
Planning Statement

**LAND WEST OF OLD MANOR FARM, LOWER
ROAD, BEDHAMPTON**

OUTLINE PLANNING APPLICATION

FOR

**THE ERECTION OF UP TO 43 DWELLINGS,
ASSOCIATED LANDSCAPING, OPEN SPACE
AND ALLOTMENTS, WITH ACCESS ONLY
FOR CONSIDERATION**

Prepared by:

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On behalf of:

Bargate Homes and Vivid Homes



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1. INTRODUCTION

Context

- 1.1. This Statement has been prepared by Woolf Bond Planning LLP on behalf of Bargate Homes and Vivid Homes in support of an **outline planning application** proposing the development of Land West of Old Manor Farm, Lower Road, Bedhampton for the erection of up to 43 dwellings, associated landscaping, open space and allotments, with access from Lower Road.
- 1.2. The purpose of this Planning Statement is to summarise the findings of the various supporting technical documents (section 2 refers) and to provide an overview of the proposed scheme, whilst setting out a justification for the development having regard to the relevant planning policy and material considerations.
- 1.3. This outline planning application follows the planning permission granted at appeal on the adjoining site on 13th July 2021¹, and the Council's continued inability to demonstrate a five year supply of deliverable housing land.
- 1.4. In allowing the appeal for the adjoining site, the Inspector noted that the site was sustainably located in relation to the existing services within Bedhampton. Importantly, delivery of the proposed housing would yield significant social, economic and environmental benefits, not least in the important contribution that both market and affordable housing will make towards meeting the backlog of local housing need.
- 1.5. The findings of the Appeal Inspector are relevant to the consideration of this application and proposals for development on this site, in so far as the site is similarly located adjacent to an outlying area of the Old Bedhampton Conservation Area, is currently in the same use as arable agricultural land, and is under the control of the same applicant.

¹ Appeal ref: APP/1735/W/20/3259067 – Land at Lower Road, Bedhampton – 50 new dwellings together with access, landscaping and open space

- 1.6. The Scheme as now proposed has evolved following a detailed analysis of the character of the local area and the design approach adopted in the approved scheme.
- 1.7. This outline application is accompanied by a detailed Ecological Appraisal compiled by Aluco Ecology, which confirms that the proposal would not have any significant adverse impact on a range of ecological matters, including the Chichester and Langstone Harbour SPA, CLH Ramsar and Solent Maritime SAC, and will enhance the biodiversity on the site above its current use. This is discussed in more detail below.
- 1.8. With regard to highway and transport matters, the accompanying Transport Assessment, Travel Plan and Site Access Plan prepared by i-Transport sets out the acceptability of the proposal with regard to suitability of the proposed access, sustainable transport and in relation to the impact of the scheme upon traffic flows in Bedhampton.
- 1.9. The Transport Assessment demonstrates that the site is located within a reasonable walking distance, within 2.3km, of the centre of Bedhampton. The centre of Bedhampton provides residents with a wide range of services and facilities including educational, employment, retail, health and leisure facilities.
- 1.10. Such facilities in conjunction with the nearest bus stop being 700m from the site on Bedhampton Road and Bedhampton railway station 1000m from the site ensure the site is accessible and sustainable and will offer future residents genuine opportunities for sustainable modes of travel.
- 1.11. Heritage represents a further consideration of particular importance in so far as the site is situated just to the south-west of Old Manor Farm, which forms part of the Old Bedhampton Conservation Area ("OBCA"). There are also a number of statutorily listed buildings within the vicinity of the site, the settings of which require consideration as part of the development proposals.
- 1.12. The acceptability of the scheme in heritage terms is addressed in the accompanying Heritage Statement prepared by Terence O'Rourke, with paragraph 5.1 concluding that the proposed development is predicted to result

in harm to the setting and the character and appearance of the OBCA, which will be less than substantial harm in terms of NPPF paragraph 202. These effects on the designated heritage asset as a result of the proposed development are considered in the planning supporting statement as part of the overall planning balance.

- 1.13. The accompanying Landscape and Visual Evidence and Appraisal (“LVIA”) by Terra Firma Consultancy considers the acceptability of the scheme having regard to landscape matters.
- 1.14. The LVIA is summarised in more detail below, however, due to the site’s proximity to the conservation area, the potential impacts on the setting in landscape terms have been an integral part of the schemes design and evolution from the outset.
- 1.15. Section 7 of the LVIA concludes that whilst there are some impacts on the history, topography, soils, hydrology settlement and road pattern, these are as expected for a housing development, but none of these are classed as significantly affected. Although some of the viewpoints will be affected, this will be mitigated to some extent by the proposed landscaping strategy. On balance, the effect of the development on the various landscape receptors is considered to be an acceptable level of significance such that development can go ahead, with the impact considered as part of the planning balance.
- 1.16. There are other comprehensive technical reports including arboriculture and drainage that are summarised below. The above highlight the main issues which development of the site raise.
- 1.17. The technical information submitted with this application demonstrates the acceptability of the scheme having regard to the requirements of the Development Plan. Importantly, it confirms the acceptability of the illustrative design and quantum of development, which is given further support due to the out-of-date local policies for housing delivery, that together with the Council’s inability to demonstrate a 5 year housing land supply further demonstrate that permission should be granted without delay.

Planning Policy Context

1.18. The extant development plan; comprises the Havant Borough Core Strategy (“HBCS”), adopted in March 2011 and the Allocations Local Plan (“ALP”), adopted in July 2014. Both documents pre-date the publication of the first iteration of the NPPF and as such has varying degrees of consistency with the objectives of the NPPF.

1.19. The Appeal Inspector set out the following weight to be attributed to the relevant policies;

Development Plan Policy	Consistent with NPPF?	Weight to be attributed
CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant	Broadly, but does not provide for balancing of any harm to designated heritage assets against public benefits as required by NPPF para. 202.	Significant
CS16 – High Quality Design	Broadly, but does not provide for balancing of any harm to designated heritage assets against public benefits as required by NPPF para. 202.	Significant
DM20 – Historic Assets	Positive strategy for the historic environment in line with the NPPF.	Full
CS17 – Concentration and Distribution of Development within the Urban Areas	Objectives broadly consistent with NPPF but urban area boundaries out-of-date.	Limited
AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements	Objectives broadly consistent with NPPF but urban area boundaries out-of-date.	Limited

- 1.20. The Council concedes that it cannot currently, or for the foreseeable future^{2,3}, demonstrate a 5 year supply of deliverable housing land, with a 4.3 year supply of deliverable housing land at best (with a 20% buffer applied).
- 1.21. Together with the latest Housing Delivery Test results (2020) showing that just 72% of the requirement was achieved, footnote 8 of the NPPF is engaged and the presumption of sustainable development is applied on account of the development plan being 'out of date' having regard to the lack of consistency between the policies contained therein and the approach to development set out in the NPPF (paragraphs 11, 75 and 222 refer).
- 1.22. In locational terms, Bedhampton is considered as a local centre, and a suburb to the Borough's main town of Havant. It is therefore one of the most sustainable locations for growth in the Borough.
- 1.23. With the adjacent site already granted planning permission for 50 new dwellings, this site can be considered as an extension to that site in so far as there are no material differences between the two sites which would preclude development on the application site.
- 1.24. This application seeks to establish the principle of development on the site is acceptable, for the quantum of development sought and utilising the access approved from Lower Road for the adjoining development.
- 1.25. Overall, the proposals for the development of land to the west of Old Manor Farm afford an opportunity to secure sustainable development that can be delivered expeditiously on the grant of planning permission.
- 1.26. On the basis of the foregoing, the settlement boundaries are in and of themselves out of date, being predicated on non NPPF assessments of development needs which are now outdated.

² MIQ01 Schedule of Matters and Issues for the Examination Stage 1 Hearings – Matter 2 Housing – para. 2.5 the Inspector states "The Council has set out that on adoption it is likely to have a 4.2 year housing land supply."

³ EIP Library Ref: EB36c – Five Year Housing Land Supply Update, September 2021 – para. 2.10.

- 1.27. In addition, the lack of a five year supply of deliverable housing land is agreed to engage paragraph 11 (d) of the NPPF. Accordingly, the ‘most important policies’ are deemed out of date and reduced weight is to be accorded to the conflict between the location of the site beyond the adopted settlement boundary.
- 1.28. As to the emerging local plan, the Havant Borough Local Plan was submitted for Examination on 12th February 2021. The first round of Hearing sessions took place on 12th to 16th July 2021. The Inspector for the Appeal on the adjacent site considered that only limited weight can be attributed to the policies in the emerging Local Plan. However, it remains an important material consideration for the determination of this application.

The Application

- 1.29. In so far as the planning application is in outline, only the principle of developing the site for up to 43 dwellings and the means of access are to be determined as part of the application. All other matters of detail, including appearance, landscaping, layout and scale are reserved for subsequent determination.
- 1.30. The application site is located to the south of Lower Road, south-west of Old Manor Farm, on the southern side of Bedhampton. It is currently in arable agricultural use.
- 1.31. The application site is shown edged red on the accompanying Site Boundary/Location Plan No. 1217/001E and extends in total to approximately 4.02ha. This necessarily includes the approved access road from Lower Road and footpaths associated with the approved Appeal Site. Excluding the access road and footpath links to the highway boundary, the Application Site extends to approximately 3.67ha.
- 1.32. The northern site boundary abuts a storage site which accommodates a light industrial building, and Old Manor Farm; a group of converted farm buildings and new dwelling.

- 1.33. To the north of this is Lower Road, a residential road predominantly built up with residential dwellings on its northern side. The western boundary is enclosed by a woodland strip adjacent to the A27 and A3(M) junction. The eastern boundary is open fields, but with planning permission for 50 dwellings. The southern boundary abuts the railway line (in a cutting) and a small strip of grass and scrub, beyond which is the A27 (Havant Bypass) and Langstone Harbour beyond that.
- 1.34. Details of how the site could be developed for the proposed quantum of housing is shown on Illustrative Site Masterplan No. 1217/SK002/REV A. The scheme provides for up to 43 dwellings (including 30% affordable homes⁴), associated parking, landscaping, open space and access from Lower Road.
- 1.35. The access arrangements are shown on the access plans included in the Transport Assessment ("TA") prepared by i-Transport, which includes the Proposed Access Plan No. ITB12174-GA-018 (Appendix N refers) and the proposed footpath routes.
- 1.36. The site is located beyond, but partially adjacent to, the urban area boundary for Bedhampton as defined in the HBCS and ALP.
- 1.37. No part of the application site is within the Conservation Area, however part of the north/east site boundary abuts the Old Bedhampton Conservation Area. The site is not identified for any landscape 'value'.
- 1.38. As detailed in the Flood Risk Assessment that accompanies the application, the site is classified as falling within Flood Zone, at lowest risk of flooding.
- 1.39. The site is identified in the development plan as an 'Uncertain Site for Brent Geese and/or Waders' (Policies CS11 and DM23). In the Appeal Decision for the adjacent site, the Inspector considers this matter and concludes at paras. 72 and 73 that the loss of the area of functionally linked habitat can be mitigated

⁴ The indicative split, to be discussed and agreed with the Council's Housing Officer, is 9 dwellings for affordable rent and 4 dwellings for shared ownership. This accords with the percentage split set out in Policy H2 of the emerging Local Plan.

through a contribution towards a Brent Goose and Wader Refuge project underway at nearby Broadmarsh. There are no further environmental constraints which would preclude the proposed development.

- 1.40. In terms of tangible benefits, development of the site for the proposed quantum of housing will make a significant contribution towards the unmet need in both the market and affordable housing sectors.
- 1.41. A range of dwelling types and sizes can be accommodated to provide for a choice of homes. Furthermore, the applicant and intended housebuilder Bargate Homes, has an ethos of delivering quality places to live. As such, the proposed scheme includes community growing spaces, a children's play area and trim trail, in addition to linked footpaths and cycleways. These features will be connected to the routes approved on the adjacent site and will help to promote a sense of community and healthier lifestyles.
- 1.42. The Council is not able to demonstrate a five year supply of deliverable housing land, such that the granting of outline planning permission on the site for housing is considered to be acceptable. Additionally, development of the site will bring about economic and social benefits and there are no technical constraints to bringing the site forward for development, including in relation to the capacity of the local highway network.
- 1.43. As set out in the Transport Assessment ("TA") accompanying the application, the site is suitably located for future residents to make sustainable travel choices on foot, bicycle and public transport. The TA sets out the sustainable benefits of providing development at the site given its proximity to public transport including bus and rail services.
- 1.44. As to schematics, the scale parameters, paragraphs 3 and 4 in Article 4 of the Town and County Planning (Development Management Procedure) (England) Order 2010 were deleted by Amendment Order No.3 dated 31 January 2013 such that outline planning applications, where layout is a reserved matter, are no longer required to state the approximate locations of buildings; and where scale is a reserved matter they are no longer required to state the upper and lower height, width and length parameters.

- 1.45. Information shown on the supporting plans and particulars includes sufficient detail to evaluate and assess the general planning and layout principles that are submitted in support of the proposal.
- 1.46. As set out in this Planning Statement, the benefits of the scheme include the provision of both market and affordable housing, in a sustainable location, within walking distance from local services and facilities, to help meet an identified housing need within the Borough and contribute towards an under-delivery of supply.
- 1.47. The scheme will also bring about biodiversity improvements to the site as a whole and provide a generous amount of public open space, both of which are supported by the NPPF (specifically paragraphs 8b, 92c and 93a).
- 1.48. The scheme also secures additional local expenditure through an increased local population, council tax revenues, and new homes bonus as well as additional construction jobs.
- 1.49. Although the application is in outline, with only (i) the principle of developing the site for up to 43 dwellings and open space, allotments and landscaping; and (ii) the means of access to be determined at this stage, the Illustrative Masterplan provides for on-site landscaping and biodiversity enhancements, which mitigate the impact of the proposed development in landscape, visual and heritage terms.
- 1.50. As set out in this Statement, the scheme accords with relevant planning policy considerations, including the presumption in favour of sustainable development set out in the NPPF.

Presumption in Favour of Sustainable Development

- 1.51. In order to boost significantly the supply of housing, the National Planning Policy Framework (“NPPF”) requires LPAs to demonstrate a five year supply of deliverable housing land. However, the Council cannot demonstrate a five year supply of deliverable housing land and has found it appropriate to grant planning permissions for schemes beyond the settlement boundaries defined in the Core

Strategy. This approach is explained in greater detail below, but is illustrated by the approval of a residential scheme on the adjacent site.

- 1.52. In accordance with paragraph 11 of the NPPF, housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 11 also states that relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five year supply of deliverable housing sites.
- 1.53. In setting out the presumption in favour of sustainable development, paragraph 11 of the NPPF adds, in relation to decision-making at 11(c), that this means approving development proposals that accord with the development plan.
- 1.54. It adds at paragraph 11(d) that where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, permission should be granted unless (i) policies in the NPPF provide a clear reason for refusing the development; or (ii) any adverse impact of doing so would significantly and demonstrably outweigh the benefits.
- 1.55. Including for the reasons set out in this Planning Statement, noting in particular the content at sections 5 and 6, as well as for the reasons set out in the supporting plans and particulars, **the application scheme is submitted in accordance with the presumption in favour of sustainable development.** The need for housing is further demonstrated by the results of the Housing Delivery Test.
- 1.56. This Planning Statement considers the relevant planning policy considerations and includes a planning balance which concludes that the benefits of the proposal weigh heavily in favour of the grant of planning permission.

Benefits of the Proposed Scheme

- 1.57. In assessing the merits of the application, the benefits of the scheme include:
- Provision of much needed housing in a sustainable location, helping to meet identified housing needs.

- Delivery of a significant proportion of affordable housing (30%).
- A high quality design-led development scheme.
- Provision of a substantial area of public open space, accessible by the wider community.
- Provision of community allotments and children's play space.
- A form of development, including by means of the proposed landscaping strategy, that can be assimilated into the character of the surrounding area and provide an improved landscape buffer offering enhanced biodiversity opportunities.
- Increased local expenditure to sustain and support local services and facilities.
- Job opportunities and increased economic activity.

Content

1.58. This Planning Statement is set out as follows:

Section 1:	Introduction
Section 2:	Planning History
Section 3:	Summary of Supporting Material
Section 4:	Description of the Site and Surrounding Area
Section 5:	Description of the Proposed Scheme
Section 6:	Planning Policy Framework
Section 7:	Consideration of the Proposed Scheme
Section 8:	Summary

2. PLANNING HISTORY

General

- 2.1 No previous applications have been submitted for development on the application site.
- 2.2 The neighbouring site immediately east of the application site, and through which access is proposed from the adopted highway, was granted planning permission at Appeal⁵ in July 2021 for 50 dwellings, together with access, landscaping and open space.
- 2.3 That Appeal decision established a number of important principles for development in this location, which are equally applicable and relevant to the application site, and summarised as follows;
1. The Council's development plan (made up of the Core Strategy and Allocations Local Plan) has failed to deliver the quantum of housing needed in the Borough in recent years.
 2. Consequently, reduced weight is given to the relevant policies of the development plan.
 3. In particular, the settlement policy boundaries are out of date and therefore in order to deliver additional housing, sites will need to be allowed which are beyond the boundaries defined in the development plan.
 4. The Council agrees that it cannot currently identify a 5 year supply of housing land. This position will not be rectified even on the future adoption of the submitted Local Plan.
 5. At best the Council has a 4.1 year supply of housing land (the Council is now claiming a 4.3 year supply). This is a significant deficit in supply and affects the delivery of both market and affordable housing.
 6. Bedhampton is part of the town of Havant; one of the main settlements in the Borough and therefore a sustainable location for housing development.
 7. The Appeal site, and Application site, do not have any statutory designations in terms of landscape or other restrictive policies.

⁵ Appeal ref: APP/1735/W/20/3259067 – Land at Lower Road, Bedhampton – 50 new dwellings together with access, landscaping and open space

8. The sites are adjacent to the Old Bedhampton Conservation Area, specifically the outlying section of Old Manor Farm. The Appeal Inspector concluded that the significance of the OBCA would be harmed by the proposed development, but that harm would be less than substantial and at a moderate level within that spectrum (para. 40).
 9. The sites are identified as a potential secondary location for Brent Geese and/or Waders. In the Appeal Decision the potential impact on the habitat was allowed to be mitigated through a contribution to an alternative habitat project nearby. The same could be applied to the application site.
 10. Access to the site from Lower Road is acceptable.
 11. In terms of the impact of proposed development on the nutrient discharge, the change in land use from agricultural to residential and open space was demonstrated to have a negative nitrogen budget.
 12. The Appeal Inspector found no other overriding conflicts arising from the proposed development, and that the importance of contributing to the housing supply was such that the scheme was approved.
- 2.4 The application site has no fundamental differences to the appeal site in terms of its characteristics. The proposed development is put forward by the same applicant, and would be built to the same high standard of design and quality of materials. Furthermore, the position in terms of the housing land supply deficit has not changed since the Appeal was allowed.
- 2.5 There will also be additional benefits of the two schemes being connected, which will be set out in detail later in this Statement.

3. SUMMARY OF SUPPORTING MATERIAL

General

- 3.1. A number of technical studies and reports have been undertaken and prepared in support of the application and comprise as follows:

Document	Consultant
Covering Letter	Woolf Bond Planning
Application and CIL Forms	Woolf Bond Planning
Planning Statement	Woolf Bond Planning
Draft Heads of Terms for S106	Woolf Bond Planning
Statement of Community Involvement	Woolf Bond Planning
Havant BC Conformity with Submission Local Plan Checklist	Woolf Bond Planning
Design and Access Statement Secured by design Energy and sustainability Illustrative information	Mosaic Urban Design
Red Line Application Site Location Plan No. 1217/001E	Mosaic Urban Design
Illustrative Masterplan No. 1217/SK002A	Mosaic Urban Design
Indicative Parameter Plan No. 1217/005	Mosaic Urban Design
Topographical Survey	Encompass
Transport Assessment and Site Access Plan	i-Transport
Travel Plan	i-Transport

Flood Risk Assessment, Surface Water and Foul Drainage Strategy	MJA
Ground Conditions Desk Based Assessment	Geo-environmental
Noise Assessment	24 Acoustics
Landscape and Visual Impact Assessment	Terra Firma
Ecology Survey and Report Biodiversity checklist European Nutrient (Nitrate) Calculations	Aluco Ecology
Heritage Statement	ToR
Archaeology	ToR
Tree Survey and Report (AIA, AMS, TPP, TCP)	Barrell Tree Consultancy

- 3.2. The content of the technical reports submitted in support of the application is summarised below.

Statement of Community Involvement

- 3.3. Public consultation has been carried out prior to submission of the planning application for the proposed development scheme.
- 3.4. This involved having a website containing draft plans etc and notifying neighbouring residents. The website went live on 3rd September 2021 and comments were invited until Friday 17th September 2021.
- 3.5. An online comments form allowed residents to submit their comments for consideration as part of the application preparation. The comments will also be considered when it comes to the detailed reserved matters stage.
- 3.6. A total of 50 comments were received, with key issues for residents being highlighted as traffic generation, road access, pedestrian safety and impact on landscape, heritage and the Conservation Area. These issues are all addressed within this Statement and the specialist technical reports which accompany the application.

Design and Access Statement

- 3.7. The Design and Access Statement (“DAS”) presents an explanation of the proposed development, how the proposals have been conceived and how the development is influenced by its context. The DAS explains the design principles and concepts which have been applied to the development.
- 3.8. The DAS begins with a thorough assessment of the key characteristics which contribute to the character of the local area, paying particular attention to architectural design features and use of materials. It also includes details on the history and landscape character.
- 3.9. The architects then set out in detail the design approach which will be used for the proposed development on the site, confirming a low density, 2 storey development with ample public open space surrounding the central developed area. These areas will provide opportunities for community growing, biodiversity enhancement and children’s play.

Transport Assessment and Travel Plan

- 3.10. As outlined in section 1 above, highways and transportation issues have been an integral part of the design process.
- 3.11. As demonstrated throughout the Transport Assessment (“TA”), the proposed development is submitted in accordance with national and local development policy regarding economic growth, sustainable development and travel.
- 3.12. The TA confirms that the site is well located to take advantage of the existing pedestrian and cycle networks and public transport facilities in Bedhampton and Havant. Furthermore, the TA confirms that the site is located within an accessible location as all the necessary day to day services including educational, retail and leisure facilities are located within Bedhampton, which is a comfortable walking distance from the site as shown in Table 5.3 of the TA.

- 3.13. Section 4 of the TA assesses the proposed site access and confirms that suitable access to the application site is achievable through minor changes to the approved eastern site layout, with the permitted access with Lower Road being suitable for the development of both developments.
- 3.14. A survey and assessment of pedestrian, cyclist and vehicle movements along Lower Road has been undertaken given the short section of shared space close to the site. The assessments showed that there is currently and will continue to be high levels of pedestrians and cyclists using Lower Road, concluding that Lower Road is a genuine shared space at all times.
- 3.15. Section 7 of the TA assesses the various junctions close to the site, within the town centre and the proposed junction at the site access.
- 3.16. The development is anticipated to generate circa 23 two-way vehicle movements during the weekday peak hour periods, equating to less than one extra vehicle movement every two minutes. Including Phase 1, the vehicular traffic onto Lower Road during the peak hours is circa 49 two way trips. Operational assessments have been undertaken at the Phase 1 site access junction with Lower Road, Brookside Road/Bedhampton Road junction and Bedhampton Road/Bedhampton Hill roundabout, which are forecast to operate within the theoretical capacity with the addition of the development traffic. The greatest impact will be in the evening peak period on Portsdown Hill Road where the queue will increase by two vehicles.
- 3.17. Therefore, it is concluded that the development generated traffic can be accommodated on the local highway network and the residual impact of the development falls well short of the “severe” test set by the National Planning Policy Framework.
- 3.18. Against this background:
- The development is in a suitable location for new housing, with genuine and realistic opportunities for non-car travel.
 - Safe and suitable access will be provided through Phase 1 to the east and onto Lower Road for all users.

- The traffic impact has been robustly assessed and, will be negligible and certainly less than severe.
- 3.19. The Travel Plan seeks to promote sustainable modes of travel by future residents of the site; and aims to reduce the number of vehicle trips generated by 10% over 5 years.

Flood Risk Assessment and Drainage Strategy

- 3.20. The Flood Risk Assessment (“FRA”) and Drainage Strategy sets out the flood risk status of the site and considers the impact which the proposed development will have on the site and surrounding area in terms of flood risk and drainage. It then considers and assesses which drainage strategy options would be most appropriate to include in the development proposals.
- 3.21. The latest Environment Agency ‘Flood Zone Map’ (March 2019) indicates the site is located within the lowest risk category - Flood Zone 1. ‘Flood Zone 1’ is land assessed as having a less than 1 in 1000 (<0.1%) annual probability of flooding from a main river in each year and is not within an area of recorded river flooding.
- 3.22. Hampshire County Council as the Lead Local Flood Authority (LLFA) are responsible for assessing the flood risk from all other ordinary watercourses (non-main rivers) in the Bedhampton area, with this information detailed in the Havant SFRA. This study has concluded that the site is not at risk of flooding from all ordinary watercourses within the locality of the development.
- 3.23. There are no historic issues of flooding from the following potential sources including:
- Fluvial (Rivers)
 - Tidal
 - Groundwater
 - Pluvial (Surface water runoff)
 - Existing foul, storm and combined sewers or potable water main infrastructure
 - Artificial infrastructure

- 3.24. All adoptable foul and surface water drains, sewers and manholes will be designed and constructed to the required standards, ensuring adequate design capacity and robust structural integrity for the lifetime of the development. This will not only prevent the risk of flooding to both the development and offsite parties, but will avoid the potential contamination of groundwater by preventing the ingress of groundwater into the pipework and egress of sewage into the underlying soils.
- 3.25. All SuDS within the drainage system will be sized to manage the runoff from the exceptionally rare 1 in 100 storm event (1% AEP), plus an additional 40% allowance for predicted future climate change effects (in accordance with EA recommendations up to the year 2115).
- 3.26. As a result of this development and the increase in impermeable areas, the peak rate and volume of surface water that could potentially runoff the proposed site if not effectively managed, could be greater than in its current undeveloped state.
- 3.27. To mitigate this increase, it is proposed that all surface water runoff from impermeable areas on the proposed residential development will be attenuated on site and discharged via infiltration.
- 3.28. Where possible permeable paving will be utilised on driveways and shared parking areas. This will function as under-drained, sealed-tank systems and discharge to the positive drainage network. Swales, reed beds and attenuation basins will also serve as additional attenuation and water quality treatment components.
- 3.29. In terms of surface water management, it is proposed to utilise a dry detention basin with deep borehole soakaways into the chalk layer below the clay to dispose of surface water runoff from the proposed development's hard standing areas including roofs, driveways and roads.
- 3.30. Drainage from house and garage roofs, driveways and parking courts, carriageways and footways will drain to swales which convey water to reed

beds in the southern landscaped area of the site.

- 3.31. The pond and reedbed will overflow into an attenuation basin which will be dry when not receiving storm water and will attenuate large return period storms via restricted outflow and high-level overflow to borehole soakaway chambers. Infiltration to ground will also occur gradually within the swales and base of the attenuation basin.
- 3.32. The total mitigation level exceeds the development pollution risk and would be suitable for both medium and high-risk developments. The proposed drainage strategy incorporates measures to far exceed the water quality target requirements within the SuDS Manual and therefore complies with the Water Framework Directives for discharge of runoff into controlled waters.
- 3.33. All foul water flows generated from the development will discharge via a pumping station and rising main into the Phase 1 foul system located beyond the north eastern boundary of the site. A package pumping station will be required. Portsmouth Water will be consulted to confirm that there is adequate capacity for the proposed development flows.

Ground Conditions Desk Based Assessment

- 3.34. The site comprises fallow farmland. No potential sources, or evidence of gross contamination have been identified and whilst the potential for contaminated soils cannot be ruled out, the risk of harm has been assessed as very low. Nonetheless, intrusive investigation and testing would be required to further clarify the findings of this assessment.
- 3.35. It is anticipated that conventional foundations might be suitable for the proposed development, albeit that depending on the presence/extent of any cohesive strata, tree influence, potential, constructability issues associated with groundwater induced instability, marked changes in depth to Chalk and the like, an alternative solution such as piled foundations might be required.

Noise Impact Assessment

- 3.36. The Noise Assessment details the baseline environmental noise measurements at the site to establish the prevailing ambient noise levels.
- 3.37. External noise levels in private gardens within the developed site are predicted to be at or below 55dB LAeq, 16 hour.
- 3.38. Calculations have been undertaken based upon typical room volumes and glazed areas and these indicate that a satisfactory internal environment in all habitable rooms may be achieved.
- 3.39. On the above basis, it is considered that an appropriate acoustic environment can be provided to the proposed residential properties, both externally and internally relative to the prevailing acoustic environment.

Landscape and Visual Evidence and Appraisal

- 3.40. The Landscape and Visual Evidence and Appraisal ("LVIA") confirms that the neither the Site nor the immediate landscape is covered by any statutory or non-statutory designations for landscape character or quality. The site is irregularly shaped and comprises an area of arable farmland to the south of Lower Road.
- 3.41. The field is bounded to the south by hedgerow and small trees, with a railway cutting beyond, the future residential development will sit to the east, a strip of woodland bounds the west and the northern boundary comprises native vegetation and the boundary of a builders' merchant. The site is generally flat and slopes gently downwards from north to site. The wider landform is generally flat and low lying.
- 3.42. The Council, as part of their evidence base for their emerging new Local Plan, commissioned a report entitled 'The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open land in HBC (2015)'. This study ascribed the site a medium landscape sensitivity and recommends that

the part of the parcel which contains the site is '*considered further as a potential growth area*' as it would '*relate well to the existing development north of Lower Road*'. As this study was undertaken prior to the approval of residential development on the adjacent land, this is likely to lower the sensitivity of the site and strengthen the case for it as a potential growth area due to the strong relationship it would have with the already approved development site.

3.43. The Havant Borough Council Old Bedhampton Conservation Area Appraisal (2019) is applicable to consideration of the site for development. The major part of the OBCA lies to the north-east of the site, with a small, newly-designated outlier area centred on Old Manor Farm to the north-west, and separated from the historic settlement by farmland.

3.44. Relevant 'features that Contribute to Special Interest' include;

- Protected trees including those under specific Tree Preservation Orders – Outside or adjacent to the boundary of the conservation area there remains
- Rural and former coastal setting – Buildings within the Old Manor Farm complex which are considered positive are: 1-5 Old Manor Farm and 1-3 Farm Cottages

3.45. The relevant features of the Conservation Area guide as they relate to the site and its landscape setting are concerned with the following:

- The contribution to its setting of farmland to the south and south-west of Lower Road,
- The intrusive row of non-native coniferous trees that form a new boundary in between fields to the south of Lower Road,
- The route of Narrow Marsh Lane (severed [by] A27).

3.46. Overall, the Site is assessed as being of medium sensitivity, with high sensitivity soils, low value for condition and coherence leading to a low susceptibility to change, medium sensitivity of views from public open space to the south, and high sensitivity of private views from houses to the proposed change of use of the site.

3.47. The key sensitivities are;

- Protect the setting of the conservation area,

- Set built form away from noisy roads,
 - Enhance existing green infrastructure and provide additional habitat and pedestrian linkages.
- 3.48. The LVIA concludes that of the ten landscape receptors carried forward for appraisal (vegetation and biodiversity being split), six would experience negative effects (history, topography, soils, hydrology, settlement and road pattern, condition and coherence) which would be expected in a site developed for housing, but none of these would experience significant residual effects. Of the remaining receptors, two would experience neutral effects (vegetation and biodiversity (arable), perceptual qualities) and would experience beneficial effects (vegetation and biodiversity (boundary) and access and recreation).
- 3.49. Only two of the visual receptors would experience significant residential effects – two of the viewpoints at the western end of Lower Road – which is to be expected with the construction of a new housing development in close proximity. The remaining seven publicly accessible viewpoints would experience only minor adverse residual effects (6) and neutral effects (1) which are not considered significant.
- 3.50. A small number of existing private houses at the western end of Lower Road will experience moderate adverse residual visual effects, with properties further east on Lower Road, to the north of Lower Road and in the south-west of Manor Farm, experiencing moderate/minor residual visual effects. None of these effects are considered to be of significance.
- 3.51. Mitigation is proposed in the form of new landscaping vegetation, which will mature over time.

Ecological Assessment

- 3.52. The supporting Ecological Assessment (“EA”) details the findings of the initial desk-based assessment of the entire site together with a follow up Site Surveys relating to a range of species including breeding birds, bats, badgers, dormouse, reptiles and invertebrates which were undertaken between Winter 2020 and September 2021.

- 3.53. The EA describes the Site as presently comprising an arable field. The woody boundaries include a woodland edge and narrow grassland strip. The scheme seeks to retain existing vegetation and includes enhancements through new landscaping and habitat creation.
- 3.54. The Site lies within 2km of Langstone Harbour SSSI, with the closest point being approx. 570m from the site. It is designated for coastal habitats and associated species. It is also within proximity of a number of International and European designated sites, the 7km zone within which proposed developments are identified as being likely to result in a significant effect on these designations. On-site public open space and biodiversity enhancements, together with appropriate financial contributions towards habitat projects will serve to mitigate these impacts.
- 3.55. The arable habitats on site are relatively intensely managed, and only a single local species was recorded in the arable flora, it is therefore considered to be of '*value within the zone of influence*'. The grasslands along the northern and western boundary are considered to be of '*value within the zone of influence*'.
- 3.56. In terms of the site's status as a 'Secondary Support Area' for Brent Geese and Waders, numerous site surveys in winter 2013-14, 2016-17 and 2020-21 recorded no waterfowl during the visits. A number of bird species of Conservation Concern were recorded during the bird surveys. These are detailed in Table 1 of the EA.
- 3.57. No bat roost potential exists on site as there are no buildings and no mature trees. The majority of habitats on site are of lower value to foraging and commuting bats being intensively managed open arable farmland. The northern, western and southern boundaries adjoin linear woody semi-natural habitat that is of moderate value to foraging and commuting bats, and the bat survey effort during May-September 2021 has shown that c8 species have been recorded using these moderate value habitats in relatively low numbers.

- 3.58. The site lacks substantial good quality woody habitat for bats, with survey results in the zone of influence showing a reasonable species diversity but low bat activity, with the majority of activity coming from Common Pipistrelle. The woody boundary habitats on site (mainly western/north western boundaries) is considered to be of local value as a habitat for these bat populations. Bat survey work has only recorded low *Myotis* use of the site, and no potential records of Bechstein's Bat use of the site. Given the results, and lack of woodland habitats present on site, any regular use of the site is considered unlikely.
- 3.59. There are no woody habitats on site, and therefore no habitats suitable for Dormice on site. Off site, a strip of secondary woodland is present along the western and north western site boundary. Although this is potentially suitable habitat for Dormice, it is isolated to other habitats by the busy A3(m) junction and the suburban area of Bedhampton to the north. The railway boundary off site has some Bramble scrub and isolated woody bushes but does not contain a high quality continuous woody corridor.
- 3.60. A Dormouse nest tube survey was undertaken on the boundary habitat. The tubes were set out in April according to the standard methodology and checked monthly from May 2021 until September 2021. No evidence of Dormouse was recorded, with tubes being used by Wood Mouse and roosting birds.
- 3.61. No other legally protected mammal species are likely to occur on site. There are records locally for Hedgehog, and there is some limited habitat on site for this species around the site hedge boundaries.
- 3.62. The data search has returned records of Slow Worm from the A27 road corridor south of the site. A small amount of suitable habitat for reptiles exists along the woody boundaries/grassland edges of the site.
- 3.63. A detailed reptile survey was undertaken during autumn 2016 on the eastern part of the field (off site – see Aluco Ecology, 2019 & 2020). This recorded a small population of Slow Worm along the northern boundary of the field.
- 3.64. A reptile survey of suitable habitats on site was undertaken during April – June 2021 where a total of c35 refugia were placed along the northern, western and

southern site boundaries and checked a total of 7 times during suitable weather conditions.

- 3.65. A low number of Slow Worm were recorded from the northern/north western site boundary. No other reptiles or herptofauna were recorded.
- 3.66. Given the habitats on site and the presence of Slow Worm at the eastern end of the field, the boundary habitats on site are considered likely to be of **value in the zone of influence to local value** for reptile populations.
- 3.67. No waterbodies suitable for the legally protected Great Crested Newt to breed exist on site.
- 3.68. The grassland and hedgerow habitats on site are considered of **value within the zone of influence** for invertebrates being generally species poor, but containing some rough grassland and hedgerow edge habitats for commoner invertebrates.
- 3.69. Opportunities for ecological enhancement are included in the Illustrative Masterplan, with additional open space planting, including semi-natural habitats, but also retaining existing habitats, including the small grassland strip along the boundaries.
- 3.70. New habitat planting is proposed along the southern and western edges of the site, which is currently open arable farmland. This includes new sections of hedgerow, scrub, wildflower grassland, SUDS, community orchard and other amenity space.
- 3.71. New nesting opportunities are recommended to be incorporated within a scheme design, by placing 6 bird boxes on retained mature trees or on new dwellings. Additionally, 6 bat boxes/features are recommended.
- 3.72. The Illustrative Site Layout demonstrates the potential to deliver net benefits for wildlife in the form of additional habitats, with the opportunity to provide additional biodiversity enhancement measures alongside the new housing. The development is anticipated to result in a net gain in biodiversity through these on-site habitat creation and enhancement measures.

- 3.73. Where such mitigation and avoidance measures are taken into account, the development will not have an adverse impact on ecological features recorded by the assessment.

Heritage Assessment

- 3.74. The Heritage Assessment considers the potential impact of the development on Old Bedhampton Conservation Area, with the closest element being the buildings at Old Manor Farm on the north-eastern site boundary.
- 3.75. The site has the same historic connections as for the adjacent site as considered by the appeal inspector, as part of the same large field parcel, however, the remaining rural character is more influenced by the edge of the highway corridor and by the adjacent development, in particular in reducing the direct visual connections from Lower Road. Overall, the value of the site is considered to make a positive contribution as part of the setting of CA5, of moderate importance.
- 3.76. The new built development will reduce the physical connection of the former farmstead to the landholding, and the legibility of the historic and functional relationships of the farm, and its detached location outside the old village centre.
- 3.77. The landscape areas along the boundary of the site are proposed as buffers to reduce the effects of the proximity of the new houses, so the new built edge will be set back from the closest part of the former courtyard. The landscape buffers will also provide some visual screening of the shed and activity at the industrial site. The design principles relating to the density, scale, materials and reference to local distinctiveness are intended to ensure the integration of the development when seen alongside the former farm buildings and Manor Barn.
- 3.78. The views from the western section of Lower Road across the site are largely obscured by the wooded area and where available are poor quality, looking across the parking area and the industrial site. The reinforcement of the planting of the site boundaries, and the new landscape buffers will reduce these views, but will also strengthen the buffer to the highways infrastructure, forming

a permanent landscaped edge.

- 3.79. The proposed development will harm the moderate value of the site as part of the former landholding of the farm, and introduce additional built development, reducing the apparent detachment of the farm outside the village.
- 3.80. The changes to the character and qualities of the site, and to its contribution as part of the setting of the Old Bedhampton Conservation Area, as a result of the proposed development are predicted to result in harm to character areas CA1 and CA5. The overall effect on the significance of the conservation area is predicted to result in less than substantial harm in terms of the NPPF.

Archaeology

- 3.81. The Archaeological Desk Based Assessment (“DBA”) confirms that there is an overall low potential for archaeological remains to be present on the Proposed Development Area (“PDA”).
- 3.82. The archaeological evidence in the study area from the prehistoric period has shown that the wider area was part of an active landscape since at least the Neolithic period with examples of concentrated human activity at Camp Hill, Bevis’s Grave and at Langstone Harbour to the south.
- 3.83. During the Roman period the study area included a portion of the road network that connected some of the largest settlements across the southern coast that included evidence of Roman villa sites in the wider landscape.
- 3.84. The Planning Policy Guidance (PPG) outlines that, in some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans note areas with potential for the discovery of non-designated heritage assets with archaeological interest (Paragraph: 040 Reference ID: 18a-040-20190723). No such archaeological finds or features warranting undesigned or non-designated heritage asset recognition/status will be affected by this development.

- 3.85. Depending on the finalised details and extent of the proposed ground disturbance, an appropriate archaeological mitigation strategy might be deemed necessary by the archaeological advisor to the local planning authority. Any archaeological work therefore could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

Arboricultural Impact Assessment

- 3.86. The Assessment confirms that there will be no tree removals to facilitate the development. Pruning will be for normal maintenance purposes and all RPAs will be protected and there will be no encroachment during development.
- 3.87. To supplement retained trees and enhance local character, the project landscape architect has specified a comprehensive new tree planting scheme. The final selection of species, size and location are flexible and open to amendment, as appropriate. All new trees will be specified and planted in accordance with the recommendations in BS 8545 (2014) Trees: from nursery to independence in the landscape – Recommendations. These new trees would have the potential to reach a significant height without excessive inconvenience and be sustainable into the long term, significantly improving the potential of the site to contribute to local character.
- 3.88. All of the significant boundary tree cover will remain intact and unchanged and none of the existing trees will need to be removed to implement the proposal. The matter of adverse impacts on retained trees due to post-development pressures to fell or prune has been considered and it is concluded that none of the existing trees will be affected.
- 3.89. There is plenty of space for tree planting and a comprehensive new tree planting scheme using significant stock is included as part of the overall proposal. The size of these new trees and their future growth will significantly enhance the contribution of this site to local character into the long term. The construction activity may affect retained trees if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method

statement included in the report, the development proposal will have no long-term detrimental impact on tree health or the contribution of trees to character in the wider setting.

- 3.90. The new sustainable planting proposals will enhance the site's contribution to local character, as the development is completed and in the future.

4. DESCRIPTION OF THE SITE AND SURROUNDING AREA

Context

- 4.1. The site is situated to the south-west of Bedhampton, a suburb of Havant, one of the main settlements in the Borough. The site immediately adjoins a piece of land to the east which was granted planning permission at Appeal in July 2021 for 50 dwellings. Access to that development and this proposed development of up to 43 dwellings, is from a single point of access from Lower Road.
- 4.2. The site is bounded to the south by a railway cutting and the A27 Havant Bypass beyond, to the west by the A3(M), to the north by a storage building and residential enclave Old Manor Farm.
- 4.3. The area to the east is currently an open field with planning permission for 50 dwellings which is to commence imminently.
- 4.4. The site is located within reasonable walking distance (within 2.3km) of Bedhampton town centre and access can be gained to the local shopping facilities, health facilities, schools, nurseries, the railway station and job opportunities. Accordingly, the site affords a sustainable location in seeking to meet identified housing needs.

The Site

- 4.5. The site comprises an arable agricultural field, with woodland planting to the western boundary, narrow planting to the southern boundary and open boundaries to the north and east. The site slopes gently southwards.
- 4.6. The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Proposals Map indicates that the site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 4.7. An outlying area of the Old Bedhampton Conservation Area is located at the site boundary in the north-east corner of the site; Old Manor Farm. This comprises a group of converted farm buildings together with a new build

dwelling. The majority of the Conservation Area is located further east and northwards along King's Croft Lane.

- 4.8. In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the LBCA Act), the masterplan approach has paid special regard to the desirability of preserving the settings or any features of special architectural or historic interest in the vicinity of the proposed development.
- 4.9. The site is identified in the development plan as an 'Uncertain Site for Brent Geese and/or Waders' (Policies CS11 and DM23). In the Appeal Decision for the adjacent site, the Inspector considers this matter and concludes at paras. 72 and 73 that the loss of the area of functionally linked habitat can be mitigated through a contribution towards a Brent Goose and Wader Refuge project underway at nearby Broadmarsh.
- 4.10. As detailed in the Flood Risk Assessment that accompanied the application, the area where the development is proposed is classified as falling within Flood Zone 1.
- 4.11. A Public Right of Way to the east of the site runs from the community cluster, through Mill Lane, across both the railway and the A27, leading to the coast. Additionally Narrow Marsh Lane (a historic route through the eastern edge of the adjacent development site) provides informal access over the railway to the countryside beyond.
- 4.12. Land on the east has full planning permission for 50 dwellings, together with access, landscaping and open space. Given that the adjacent site was confirmed suitable for residential development by a Planning Inspector at Appeal, detailed matters of suitability, sustainability and technical considerations have been established as acceptable. This application site has no fundamental differences to the Appeal site which would render it unsuitable for housing.
- 4.13. Overall, there are no over-riding environmental constraints or statutory designations that serve to limit the development potential of the site.

5. DESCRIPTION OF THE PROPOSED SCHEME

General

- 5.1. The outline application scheme has been developed and informed following a thorough review of the opportunities and constraints afforded by the site.
- 5.2. Only the principle of developing the site for up to 43 dwellings and landscaping, allotments and open space, together with the means of access are to be determined as part of this outline application.
- 5.3. Appearance, landscaping, layout and scale are reserved for subsequent determination.
- 5.4. The application proposes:

***“Outline planning application for up to 43 dwellings,
associated landscaping, open space and allotments, with
access from Lower Road”***

- 5.5. The proposals are set out on the following plans:

The Scheme

- i. Site Boundary (Location) Plan No. 1217/001E
- ii. Proposed Access Drawing No. ITB12174-GA-018 (Appendix N to the TA)

Supporting Plans

- iii. Illustrative Masterplan Drawing No. 1217/SK002A
 - iv. Parameter Plan No. 1217/005
- 5.6. Plans (i) and (ii) comprise the application plans for the purpose of determining the application.
 - 5.7. Plans (iii) and (iv) are submitted for illustrative purposes only.
 - 5.8.

Masterplan Approach

- 5.9. The Application Site is shown edged red on the accompanying Site Location Plan No. 1217/001E and extends to approximately 4.02 hectares in total and comprises the following indicative land uses:

Land use	Area (ha)
Red line boundary	4.02
Access and footway link to the highway	0.35
Amenity/open space	2.21
Net developable area (NDA)	1.46

- 5.10. Preparation of the Illustrative Masterplan has been informed by the technical studies summarised in Section 2, and assessment of relevant planning policy considerations summarised in section 6.
- 5.11. Key to the evolution of the layout of the proposed development is building up an understanding of the character, landscape and townscape of Bedhampton. This will ensure that the future development incorporates design elements which reflect the local identity.
- 5.12. With a full understanding of the local area, together with the practical integration of national and local design guidance, the project architects have sought to create an Illustrative Masterplan which promotes the following two principles;
- Neighbourhoods – create places not just houses, at a gentle density.
 - Nature – re-greening towns and cities through inclusion of green spaces, waterways and wildlife habitats.
- 5.13. Furthermore, the development seeks to ensure that the development respects and protects the setting of the Old Bedhampton Conservation Area, whilst providing a range of high quality, energy efficient homes, including 30% affordable provision.

-
- 5.14. Through developing the site at a gentle density, there is plenty of space around the proposed development area for public open space, to include growing space, re-wilding areas, additional planting and a play area. This space will be connected to the open space approved as part of the development to the east, creating a larger connected area of public open space for existing and future residents to enjoy.
- 5.15. Analysis of the site's topography and drainage requirements has informed the siting of a large proposed balancing pond towards the southern site boundary, beyond the proposed route of the new footpath. The existing boundary trees, hedgerows and grassland will be retained and maintained to ensure existing habitats are protected.
- 5.16. The Masterplan vision is to create a high-quality development that has a strong sense of local character and identity whilst linking with the adjoining development to the east.
- 5.17. The Masterplan approach, including in relation to design, is underpinned by a thorough contextual appraisal of the site and its surroundings. Full details are set out in the accompanying Design & Access Statement.
- 5.18. The principal elements of the scheme are summarised as follows:
- The scheme provides for up to 43 dwellings, within a landscaped setting.
 - The scheme will include a mix of housing types and sizes, together with up to 30% affordable housing provision.
 - Building heights will be in conformity with existing dwellings in the vicinity of the proposal, i.e. a maximum of 2 storey's.
 - Vehicle access is provided from Lower Road.
 - New public open space with a circular footpath linking into adjacent development.
 - Inclusion of community growing spaces – orchards and allotments.
 - Children's play space.
 - SuDS.

5.19. The component parts of the scheme are summarised as below.

Access and Layout

5.20. Vehicular access to the proposed dwellings will be provided by a single means of access from Lower Road, which will follow the approved route through the adjacent development (approved). Details of the proposed access are provided on i-Transport drawing no. ITB12174-GA-018.

5.21. The DAS sets out consideration of the overall design approach and rationale.

Dwelling mix

5.22. As set out above, the scheme provides for a total of up to 43 dwellings, including the provision of 30% affordable dwellings (up to 13 dwellings).

5.23. The tenure mix is to be agreed through the determination of the application in consultation with the Council's Housing Officer.

5.24. The overall housing mix, including in relation to the market housing, is a matter to be determined at the subsequent reserved matters application stage. It will however provide for a mix of housing types to cater for all members of the community.

Design

5.25. The house type designs, to be considered at the reserved matters stage may include materials, feature and colours identified from the local building stock. This, together with design features that are drawn from the local character such as the 'stream streets', will ensure that the development reflects the local character and identity and will positively contribute towards the setting of the OBCA.

5.26. As shown on the Illustrative Masterplan, the overall layout and form of the development has been designed to respond to the urban edge location of the site. This includes the creation of a new public open space wrapping around the proposed development area, providing a soft edge to the vegetated site boundaries.

Density

- 5.27. The Illustrative Masterplan provides for up to 43 dwellings which equates to a net density of approximately 30dph on the NDA, or 11dpa across the site area as a whole.
- 5.28. This density will ensure that the new dwellings integrate with, and complement the local area in terms of scale, massing and layout, whilst sympathetically responding to the site's edge of settlement location and proximity to the OBCA.

Landscaping Strategy, Community Cluster and SuDS

- 5.29. Although landscaping is a reserved matter, the accompanying Illustrative Masterplan includes an illustration of one way in which the site could be landscaped, to include areas of informal open space, community growing space (allotments and community orchard), children's play space, trim trail and informal footpaths through the public open space.
- 5.30. The plan shows where additional planting could be included, to enhance the existing landscaped boundaries, which will be retained and maintained as part of the development proposals. As shown, this proposed layout and landscaping strategy will create a soft edge to the development, and assist in maintaining a visual link to the countryside beyond, in particular to the south.
- 5.31. The landscaping strategy offers significant recreational and social (community) benefits for existing and future residents whilst also securing biodiversity enhancements through additional habitat creation and planting.
- 5.32. The proposed drainage features include 'stream streets' or swales, buried perforated pipework and a large attenuation basin near the southern end of the site. This will be unlined to allow for infiltration into the ground.
- 5.33. The delivery and future ownership of the on-site landscaping features and SuDS will be secured by means of a planning obligation(s) and/or through the imposition of appropriately worded conditions, and maintained by a management company in perpetuity through a legal agreement.

6. PLANNING POLICY FRAMEWORK

General

- 6.1. This section summarises the planning policy position against which the acceptability of the scheme is determined.
- 6.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise. This represents the s.38(6) 'balance'.
- 6.3. In this instance the material considerations include:
 - The lack of consistency between the adopted plan and the NPPF;
 - The Council's acceptance that they cannot demonstrate a five-year supply of deliverable housing land;
 - The significant need for housing (market and affordable); and
 - The emerging Local Plan which is undergoing Examination;
- 6.4. Although the Council accept that they are unable to demonstrate a five year supply of housing, the Applicant's position is that the extent of the shortfall is greater than that purported by the Council.
- 6.5. Section 39 of the Act identifies the requirement for decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development. These requirements must be considered in light of the NPPF, including the 3 roles of sustainability set out at paragraph 8 (economic, social and environmental). However, and as set out at paragraph 9 of the NPPF, the three roles are not a checklist and their values are considered below in light of that context.

The Development Plan

- 6.6. The Development Plan comprises the following:
- Havant Borough Core Strategy (HBCS), March 2011
 - Allocations Local Plan (ALP), July 2014
- 6.7. The extant plan pre-dates the publication of the first iteration of the NPPF and as such has varying degrees of consistency with the objectives of the NPPF (set out in Section 1 of this Statement).
- 6.8. The Council is in the process of preparing a New Local Plan; it submitted its Submission Local Plan for Examination on 12th February 2021, and the first round of Hearing sessions took place on 12th to 16th July 2021. Communication is ongoing between the Inspector and the Council regarding a number of issues including the housing land supply. The Inspector for the Appeal on the adjacent site considered that only limited weight can be attributed to the policies in the emerging Local Plan. It is however an important material consideration for the determination of this application.
- 6.9. The settlement boundaries contained within the Development Plan show that the site is located outside of the settlement policy area. The Appeal Inspector for the adjacent site considered this in his Appeal Decision;

16 “Using the standard method, the Council’s Five Year Housing Land Supply Update (December 2020) advises the annual housing need figure for Havant is 504 dwellings per annum. This is a considerable increase over the figures in HBCS Policy CS9.”

17 “The Council accepts that the current housing objectively assessed need (AON) cannot be accommodated within the urban area boundaries that are identified by ALP Policy AL2 and the Policies Map. In this context, whilst I accept that the objectives of CS17 and ALP Policy AL2 are broadly consistent with the Framework in so far as they seek to primarily focus new development within existing urban areas, I find that they should be

given limited weight by virtue of their reliance on the out-of-date urban area boundaries.”

107 “The proposal would be on greenfield land outside the urban area boundary for Bedhampton and, in this respect, delivery of homes on the site would not accord with the spatial strategy within the development plan. However, I have afforded very limited weight to the conflict with both HBCS Policy CS17 and ALP Policy AL2. This is due to their reliance on urban area boundaries predicted on out-dated levels of housing need.”

[Our underlining for emphasis]

- 6.10. These conclusions are relevant to the assessment of the current scheme for up to 43 dwellings.

Core Strategy

- 6.11. The Core Strategy was adopted in March 2011 and as such the housing land requirement of 6,300 dwellings 2006 – 2026 (Policy CS9) was based on the South East Plan requirement for the Borough. This pre-dates the standard method by some time and as such the most important policies, namely those related to the supply of housing, are out of date.
- 6.12. In particular, Policy CS17 – Concentration and Distribution of Development within the Urban Areas – which sets the urban policy boundaries and includes Havant and the suburb of Bedhampton, is deemed to be out-of-date given its objective to meet the outdated SE Plan housing target and subsequent out-of-date urban area boundaries.
- 6.13. The Vision for the Borough to 2026 establishes Havant as a focus for change in the east of the Borough, given that it is a high order settlement with many key services and facilities to support employment.
- 6.14. Policy CS18 (Strategic Site Delivery) seeks to allocate the dwelling requirement throughout the Borough, with Figure 8.1 (Spatial Distribution Map – Key Diagram) identifying Havant as accommodating approximately 1,944 dwellings (which equates to just over 30% of the total housing requirement of the Plan).

- 6.15. It is nevertheless highly material that the housing provision figure and spatial strategy within Policies CS18 and the Spatial Distribution Map, do not represent full objectively assessed need when assessed against the annual requirement set by the standard methodology which is in excess of 500 dwellings a year as confirmed in the Council's assessment of housing land supply for September 2021⁶.
- 6.16. Policy CS9 also sets out the Council's affordable housing requirement, which is 30-40% on-site provision on sites of 15 or more dwellings. The adjacent site offered 30% affordable on-site provision, secured through a s106 legal agreement. The same percentage is offered on this site, provision of which would again be secured by way of a s106.
- 6.17. It is accepted planning balance that the provision of affordable housing attracts very substantial weight where Councils can demonstrate a 5 year housing land supply; in this case the Council acknowledges that it is **unable** to demonstrate a five year supply of housing land against the Standard Method requirements, as set out in the NPPF. This represents a material consideration of significant weight.
- 6.18. Whilst additional reference is made to the potential impacts of the application scheme below, it is clear from the above that there are no significant impacts that would outweigh the many significant benefits the proposal will bring when assessed against an un-tilted balance, let alone the tilted balance which applies in this case.
- 6.19. At this outline stage, it is considered that **the proposed development accords** with the relevant Core Strategy policies so far as they can be considered at this stage:

⁶ Five Year Housing Land Supply Update, September 2021 (prepared as part of the evidence base for the Submission Local Plan, EiP Doc ref: EB36C)

- CS1 – Health and Wellbeing
- CS9 – Housing
- CS11 – Heritage of Havant Borough
- CS13 – Green Infrastructure
- CS14 – Efficient Use of Resources
- CS15 – Flood and Erosion Risk
- CS16 – High Quality Design
- CS17 – Concentration and Distribution of Development
- CS19 – Effective Provision of Infrastructure
- CS20 – Transport and Access Strategy
- CS21 – Developer Requirements

6.20. When the above policies are considered against the aims of paragraph 11(d) of the NPPF they are to be considered out of date as they are not based on up to date housing requirements in accordance with the standard methodology and further as the Council cannot demonstrate an up to date supply of deliverable housing sites. This is discussed later in this statement.

6.21. In *Suffolk Coastal DC v Hopkins Developments Ltd* [2017] UKSC 37 Lord Carnwath's judgement confirms at paragraph 63 that the weight to be attached to restrictive policies, such as countryside and landscape policies, can be reduced where they are derived from settlement boundaries that in turn reflect out of date housing requirements. In the Suffolk Coastal case the Inspector's findings were consequential upon there being no five-year housing land supply and on the basis that the Council could not deliver the housing to meet current needs. There are obvious parallels with Havant Borough.

6.22. Evident from the above is the countryside and landscape policies are not meeting current housing needs based on the definition of built-up areas as defined in the development plan. Therefore, consistent with the approach now followed by the authority, reduced weight applies to any conflict with policy CS17.

Allocations Local Plan

6.23. The Allocations Plan was adopted in July 2014 and formally allocates sites to meet the Borough's housing and employment needs set out in the Core Strategy. However, the Council recognises at Paragraph 3.04 that;

“Havant Borough Council is firmly committed to meeting the housing needs of local residents. The Council is aware that if it plans to only find enough land to satisfy the Core Strategy requirement of 6,300 that there will not be enough flexibility to respond to changing circumstances over the life of the plan, such as allocated sites becoming unavailable due to landowner decisions. Therefore, the Council aims to allocate enough land to meet the 6,300 with an added amount to provide a flexible buffer to allow for changing circumstances”.

- 6.24. Given that the housing requirement figure is out of date, the Allocations in the Plan are not sufficient to meet the current identified housing need in any event. Furthermore, the Council's inability to identify a 5 year supply of housing land against the housing requirement produced by the Standard Method, means that very little weight can be attributed to the policies and settlement boundaries. Together with the recent Appeal decision on the adjacent site, it is acknowledged that in order to deliver the required quantum of housing, in the short-term before the new Local Plan has finished undergoing Examination and is adopted at some point in the future, housing will need to be delivered on unidentified greenfield sites beyond the adopted policy boundaries.
- 6.25. This has been demonstrated as the correct approach through the Appeal system on the adjacent site. The sites are broadly similar in terms of their character, location, lack of landscape value, etc. There are small differences such as the proximity to, and relationship with, the OBCA. The Appeal site was also identified as a potential future housing site through the Local Plan process, with the site having been considered in the SHLAA and put forward in the Submission Local Plan as a draft housing allocation.
- 6.26. There are also benefits to developing two adjacent sites in what has been deemed a suitable location for additional residential development;
- Development can occur consecutively which will minimise disruption during the construction phase for both existing and future residents.
 - The proposed landscaping and public open space has been designed comprehensively so it can link together forming a continuous area of open space which can be enjoyed by both development sites, as well as existing local residents.

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- The design and build quality will be of an equally high standard, and materials will match in terms of colour and style, creating a more cohesive development.
 - A real sense of community can develop in the new housing amongst future residents once they have moved in to occupy the developments.
- 6.27. Whilst the application is submitted in outline form with only the principle and means of access to be considered, the scheme would provide for a mix of dwellings sizes to cater for both younger individuals, couples and families. In addition, the proposal would provide for up to 13 affordable homes.
- 6.28. Policy **AL1** sets out a Presumption in Favour of Sustainable Development. The Application Scheme complies with Policy AL1 which supports sustainable development in line with the NPPF. It further confirms that where relevant policies are out-of-date, the Council will grant planning permission taking into account whether any adverse impacts would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate the development should be resisted.
- 6.29. Policy **AL2** defines Urban Area Boundaries and Undeveloped Gaps between Settlements. However, the ALP has not been successful in delivering the housing needs of the Borough as the Council have confirmed they cannot demonstrate a 5 year supply of deliverable housing land, thus engaging the presumption in favour of sustainable development at paragraph 11(d) of the NPPF. In the circumstances, this Policy should only attract limited weight.

Development Plan Analysis: A Summary

- 6.30. In setting out a summary of the policy position, we adopt the approach advocated in support of the Appeal Scheme and include a summary of the position in the below table⁷:

⁷ See D Jobbins Proof of Evidence (Jan 2021) (APP/X1735/W/20/3259067)

Policy Havant Local Plan (CS) 2011	Up-to-date	Weight to be applied
CS9 - Housing	N	Limited
CS11- Protecting and Enhancing the Special Environment and Heritage of Havant Borough	N	Limited
CS16 - High Quality Design	N	Limited
CS17 - Concentration and Distribution of Development within the Urban Areas	N	Limited

Policy Allocations Local Plan 2014	Up-to-date	Weight to be applied
AL1 Presumption in Favour of Sustainable Development	Y	Significant
AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements	N	Limited
Policy DM20 Historic Assets	N	Limited

6.31. As an overarching assessment, it is worth pausing to note the following considerations:

1. The spatial policies for the supply of housing do not meet current housing needs; and the Inspectorate has been granting planning permissions at Appeal for the development of sites for housing beyond the settlement boundaries as defined in the Core Strategy.
2. Accordingly, the settlement boundaries defined under CS17 and AL2 are not sufficient to meet current housing need and the weight to be given to the conflict with this policy is reduced.
3. Although the application site is within the countryside, it is not a valued landscape nor are there any other constraints on site that would preclude such a development as proposed.
4. The scheme provides a safe means of access.
5. The site is in a sustainable location.
6. The scheme can bring about bio-diversity enhancements through the proposed landscaping and habitat improvements.
7. The requisite mitigation measures are secured by condition and/or through the planning obligation such that the impacts of the scheme can be adequately mitigated.

MATERIAL CONSIDERATIONS

National Planning Policy Framework

- 6.32. The National Planning Policy Framework (NPPF) was most recently updated in July 2021. It is a material consideration of particular standing in the determination of planning applications.
- 6.33. The content of the NPPF as it relates to the proposed development of the application site is addressed in the order set below:
- The presumption in favour of sustainable development
 - Decision making
 - Delivering a sufficient supply of homes
 - Promoting sustainable transport
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
- 6.34. Paragraph 8 of the NPPF identifies that there are three dimensions to sustainable development, comprising (i) economic, (ii) social; and (iii) environmental.

Economic Role

- 6.35. The economic role requires the planning system to, inter alia, ensure that sufficient land of the right type is available in the right places and at the right time to support growth. This is achieved with the application scheme on the basis that it is located within a sustainable location, within walking and cycling distance to local services and facilities. The scheme also provides for housing development of the type and mix required to meet identified needs.
- 6.36. The scheme further addresses the economic role in terms of increased LPA Revenues, Construction impacts (increased GVA, jobs etc.) and increased expenditure in local area.

Social role

- 6.37. The social role requires the planning system to provide the supply of housing required, creating a high quality, well-designed built environment, accessible to local services and reflecting the community's needs. All of these requirements can be achieved with the Application Scheme.

Environmental role

- 6.38. The environmental role requires the planning system to protect and enhance the natural, built and historic environment. This can be achieved with the proposal in a location that will not result in any significant adverse effects upon the character of the surrounding area, including in landscape terms and lead to enhancements to both the natural and historic environment.

Decision Taking

- 6.39. In setting out the presumption in favour of sustainable development, paragraph 11 of the NPPF adds, in relation to decision-making at 11(c), that this means approving development proposals that accord with the development plan. It adds at paragraph 11(d), and of particular relevance to Havant Borough that where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, permission should be granted unless (i) policies in the NPPF provide a clear reason for refusing the development; or (ii) any adverse impact of doing so would significantly and demonstrably outweigh the benefits.
- 6.40. It has been discussed earlier in this Statement why it is considered that the policies for the supply of housing (both in terms of the housing requirement and the associated settlement boundaries), and further as the Council cannot demonstrate an up to date 5 year land supply, are materially out of date.
- 6.41. Section 4 of the NPPF sets out the approach to decision-making. Paragraph 38 makes it clear that decision-makers at every level should seek to approve applications for sustainable development where possible.

- 6.42. The Site is located in a sustainable location and will improve the economic and social conditions of the area. It will also help to provide an enhanced landscaped edge to the settlement through inclusion of new public open space and new biodiversity habitats, in addition to providing much needed housing.

Delivering a Sufficient Supply of Homes

- 6.43. Paragraph 60 sets out the Government's objective of significantly boosting the supply of homes.
- 6.44. Paragraph 61 sets out the approach to determining the minimum number of homes needed, which should be informed by a local housing need assessment conducted using the standard method in national planning guidance – unless an alternative approach is justified. It is also added that any needs that cannot be met within neighbouring areas should also be considered in establishing the amount of housing to be planned for.
- 6.45. Paragraph 68 sets out the need to provide a five year supply of deliverable sites for housing. It also requires sites for years 6-10 and beyond.
- 6.46. This application for up to 43 dwellings would make a material contribution towards the substantial shortfall in supply.

Promoting Sustainable Transport

- 6.47. Section 9 sets out the approach to providing for sustainable growth.
- 6.48. Paragraph 105 states as follows.

'The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making'.

- 6.49. The site is located adjoining an identified settlement, within walking distance to local services and facilities. The supporting TA demonstrates the acceptability of the scheme in sustainability terms. Accordingly, the scheme is consistent with paragraph 105.

Natural Environment

- 6.50. Section 15 sets out the approach to conserving and enhancing the natural environment.
- 6.51. As to landscape considerations, the site is not located within any formal designations for the most valued landscapes.
- 6.52. The proposal includes a sensitive landscape strategy that will serve to enhance the existing settlement edge.

Historic Environment

- 6.53. The Scheme has been assessed as having a less than substantial impact upon designated heritage assets, thus engaging the approach set out at paragraph 202 of the NPPF.
- 6.54. As set out below, the many public benefits associated with the scheme demonstrably outweigh the minor heritage harm that has been identified.

Five Year Housing Land Supply

- 6.55. The Council has previously accepted a land supply deficit, such that the release of the site for housing is considered to be acceptable. As indicated above, this remains the Council's position.
- 6.56. The Council's September 2021 Five Year Housing Land Supply Update (Local Plan Examination Document EB36C) confirms a **supply of only 4.3 years**. This results in a **shortfall of approximately 500 dwellings**.

- 6.57. The lack of a five year supply of deliverable housing land triggers the presumption at paragraph 11(d) of the NPPF.

Emerging Havant Borough Local Plan

- 6.58. The emerging Local Plan covers the period to 2037 and sets out the spatial approach and development management policies in planning for the required levels of growth.
- 6.59. The Local Plan is still at Examination and carries only limited weight.
- 6.60. That said, the Application Scheme accords with the relevant development management policies, including **H2** (affordable housing), which matters can, in any event, be secured through preparation of the S106 and/or by means of appropriately worded conditions.
- 6.61. The Scheme also accords with policies **DR1** (Delivery of Sustainable development), **E1** (High Quality Design), **E13** (Historic Environment and Heritage Assets), **H1** (High Quality New Homes); and **H3** (Housing Density).
- 6.62. Importantly, the Council concedes that it cannot currently, or for the foreseeable future^{8,9}, demonstrate a 5 year supply of deliverable housing land, with a 4.3 year supply of deliverable housing land at best (with a 20% buffer applied).
- 6.63. As such, there continues to be a need to release suitably located sites for development. This includes the Application Site.

Borough Design Guide SPD 2011

- 6.64. The principles from the Design SPD have been addressed in the overarching masterplan approach and will guide the detailed plans at reserved matters stage.

⁸ MIQ01 Schedule of Matters and Issues for the Examination Stage 1 Hearings – Matter 2 Housing – para. 2.5 the Inspector states “The Council has set out that on adoption it is likely to have a 4.2 year housing land supply.”

⁹ EiP Library Ref: EB36c – Five Year Housing Land Supply Update, September 2021 – para. 2.10.

Strategic Housing Land Availability Assessment (SHLAA)

- 6.65. Appendix 1 of the “Local Plan Housing Statement and Havant Borough Local Plan 2036 Consultation Responses”, an evidence document prepared to inform the emerging Local Plan, makes reference to the application site as part of a larger site considered for housing. SHLAA Ref: UE30: Land South of Lower Road, Bedhampton, was previously considered ‘developable’ for up to 250 dwellings, during the assessment of potential housing sites for inclusion in the Allocations Local Plan.
- 6.66. The Local Plan (Allocations) included part of the site as an allocation, but as a frontage development for only 15 dwellings to the east of Manor Farm.
- 6.67. The Council is now planning for the next period up to 2036 and following the adoption of the NPPF, it is necessary to meet the full need for housing. Given that the adjacent site to the east has planning permission for 50 dwellings, it would be logical to allow further residential development on the application site.

7. CONSIDERATION OF THE PROPOSED SCHEME

General

- 7.1. This section of the Planning Statement deals with the detailed aspects of the application proposal.
- 7.2. In so far as the scheme is submitted in outline form, the following section of this Statement demonstrates, when considered against the main issues, that the Scheme is entirely acceptable in planning terms. The main issues, noted below are summarised in corresponding order:
1. Principle
 2. Highways & Transport
 3. Drainage
 4. Housing Mix and Tenure
 5. Character and Landscape
 6. Heritage
 7. Ecology
 8. Agricultural Land Quality
 9. Energy and Sustainability
 10. Planning Obligations
- 7.3. These matters are addressed in turn below.

(1) Principle

- 7.4. As set out at paragraph 6.2 above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the plan unless material considerations indicate otherwise.
- 7.5. The development plan includes the Havant Borough Core Strategy (the HBCS), adopted in March 2011, and the Allocations Local Plan (the ALP), adopted in July 2014.

- 7.6. The Council is not able to demonstrate a five year supply of deliverable housing land, thus engaging the presumption in favour of sustainable development at paragraph 11(d) of the NPPF.
- 7.7. Paragraphs 9 to 17 of the recent Appeal for the adjoining site set out the policy position and the weight to be attached to any conflict with the development plan.
- 7.8. Paragraph 17 concludes in relation to the application of settlement boundaries defined under Policy CS17 and AL2 as follows:

“The Council accepts that the current housing objectively assessed need (OAN) cannot be accommodated within the urban area boundaries that are identified by ALP Policy AL2 and the Policies Map. In this context, whilst I accept that the objectives of Policies CS17 and ALP Policy AL2 are broadly consistent with the Framework in so far as they seek to primarily focus new developments within existing urban areas, I find they should be given limited weight by virtue of their reliance on the out-of-date urban area boundaries.”

- 7.9. The Applicant adopts this position in setting out the justification for additional development beyond the defined settlement boundaries.
- 7.10. Although the Application is contrary to the development plan when taken as a whole, the presumption of sustainable development at paragraph 11(d) of the NPPF is engaged and there are no adverse impacts that could even be considered to significantly and demonstrably outweigh the many benefits arising from the proposal.

(2) Highways & Transport

- 7.11. The assessment of the Scheme’s highway impacts has been an integral aspect of the proposal from the outset, which analysis follows on from Hampshire County Council’s and the Appeal Inspector’s assessment of the recent application for 50 dwellings on the adjacent site.
- 7.12. The Transport Assessment demonstrates that the site is located within a reasonable walking distance, within 2.3km, of the centre of Bedhampton. The centre of Bedhampton provides residents with a wide range of services and

facilities including educational, employment, retail, health and leisure facilities.

- 7.13. Such facilities in conjunction with the nearest bus stop being 700m from the site on Bedhampton Road and Bedhampton railway station 1000m from the site ensure the site is accessible and sustainable and will offer future residents genuine opportunities for sustainable modes of travel.
- 7.14. As set out in the TA, the Site is in a suitable, accessible location for residential development. It has a good level of accessibility by non-car modes to a range of local everyday facilities and services including education, health, retail, leisure and employment facilities. Walking facilities in the vicinity of the site are of a good standard and continuous routes to these destinations are provided with a financial contribution being agreed as part of phase 1 towards improvements to walking routes to schools. Local roads are suitable for cycling and the site is within walking distance of regular bus routes. Frequent and regular rail services to destinations including Portsmouth, Chichester and central London are available from Bedhampton Station, which can be reached within recommended walking distance and cycle distances.
- 7.15. Site access is achievable through minor changes to the phase 1 site layout, with the permitted phase 1 access with Lower Road being suitable for the development of both phases.
- 7.16. A survey and assessment of pedestrian, cyclist and vehicle movements along Lower Road has been undertaken given the short section of shared space close to the site. The assessments showed that there is currently and will continue to be high levels of pedestrians and cyclists using Lower Road, concluding that Lower Road is a genuine shared space at all time.
- 7.17. The vehicular trip generation characteristics of the development have been assessed on a robust basis using trip rates from the TRICS trip generation database and agreed with HCC. In the peak hours the development is expected to result in the following increases in vehicular trips:
- 23 two-way vehicle movements in the morning peak hour, which equates to less than one vehicle every two minutes; and

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- 22 two-way vehicle movements in the evening peak hour, which is again less than one vehicle every two minutes.
- 7.18. The vehicular trips generated by the development have been distributed to the local highway network using a comprehensive methodology assessing both a commuting and other trip purpose methodology. The site access junction and two other local junctions have been assessed on a worst case basis for a future year of 2026 with the development proposal and found to operate with no noticeable additional queuing or delay expected.
- 7.19. The assessment of the highway network demonstrates that the development traffic will amount to a minimal increase in local traffic flows which will be accommodated on the highway network without a noticeable, and certainly not a severe impact.
- 7.20. The TA has demonstrated that the proposed development is consistent with sustainable objectives of national and local transport planning policy guidance and the development proposal is acceptable in transport terms.
- 7.21. With the proposed mitigation measures in place, the Scheme will not have a severe impact on highway safety thereby complying with the Development Plan and Section 9 of the NPPF.

(3) Drainage

- 7.22. As set out in the FRA, a sequential approach has been applied to the development masterplan. The proposals for residential dwellings constitute a **More Vulnerable** land use, which is considered appropriate within Flood Zone 1 and 2 (reference PPG: Tables 2 in *Paragraph 066 Reference ID: 7-067-20140306* and Table 3 in *Paragraph: 067 Reference ID: 7-067-20140306*).
- 7.23. As all built development lies entirely within Flood Zone 1, the requirements of the Sequential and Exception tests are met.
- 7.24. The flood risk mitigation strategy for the development consists of the following elements:

- The proposed ground floor levels are set at a minimum of 300mm above the 1 in 100 annual probability plus allowance for climate change level; and
 - Continuous safe access from the site is provided at the 1 in 100 annual probability plus climate change flood level.
- 7.25. The Surface Water Drainage Strategy has been developed using best practice Sustainable Drainage System (SuDS) techniques. Guidance on suitable techniques and methods has been obtained from the EA and '*The SuDS Manual*' (CIRIA C753) amongst other sources.
- 7.26. As set out in the accompanying Flood Risk Assessment and Drainage Strategy, soil permeability rates for the superficial clay are insufficient to use conventional infiltration methods to dispose the surface water runoff generated from the proposed development.
- 7.27. In addition, there are no watercourses within the vicinity of the development site. As such, the surface water drainage strategy comprises the following elements:
- It is proposed to utilise a dry detention basin with deep borehole soakaways into the chalk layer below the clay to dispose of surface water runoff from the proposed development's hard standing areas including roofs, driveways and roads.
 - The surface water network will include swales; a reed bed and an attenuation basin, which will all serve as conveyance, storage, and water quality treatment.
 - Drainage from house and garage roofs, driveways and parking courts, carriageways and footways will drain to swales which convey water to reed beds in the southern landscaped area of the site.
 - The pond and reedbed will overflow into an attenuation basin which will be dry when not receiving storm water and will attenuate large return period storms via restricted outflow and high-level overflow to borehole soakaway chambers. Infiltration to ground will also occur gradually within the swales and base of the attenuation basin.
 - Any exceedance overflow will overtop the basin and flow to the southwest at a rate far lower than the predevelopment greenfield run off for a large return period storm.
 - A 10% allowance for urban creep has been included in the calculations.

- The total storage requirement provided by the attenuation basins discharging via deep borehole soakaways is 1262m³. This will provide storage onsite to manage the 1:100year (1% AEP) storm event, plus an extra allowance of 40% for the predicted potential increase in peak rainfall up to 2115.
- No.3 deep borehole soakaways, each 16m deep will provide the necessary infiltration to manage the storm water from the development site.

7.28. As to foul, all foul water flows generated from the development will discharge via pumping station and rising main into the Phase 1 foul system located beyond the north eastern boundary of the site.

7.29. The foul and surface water drainage strategy is included at Appendix C to the FRA.

7.30. Overall, the FRA demonstrates that the proposed development is safe and in accordance with the requirements of national and local planning policy.

(4) Housing Mix and Tenure

7.31. The Application Scheme will provide a range of dwelling sizes and types that reflects the findings of the latest up to date evidence to ensure it provides for dwellings that appeal to all members of the community. The proposal will also provide for a policy compliant quantum of affordable housing which is currently set at 30%. This would generate up to 13 affordable homes, which represents a significant benefit in its own right.

7.32. The affordable mix will accord with the requirements at emerging Local Plan Policy H2 to include 9 x dwellings for affordable rent and 4 x dwellings for shared ownership.

7.33. The precise affordable mix is a matter to be discussed with the Council's Housing Officer, to be secured through the legal agreement to be prepared in due course.

(5) Character and Landscape

- 7.34. A thorough investigation of the existing landscape context has been undertaken by Terra Firma, this findings of which have informed the draft Masterplan proposals.
- 7.35. A Landscape and Visual Evidence and Impact Appraisal (LVIA) was undertaken to assess the sensitivity of the existing landscape and views and to develop a strategy to minimise and mitigate any potential impacts on them.
- 7.36. The individual elements that comprise a landscape's character (including topography, hydrology, history, soils, land use, access and vegetation) were examined in order to determine their sensitivity and an investigation of potential views of the proposals was also undertaken.
- 7.37. Based upon the analysis undertaken, the LVIA concludes that the proposals are in accordance with HBC policies CS1, CS8, CS11, CS13, CS16 and DM8 as set out in the Havant Borough Core Strategy (2011) and that they are supported by the findings of The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in HBC (2015).
- 7.38. In addition, proposals are informed by a review of the landscape character assessments and conservation area appraisal.
- 7.39. As set out in the LVIA, of the ten landscape receptors carried forward for appraisal (vegetation and biodiversity being split) six would experience negative effects (history, topography, soils, hydrology, settlement and road pattern, condition and coherence) which would be expected in a site developed for housing, but none of these would experience significant residual effects. Of the remaining receptors, two would experience neutral effects (vegetation and biodiversity (arable), perceptual qualities) and two would experience beneficial effects (vegetation and biodiversity (boundary) and access and recreation).

- 7.40. Of the visual receptors carried forward for appraisal only two would experience significant residual effects (viewpoints 3 and 4- western end of Lower Road) which is to be expected with the construction of a new housing development in close proximity to them.
- 7.41. The remaining seven publicly accessible viewpoints which represent views from the A27, Bedhampton Hill, Portsdown Hill Road and the railway, six would experience only minor adverse residual effects, which is not considered significant and one would experience only neutral effects.
- 7.42. A small number of private houses at the western end of Lower Road would experience moderate adverse residual visual effects, with properties further east on Lower Road, to the north of Lower Road and in the south-west of Manor Farm experiencing moderate/minor residual visual effects. None of these effects are considered of significance.
- 7.43. Importantly the landscape of the site is not designated for its landscape character or quality and as such the site is in this regard an unconstrained site.
- 7.44. It is evident from the above that the landscape has been an integral element of the design process with the findings of the accompanying LVIA demonstrating this. As such the scheme complies with the aims of the adopted policies in the CS and ALP.

(6) Heritage

- 7.45. The accompanying Heritage Statement sets out the justification for the proposed scheme in heritage terms. The findings are reproduced below.
- 7.46. Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or Secretary of State “shall have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses”.

- 7.47. Section 72(1) in respect of conservation areas states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Case law has made it clear that it is necessary to give any harm to the setting of a listed building considerable importance and weight when making planning decisions.
- 7.48. The development of the land immediately to the east for 50 dwellings was approved at appeal on 13 July 2021 (reference: APP/19/00427). Based on that consent the development to the east of Old Manor Farm is taken as part of the baseline for the purposes of the assessment of any contribution of the site as part of the setting of the adjacent heritage assets and the assessment of the effects of the proposed Scheme for up to 43 dwellings.
- 7.49. The buildings of national interest in the study area are the medieval church, much altered in the later 19th century, the four high status houses, including one listed grade II*, and two other houses that are more modest but still have some formality of form and materials. In addition to the listed buildings other buildings identified as making a positive contribution to the conservation area are the former corn store on Mill Lane, a house dating to the 1930s near The Elms and the replacement rectory built in 1958, adjacent to the older house and set within similar high walled boundaries. The long curved railway bridge on Mill Lane is a distinctive feature and an important vantage point.
- 7.50. As part of his consideration of the effects of the development of 50 houses on the land to the east, the appeal inspector concluded that the site did not form part of the setting of the group of listed buildings in the historic village core and that there was no potential for effects. The phase 2 site is at a greater distance from these assets and has no historic, functional or visual relationship to any of them so again does not form part of their setting. There is no potential for effects on any of the listed buildings in the study area as a result of the phase 2 development and these assets are not considered further in this assessment.
- 7.51. The only designated asset that could be affected by the proposed development is the Old Bedhampton conservation area.

7.52. The adopted conservation area appraisal divides the designated area into five separate character areas, based on their different historic origin and present character. These are as follows:

- CA1: Historic settlement core
- CA2: Mill and associated lands
- CA3: Bidbury Mead
- CA4: Old School/Gospel Hall; and
- CA5: Old Manor Farm buildings.

7.53. Of these, CA2, CA3 and CA4 have no direct historic, functional or visual relationship to the site to the west of Manor Farm at Lower Road and there is no potential for any effect on their character and appearance or the value of their setting as a result of the proposed development. These character areas are not considered further in this assessment.

7.54. CA1, the historic core, extends to the right-angled corner of Lower Road to the east of the site. There is no clear division in character at the edge of the designated area and the mid-20th century housing continues along Lower Road. The only historic feature visible is the group at Old Manor Farm, with Manor Barn prominent on the edge.

7.55. Based on the parameter plan, the changes to the value of the site as part of the setting of CA1 would result from the loss of the open land and agricultural characteristics of the site and changes to the views from the section of Lower Road to the north, from the appearance of the additional housing area beyond the landscape buffer to the industrial site. There will be no effect as a result of the access, which will be through the first phase development to the east, avoiding Lower Road.

7.56. The layout of the proposals aims to minimise the effects by the creation of the extensive public open space that will create a buffer to the adjacent development and combine with phase 1 areas to create a wide band of varied landscape areas at the site edges. This area will also allow new public views of the land to the east and across the railway from currently inaccessible areas.

- 7.57. The effect of the development will be to reduce the area to the south of the historic core CA1 where some rural characteristics remain and preserve a connection to the history of the agricultural village. The site is the far western edge of this group of fields, physically and visually separated from the village centre, and from the area of fields that relate most closely to the historic core and are directly connected to the mill area through the channels to the south of the Old Rectory.
- 7.58. The introduction of built development will harm the limited value of the site as part of the area of open agricultural land to the south of Lower Road, and the views that contribute to the experience and appreciation of the remaining area of the setting that preserves some rural characteristics.
- 7.59. The changes to the value of the site as part of the setting of CA5 would result from the loss of part of the former landholding of the farmstead, the proximity of the proposed development and changes to the views from the section of Lower Road to the north, from the appearance of the additional housing area beyond the landscape buffers. There will be no effect as a result of the access, which will be through the first phase development to the east, avoiding Lower Road.
- 7.60. The new built development will reduce the physical connection of the former farmstead to the landholding, and the legibility of the historic and functional relationships of the farm, and its detached location outside the old village centre.
- 7.61. The landscape areas along the boundary of the site are proposed as buffers to reduce the effects of the proximity of the new houses, so the new built edge will be set back from the closest part of the former courtyard. The landscape buffers will also provide some visual screening of the shed and activity at the industrial site. The design principles relating to the density, scale, materials and reference to local distinctiveness are intended to ensure the integration of the development when seen alongside the former farm buildings and Manor Barn.

- 7.62. The changes to the character and qualities of the site, and to its contribution as part of the setting of the Old Bedhampton conservation area, as a result of the proposed development are predicted to result in harm to character areas CA1 and CA5.
- 7.63. The overall effect on the significance of the conservation area is predicted to result in less than substantial harm in terms of the NPPF.
- 7.64. The proposed development is predicted to result in harm to the setting and to the character and appearance of the Old Bedhampton conservation area, which will be less than substantial harm in terms of NPPF paragraph 202, at the low to medium level of the spectrum. These effects on the designated heritage asset as a result of the proposed development are considered in the planning supporting statement as part of the overall planning balance.

(7) Ecology

- 7.65. Ecology survey work and assessment has been undertaken on Land at Lower Road West, Bedhampton during 2013-2021.
- 7.66. The survey work has recorded arable, grassland and woody boundary habitats on site and in the zone of influence.
- 7.67. Potential habitat for protected species has been recorded on site, or known adjacent to the site (with detailed assessment of the eastern half of the field and associated wider zone of influence from work for an earlier scheme to the east). These include potential for and records of birds, bats, reptiles and invertebrates.
- 7.68. The Solent designated sites, and associated feeding/loafing sites for Waders and Waterfowl are also present within the Zone of Influence of the site. The site itself is also listed as a secondary support area for waterfowl.
- 7.69. The proposed development of up to 43 dwellings on the Application Site has the potential, without mitigation, to affect some or all of these features.

- 7.70. As such, details of ecology avoidance and mitigation measures, as well as opportunities for biodiversity gain have been provided to address potential for adverse impacts on ecology features recorded.
- 7.71. Mitigation measures include the creation of new habitats on the site's open space areas, including 2.21ha of open space to the southern and western edges of the site; mitigation method statements for protected species during construction phases of the development; as well as adherence to local plan policy/emerging policy on payment contributions to local offsetting and avoidance projects on the adjacent protected coastal designated wildlife sites, and secondary support site and features of those sites.
- 7.72. The Illustrative Masterplan secures the proposed mitigation measures, which matters can be secured by condition and implemented at the reserved matters stage.
- 7.73. With mitigation, the ecology survey confirms that the development will not have an adverse impact on ecological features recorded by the assessment.

(8) Agricultural Land Quality

- 7.74. Paragraph 174 of the NPPF ensures, inter alia, that planning policies and decisions recognise the benefits that the best and most versatile agricultural land can bring.
- 7.75. Paragraphs 82 and 83 contained in the appeal decision for the adjacent site, through which access is to be provided, fund the loss of Grade 1 and 2 BMV from that scheme to represent only a minor adverse impact and represents conflict with HBCS Policy CS11 criterion 10. As such, it rightly weighs as an adverse impact on the negative side of the planning balance.
- 7.76. However, loss of the Application Site would not compromise wider agricultural interests thereby complying with the aims of paragraph 174 of the NPPF.

(9) Energy and Sustainability

7.77. As set out in the accompanying DAS, Bargate Homes' approach to development is inherently sustainable. Backed by a non-profit parent company, they aim to deliver quality development which meets the needs and aspirations of owners. Accordingly, the Application Scheme has been designed to respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible. This includes the consideration of measures to mitigate and adapt to the effects of climate change.

7.78. Through a range of design measures the development aims to protect and enhance the local environment, including:

- Homes designed to make use of sustainable materials, prioritising the use of local materials, as well as construction methods that reduce resource use.
- A landscape plan that includes measures to mitigate and enhance the biodiversity of the site including the creation of landscape buffers to protect and enhance hedgerows and the creation of new habitats around the site's infiltration basins.
- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling.

7.79. The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long term resilience of the development to the effects of climate change.

7.80. Measures include:

- Homes designed to reduce carbon emissions in accordance with the energy hierarchy, using a fabric first approach to design to reduce energy demand before making use of Solar PV to provide onsite renewable energy generation to achieve a 19% reduction in carbon emissions, helping mitigate the effects of climate change.
- Specification of water efficient fittings to reduce water consumption to 110 litres per person per day in line with the government's higher water efficiency standard.

- Provision of a surface water management system and infiltration basins.
 - Homes designed to take into account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.
- 7.81. New homes will be designed in accordance with the Energy hierarchy to meet the requirements of the current Building Regulations and will take account of future changes to the Building Regulations and Future Homes Standard when these are implemented to deliver continuous improvements to carbon reductions.
- 7.82. The Application Site is also in a sustainable location and will provide for a significant number of social public and environmental benefits. This includes providing development within walking distance from the local services and facilities, accessible by bus whilst also creating recreational opportunities as well as enhancements to the site's biodiversity through habitat creation.

(10) Planning Obligations

- 7.83. Matters of detail, including in relation to the likely financial contributions are to be agreed as part of the reserved matters application including, subject to meeting the necessary tests at paragraph 57 of the NPPF, it is considered that the following may be provided for/sought through any CIL charge (the Council has an adopted [CIL Charging Schedule](#) and started charging CIL on 1 August 2013) or through site specific obligations:
- i. Affordable Housing (30%) (up to 13 dwellings)
 - ii. Off-site highway improvements
 - iii. Sustainable Transport/Travel Plan
 - iv. Green Infrastructure/Public open space provision
 - v. Public realm
 - vi. Solent disturbance
 - vii. Nutrient mitigation
 - viii. Brent Goose and Wader Refuge Project at Broadmarsh
 - ix. Community uses
 - x. Education
- 7.84. The applicable CIL rate is £80psqm (plus indexation).

- 7.85. Additional details are set out in the supporting Draft Heads of Terms Document, with the content to discuss be discussed with the Council during the determination of the Planning Application.
- 7.86. If a satisfactory legal agreement is completed securing the necessary contributions for on and off site provision of facilities and infrastructure, this would address the requirements of Core Strategy Policy CS21.

The Planning Balance: Assessing Sustainability

- 7.87. This section assesses the significant merits of the Scheme in relation to the three sustainability tests set out at paragraph 8 of the NPPF and clearly shows that whilst there are considered to be some slight adverse impacts, these considerations are plainly incapable of outweighing, let alone significantly and demonstrably outweighing, the many benefits of the scheme.
- 7.88. Paragraph 9 of the NPPF states (amongst other things) the assessment of the sustainability roles should not be undertaken in isolation, because they are mutually dependent.
- 7.89. A planning balance exercise has been carried out in accordance with the guidance at paragraph 9 of the NPPF and sets out a combined analysis in relation to the sustainability roles (economic, social and environmental).

Economic

- 7.90. The Scheme satisfies the economic role of sustainability including through the provision of housing to support growth and the associated provision of infrastructure, to be secured through the necessary Community Infrastructure Levy and the preparation of the S106 agreement, where justifies, and by on-site provision of affordable housing of up to 13 dwellings.
- 7.91. The Scheme generates a series of local and Borough-wide economic benefits including through (i) construction of the scheme and the range of employment generated as a result; and (ii) the on-going expenditure from the households purchasing and occupying the new homes.

7.92. The principal economic benefits arising from the scheme are summarised below:

- Increased house building in an area where there is an acute need for new housing that in turn drives economic growth further and faster than any industry. In this regard the proposals will contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is being made available in the right place and at the right time to support growth.
- The provision of 43 new homes in the district where there is an established need housing given the demonstrable shortfall in the five year housing land supply position.
- The application scheme will deliver much needed affordable homes that will meet identified needs that are otherwise not being met.
- Meeting general housing needs is a significant benefit, consistent with the Government's objective of significantly boosting the supply of housing.
- In order for the economy to function, sufficient housing is required in the right locations and at the right time. This site represents a location where there would be no significant impact upon the landscape, historic environment nor on the amenity of neighbouring properties.
- Based upon a multiplier of 2.3 jobs per new home¹⁰, 43 dwellings on the application site is estimated to create approximately 99 new jobs.
- Increased expenditure in the local area will support local FTE jobs.
- Helping to deliver a significant boost to the local economy through 'first occupation' expenditure of £234,866¹¹. This is expenditure on new furniture and other household goods that residents spend as 'one-offs' when moving into a new home.
- Generating a further significant economic boost of £87,479 from residents moving into the Borough's existing housing stock which were vacated so that the owners could move into the new homes proposed on land west of Old Manor Farm, Bedhampton. This is a result of the spending on renovations, household goods, removals, surveys, estate and legal fees

¹⁰ See page 13 of the Homes Builders Federation "Economic Footprint of UK Housebuilding " (July 2018) - https://www.hbf.co.uk/documents/7876/The_Economic_Footprint_of_UK_House_Building_July_2018LR.pdf

¹¹ Research carried out by OnePoll on behalf of Barratt Homes (August 2014; <https://www.barratthomes.co.uk/the-buying-process/home-buying-advice/>) which shows an average of £5,462 per dwelling.

that are associated with the purchase of existing rather than new homes within the Borough's housing stock¹².

- In terms of household expenditure, data from ONS Family Expenditure Survey 2019-20¹³ shows that the 'average UK household spend' is £585.20 per week (Table A33) (or £30,514 per year), whereas in South-East England it is 19.4% higher than the UK average (Table A33). This means average weekly spend per household is £698.60 (or £36,427 per annum). For this application, the total gross expenditure is estimated to be £1,566,361 per year to the economy. A proportion of this household expenditure is anticipated to be spent in local shops and services and will help sustain the existing services in Havant Borough, including Bedhampton. The expenditure will include that a proportion of that spent on areas including food & non-alcoholic drinks (£68.70 per week); alcoholic drinks (£12.70 per week); recreation and culture (£103.70 per week), household goods and services (£46.40) and miscellaneous goods and service i.e. hairdressing & beauty treatments (£54.10 per week).¹⁴ Given the current economic challenges facing the UK these are significant economic benefits.

- 7.93. By providing land of the right type, in the right place, and at the right time to support economic growth, the development of up to 43 no. dwellings on the site satisfies the objectives at paragraph 8 of the NPPF and assists in the aims of the NPPF in helping to build a strong and competitive economy.
- 7.94. This is further emphasised in the Government's November 2011 Paper 'Laying the Foundations: A Housing Strategy for England' where paragraph 11 states *"getting house building moving again is crucial for economic growth – housing has a direct impact on economic output, averaging 3 per cent of GDP in the last decade. For every new home built up to two new jobs are created for a year.*
- 7.95. The economic benefits are to be accorded substantial weight in the planning balance.

¹² Research by HBF and Knight Frank on "Economic Benefits of housing market activity" which shows a contribution per house sale/purchase transaction of £9,560 - https://content.knightfrank.com/research/2121/documents/en/knight-frankhbf-economic-benefits-of-housing-market-activity-2020-7616.pdf?pk_campaign=newsletter_4034. The 2011 Census indicates that 30.4% of owner occupied or shared ownership households in Havant Borough that had moved within previous year, had lived within the authority.

¹³ [Family spending workbook 3: expenditure by region - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/physicalactivity/articles/familyspendingworkbook3/expenditurebyregion/2019).

¹⁴ Figures based upon SE Regional data in Table A33

Social

- 7.96. The Application Scheme satisfies the social role, in helping to support strong, vibrant and healthy communities, including through providing the supply of housing required to meet identified needs in open market and affordable sectors. This is a significant benefit. In addition:
1. Future residents will be in an easy walking and cycling distance to a wide range of other uses including the shops and services.
 2. The Application Scheme can secure a range of housing types and sizes.
 3. The scheme secures high quality residential environment together with areas of open space consistent with development plan policy.
 4. The appeal scheme would deliver a policy compliant 30% affordable housing contribution.
- 7.97. The details of the layout and house type design are to be agreed through the determination of a subsequent reserved matters application, with the detailed scheme to reflect the particular need for housing at that time.
- 7.98. Any increased pressure upon local services will be mitigated through the planning obligation(s) and/or capital receipts secured through CIL.
- 7.99. Overall, the social benefits of the scheme can be afforded significant weight in the overall planning balance.

Environmental

- 7.100. In terms of the environmental role, the Application Site is not located on land designated for its landscape value. The accompanying reports demonstrate that the scheme will not have any material impact on existing ecology and will in fact significantly enhance the biodiversity characteristics of the site, resulting in a biodiversity net gain.

- 7.101. The sensitive set back of the development will ensure the proposed built form is subsumed positively into the landscape character of the area.
- 7.102. The improvement of the built environment in heritage terms, and the enhancement of the settlement edge through the introduction of sensitive tree planting is a further benefit of the proposal.
- 7.103. The proposals would deliver sustainable homes allowing the fulfilment of this important objective whilst at the same time moving to a low carbon economy and securing an environmentally sustainable form of new residential development.
- 7.104. On the basis of the above, there are environmental benefits which would arise from the proposals, to which moderate weight should be attached to in the overall planning balance.

8. SUMMARY AND CONCLUSION

- 8.1. The application proposes a residential development scheme, in outline form, on land at west of Old Manor Farm, Bedhampton for 43 dwellings, associated landscaping, informal open space and allotments, with access from Lower Road.
- 8.2. The spatial policies for the supply of housing do not meet current housing needs; and the permissions have been issued for the development of sites for housing beyond the settlement boundaries as defined in the Core Strategy and Allocations Local Plan.
- 8.3. Accordingly, the settlement boundaries defined under CS17 and AL2 are not sufficient to meet current housing need and the weight to be given to the conflict with this policy is reduced.
- 8.4. Although the Application Site is within the countryside, it is not a valued landscape nor are there any other constraints on site that would preclude such a development as proposed.
- 8.5. There are a number of material considerations which weigh significantly in favour of the application being permitted, including the Council's lack of a five year supply of land for housing and with other relevant policies not seeking to deliver an NPPF consistent objectively assessed need.
- 8.6. It has been demonstrated in this Statement that whilst the Application Site is outside the settlement policy boundary for Bedhampton as defined in the Local Plan, it is inevitable that the Council will have to use greenfield sites to provide for increased housing provision; even with the Core Strategy itself seeking to provide a below compliant level of housing. Consequently, it is considered that those policies are to be afforded limited weight and, pursuant to the presumption in favour of sustainable development, the application scheme represents a sustainable form of development in its own right.
- 8.7. The acute need for housing is given further weight by the need for the Council to produce a Housing Action Plan for failing to meet the housing delivery test objectives.

- 8.8. The Application will secure an extensive area of informal open space to the benefit of existing and future residents.
- 8.9. In the planning balance it is considered that the material considerations in favour of the scheme (provision of market and affordable housing, economic benefits, biodiversity benefits, landscape enhancement, heritage enhancement) outweigh the conflict with an out of date settlement boundary, and loss of agricultural land.
- 8.10. The Application Site provides a sustainable location for housing, within walking distance to local services and facilities.
- 8.11. It represents a sustainable location for housing development to meet identified needs and development of the site in the manner proposed would result in a well-designed scheme that would contribute positively to residents' social well-being.
- 8.12. The scheme, at the reserved matters stage, will provide for a mix housing types and tenures, including 30% affordable housing, helping to meet the identified need for new homes in Havant Borough.
- 8.13. The scheme satisfies the economic, social and environmental roles of the NPPF.
- 8.14. There are no adverse impacts that could even be considered to significantly and demonstrably outweigh the many benefits arising from the proposal.
- 8.15. For the reasons set out above, the Application represents a sustainable form of development and should be supported, and planning permission granted.
