means least, draft policy H20 (i) requires consideration of a design code to include the following which are addressed in the layout and design insofar as the scheme

i. Responds to the semi-urban/rural setting of the adjacent Old Bedhampton conservation area, surrounding fields and access restrictions via Brookside Road and Lower Road;

ii. Proposes built development which respects the setting of the conservation area to both the north, west and to the east;

iii. Proposes public open space in the eastern and southern part of the site (in line with Policy E9) which includes, in the east a linear shelter belt and mixed copices to provide further screening between the site and the Old Bedhampton Conservation Area to the east whilst also providing an appropriate setting to the extended part of the Conservation Area to the north and west through providing open space, landscaping and through careful design and layout of the proposed housing to ensure the setting is unharmed;

iv. Incorporates community food growing provisions (in the form of a community orchard) towards the southern and western part of the site in line with Policy E9.

v. Secures an acceptable relationship between the new dwellings and the railway line through separation and/or other appropriate mitigation measures.

vi. Does not compromise access to the agricultural bridge track,

vii. Retains and integrates the protected trees within the site

viii. Retains and enhances the existing hedgerows surrounding the site

ix. Enables easy access

for pedestrians and cyclists to existing and planned routes

1.28 Other material considerations include the Council's Design Guide SPD as well as the Parking SPD.

1.29 The Council's Design Guide and Parking Standards SPD's have been taken into account and influenced the proposed layout.

1.30- The Old Bedhampton Conservation Area Appraisal September 2019 is an important document which has been fully examined as part of the Heritage Report submitted to support this planning application.

Whilst the site itself does not lie within any area designated for its landscape or heritage importance, part of the site lies adjacent to an outlying area of the Old Bedhampton Conservation Area known as Character Area 5 - Old Manor Farm. This 'Character Area' is divorced from the main historic part of the Conservation Area and, unusually, stands in isolation as a small group of buildings which were added to the Conservation Area in September 2019 during the consideration of the earlier planning application. The original buildings themselves are not particularly historic, dating from around the beginning of the 20th Century with no outstanding or remarkable features of note.

Their conversion to residential use has dramatically changed their function and overall character such that they relate more to the 20th Century dwellings to the north side of Lower Road than to

their agricultural past.

The Conservation Area Appraisal which was undertaken to support this extension confirms;

C. Old Manor Farm buildings

7.6 These buildings provide insight into the agricultural past of the settlement. Whilst they are no longer in their original agricultural use, they retain some interesting architectural features and the relationship between the buildings is distinctly that of a farmyard arrangement.

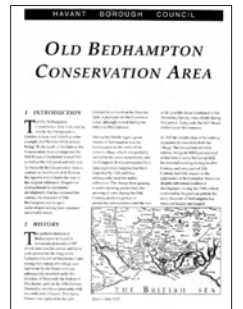
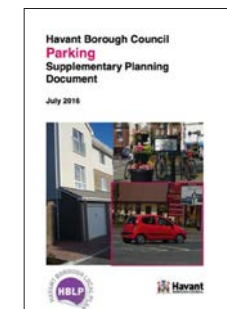
Old Manor Farm buildings themselves have been converted to residential use and, more recently, a substantial new dwelling has been erected, which, together with the residential extensions, substantial double garages and domestic paraphernalia, detract from the historic significance of these buildings. However, with respect to the surrounding agricultural land, which includes the appeal site, the CA Appraisal confirms;

7.8 Although these areas form part of the setting to the conservation area, and historic connections can be evidenced from mapping and other sources, they are mainly fields that do not

have the special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Therefore, these areas are not included within the revised boundary of the conservation area.

1.35 The Heritage Report prepared to support the application concludes, "The proposed development has been designed as a careful response to the features of the site and the wider context, with extensive landscape areas and setbacks, retention of farmland west of Manor Farm to maintain rural character and farming practices, as well as attention to the scale, massing and materiality of the development which, as emphasised in the NPPF, will aid the assimilation of this new development with the built and historic environment.

There will be a change in character to one of three agricultural field parcels south of Lower Road but the significance of all the listed buildings and their respective settings (none of which are within 100m of the site) will be preserved, and the setting to the Conservation Area will be unharmed.



03 Public Consultation & Development Consultation Forum

03 Public Consultation & Development Consultation Forum

Although the site South of Lower Road is now considered by the Council as a suitable site for residential development, it was made very clear that full public consultation would be required. A Statement of Community Involvement accompanies this application detailing the process undertaken up to the determination of the previous planning application. This commenced in December 2017 with the submission of a pre-application submission to the Council, the holding of a public exhibition in March 2018 followed by a full Development Consultation Forum in full accordance with the Council's best practice.

Development Consultation Forum (DCF)

The following key planning issues were highlighted by HBC:

- Impact on Bedhampton Conservation Area
- Highway considerations and impact of any works/traffic on the character and amenities of the area
- Design and layout - proximity to landscape features

The following Consultations were made by HBC following the DCF: Highways

Transport & Travel Plan required:

- Fully assess transport & highway impact
- Identify suitable mitigation methods
- Set out baseline traffic and transport conditions
- Provide trip generation/distribution information
- Assessment of local junctions
- Assess accident records - set out mitigation
- Roads in Old Bedhampton are rural in character.
- Footpath and cycle links required

Hampshire County Council Countryside Access Officer
The site would impact footpaths 30 and 31, plus the Wayfarers Walk and the Solent Way. In respect to footpath 30 this is only partly hard surfaces and the development would increase use and therefore be required to fund works to mitigate impact, comprising the hardsurfacing of two length of 100 and 200m.

Heritage

- Very sensitive location and the draft Heritage Statement requires more detail
- Current layout whilst an improvement on the earlier layout does not adequately respond to the site constraints

- The impact on the nearby heritage assets and their setting

must be addressed as part of a Heritage Statement submitted with any planning application

HBC Landscape Architect

Application will require an Arboricultural Impact Assessment (AIA)

- SuDS features need to be appropriately integrated
- Requirements for a 3m width, pedestrian/cycleway which demonstrates connection to key local designations and includes a potential southward connection
- Boundary treatment is key, and has the potential to provide a green corridor
- Landscaping to mitigate impact of railway line

Ecology

Natural England

- Low use for Solent Wader and Brent Geese, but with potential for use and appropriate mitigation required
- Biodiversity Mitigation and Enhancement Plan required

RSPB

This site is identified (H05A) in the Solent Wader and Brent Goose Strategy

(SWBGS) as a secondary support area, and mitigation will be required

Arboriculturalist

I do not see any reason to object to the principle of development

here but will need to be assured that the TPO trees and other off site retained trees have been duly respected/protected within the layout proposals

Housing

- Affordable housing of 30-40% required to a minimum of 15 units
- The inclusion of a number of bungalows is supported as they may suit those with mobility issues of which there is a shortage

Archaeologist

There is no indication that archaeology presents an overriding concern, I would advise that the assessment, recording and reporting of any archaeological deposits affected by development be secured through the attachment of suitable conditions to any planning consent that might be granted

Environment Agency

- We have not identified any environmental constraints on this site
- Ground conditions which comprise heavy soil will require careful attention in the design of any attenuation feature(s) as part of a SuDS scheme
- The surface water from the site, once attenuated, will be disposed of to the lower reaches of the Brookside Stream which is a main river and consent of the EA for any outfall will be required

Water

Environment Southern Water



- There is a surface sewer crossing proposed development site

- Foul sewer within the access to the site

- No building over or within 3m of existing foul or surface water sewer to be made by the applicant/developer

- Capacity assessments required for existing foul and surface water system

- A formal application for a connection to the public foul and surface water system

Portsmouth Water
The site is located south of our source Protection Zone One (SPZ1) and protection measures required

Environmental Health

- Noise has been identified as a material constraint, but due to proximity of railway a full Noise and Vibration assessment is required

- It is not anticipated that there would be a direct material impact on air quality grounds but highway capacity needs to be modelled

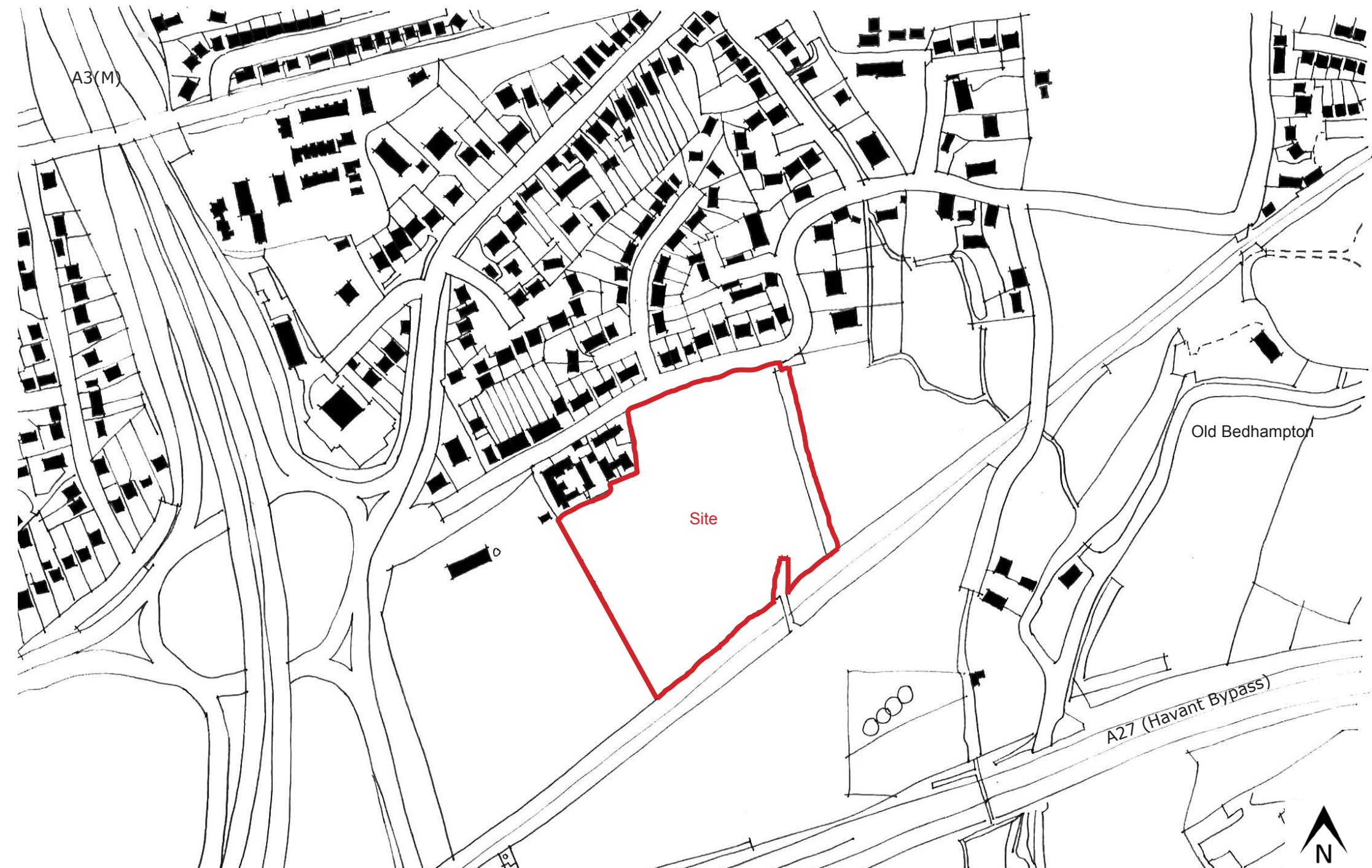
The current proposals, like the previous application, have had careful regard to all the comments raised and it is considered that the scheme as now proposed, comprises an acceptable balance, ensuring that the delivery of much-needed homes (including affordable homes) are delivered in accordance with Draft Policy H20 to which significant weight can be given.

04 Layout

Urban Grain - Existing

Looking at the urban grain of Bedhampton it is clear there are variety of patterns, ranging from the low density and large plots in the Old Bedhampton area and the higher densities of post war development with it's array of dwellings and plot sizes.

The proposed site has higher density development to the north, with the low density of Old Bedhampton and the conservation area to the east.



Existing Urban Grain

04 Layout

Urban Grain - Proposed

As the existing urban grain is varied and the proposed site is self contained with no development immediately surrounding it (with the exception of the Old Manor Farm development), the proposed dwellings facing Lower Road have a linear form to mirror the pattern opposite. The layout has developed with it's own character whilst still ensuring that it compliments and enhances the immediate surroundings.

The proposed layout is a low density scheme, allowing for an appropriate balance of development and open space without compromising the character of the immediate surroundings.



Urban Grain - Proposed Site Layout

04 Layout

Site Layout

The proposed site plan has evolved to deliver a layout which seeks to demonstrate that the site can comfortably deliver 50 dwellings with the associated on-site sustainable drainage features, internal road infrastructure, parking and public/private amenity space without having a detrimental affect on the surrounding area.

The proposed layout has been defined by the site parameters; including the proposed vehicular access for the new development and a track for access through to the fields beyond, the existing line of the built form, the railway line, A3(M) and A27 and also the proximity of the Old Bedhampton Conservation Area.

The Old Manor Farm development consisting of converted farm buildings and farm cottages creating some built form along Lower Road adjacent to the northern boundary of the proposed site. The proposed layout is to extend this built form along Lower road, with a pedestrian access created through the retained hedgerow. Some of the dwellings within the Old Manor Farm development overlook the development site so a substantial planted buffer is proposed, together with single storey development in this particular area to reduce any impact on these properties.



Design Development - Early Sketch Site Layout