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Design & Access Statement

12 Portsdown Hill Road, Bedhampton, Havant PO9 3JX

Proposed construction of 2 (No.) Detached Houses with associated
works

1. The Site



- 1.1 The application site is located on the north side of Portsdown Hill Road within the settlement of Bedhampton and is part of an old mineral excavation resulting in it being at a lower level to the main road and to surrounding development particularly to the west and to the south (on the opposite side of the main road) where properties have been constructed on a low ridge resulting in a dominant appearance by comparison.
- 1.2 To the east of the site is an offshoot development called 'The Dell' over which the application development would gain access and then on to Portsdown Hill Road.
- 1.3 In places development in the area represents what might be considered a 'standard' mix of design and character however the area around the application site, 'The Dell' and the corner of Maylands Road the character is distinctly different due in no small part to the history of its terrain.

2. The Proposals

- 2.1 The proposals are to construct 2 (No.) detached, 2 storey, self-build dwellings with associated works, within the rear/side garden of the existing property at No,12 Portsdown Hill Road, using the existing access point off The Dell, to the east. The application is for FULL permission.

3. Planning History

The Site

- 3.1 APP/13/00156 - Single storey side (east) extension to form 2 bedroomed family annexe accommodation. - Decision unclear
- 3.2 APP/22/00087 - Within the last 10 years and without planning permission, a material change of use to a mixed use consisting of B2 car repairs, and C3 residential and engineering operations to create a hard surface parking area which forms part and parcel of the mixed use - Decision unclear but presumed Refused due to appeal against enforcement notice dismissed 26 July 2022

Pre-Application Advice

- 3.3 A pre-application proposal for 3 (No.) dwellings was submitted to the Council in June 2026 (Ref: GEN/25/00495). Advice was received on 13 September 2025. The main issues (with precis advice were as follows):
1. Principle of development - *Site in Built Up area; lack of 5-year housing supply - Generally acceptable*
 2. Impact on the character and appearance of the area - *Limited impact on wider area due to land form; 3 dwellings likely to have impact on existing property and neighbours; 3 dwellings is potentially overdevelopment*
 3. Impact on neighbouring residents - *insufficient amenity space left for large existing dwelling; Overbearing impact upon Nos. 2, 6 and 8 to the north*
 4. The amenities of the future residents - *close proximity to bank and trees may result in an oppressive environment for the future residents; insufficient proposed garden amenity space for new dwellings*

5. Highway matters - *possible concern over restricted visibility at and increased use of existing access point*
6. Flood Risk/Drainage/water resource issues - *site at risk of surface water flooding - Flood Risk Assessment required; site lies in Source Protection Area*
7. Ecological issues - *Ecological Assessment required*
8. Impacts on trees - *Arboricultural Assessment and Method Statement required*
9. Developer Contributions - *CIL; Recreational Disturbance; Nutrient Neutrality*

10 Portsdown Hill Road

- 3.4 APP/24/00639 - Proposed 1No. 2 bed dwelling within the boundary of No. 10 Portsdown Hill Road, with shared access - Permission 6 June 2025

4. National Policy & Guidance (NPPF)

National Planning Policy Framework August 2026

- 4.1 The Framework as a whole provides a presumption in favour of sustainable development. Paragraph 17 states:

“Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution."

- 4.2 Section S3 Paragraph 1 affirms the presumption in favour of sustainable development:

"Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;*
- b. Outside settlements, policy S5 should be applied; and*
- b. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay."*

- 4.3 Section S4 refers to the principle of development within settlements. Paragraph 1 states:

"Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework"

- 4.4 Under Section H07 (Meeting the need for homes) paragraph 1 states:

"In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence"

- 4.5 Section L1 seeks the effective use of land and includes the development existing low density residential sites:

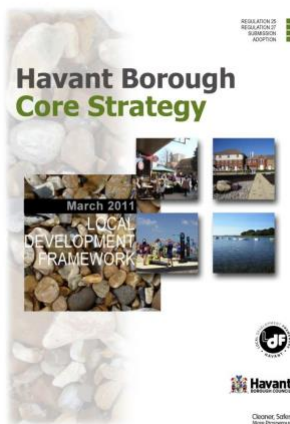
"To support the effective and efficient use of land the development plan should, at the most appropriate level:

.....

iii. Using design guides, design codes and (where appropriate) masterplans to illustrate opportunities for making more effective use of land on sites of different sizes. This includes proposals for the use of allocated sites, as well as common design principles for small sites such as filling gaps in prevailing roof lines, the redevelopment of low-density residential plots, introducing higher buildings at street corners and in other suitable locations, and infill development within residential curtilages”

5. Local Policy

Havant Borough Core Strategy 2011



5.1 This remains the adopted Local Plan. The application site is shown on the adopted Local Plan Map as lying within the settlement boundary. It is therefore subject to the following adopted policies:

5.2 CS9 – Housing

Policy CS9 Housing

Planning permission will be granted for housing proposals that will: -

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.
2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.
3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.
4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.
6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.
8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

5.3 CS14 – Efficient use of Resources

5.4 CS15 – Flood Risk and Coastal Erosion

5.5 CS16 – High Quality Design

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

5.6 CS17 – Concentration and Distribution of Development within the Urban Area

Policy CS17 Concentration and Distribution of Development within the Urban Areas

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island, as shown on the Proposals Map.
2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.
3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram).

Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

5.7 CS21 – Developer Requirements

5.8 DM8 – Conservation, Protection and Enhancement of Existing Natural Features

5.9 DM10 – Pollution

5.10 DM13 – Car and Cycle Parking on Residential Development

Five Year Housing Supply Update December 2025

5.11 The Borough Housing Supply is extremely low at only 1.3 years (inc.20% buffer).

Five Year Supply Calculation for 2025/26-2029/30		
Calculating the required supply		Dwellings
A	Five year requirement based	4,435
B	Five year requirement with 5% buffer	4,657
C	Five year requirement with 20% buffer	5,322
Identified Supply		
D	Supply over 5 year period 2025/26-2027/28	1,401
Five year land supply (expressed in years):		
Excluding buffer		D / (A / 5)
With 5% buffer		D / (B / 5)
With 20% buffer		D / (C / 5)

Parking Supplementary Planning Document (SPD) – July 2016

5.12 The Residential Standard is set out in the table below:

TABLE 4A		
C3 Dwelling Houses – Vehicle Parking		
Size of dwelling	Zone	Minimum Car Parking Requirement
1 Bed Unit		1 space
2 Bed Unit		2 spaces
3 Bed Unit		2 spaces
4+ Bed Unit		3 spaces

TABLE 4D		
C3 Dwelling Houses – Cycle Parking/Storage Provision		
Size of Dwelling	Long stay	
1 Bed Unit	1 space per unit	
2 Bed Unit	2 spaces per unit	
3 Bed Unit	2 spaces per unit	
4+ Bed Unit	2 spaces per unit	

6. Planning Statement

Principle

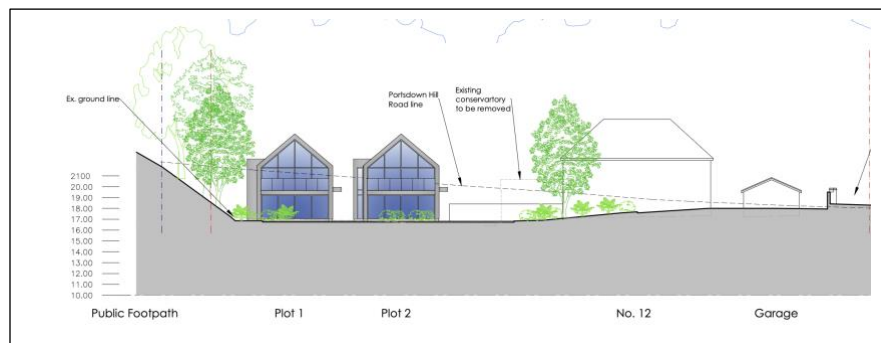
- 6.1 Through its pre-application advice, the Council has accepted that, due to its severe lack of future housing supply and that the site is located within the established built-up area, the proposed development for residential purposes is acceptable as a matter of principle, subject to the proposals meeting all extant Policy requirements.
- 6.2 In this respect, the Council offered a number of areas of concern that will be explored in more depth below.

Impact on the Character and Appearance of the Area

- 6.3 The character of the area and the situation of the application site have been explored in section 1 to this statement where it can be seen that the site forms part of a unique landform created by an early chalk excavation ; the effect is two-fold in that a visually open area is formed but with the land being lower than the surrounding terrain. In this respect, the Council have acknowledged that development on the site would have a significantly reduced visual impact upon the immediate surroundings. The lower level of the proposed development would be in striking contrast to the development to the south of Portsdown Hill Road which dominates its surroundings from high land.



View of site from Portsdown Hill Road



Cross-section of site showing extrapolated line of road



View of site from The Dell to the east clearly showing 'high level' housing on south side of Portsdown Hill Road

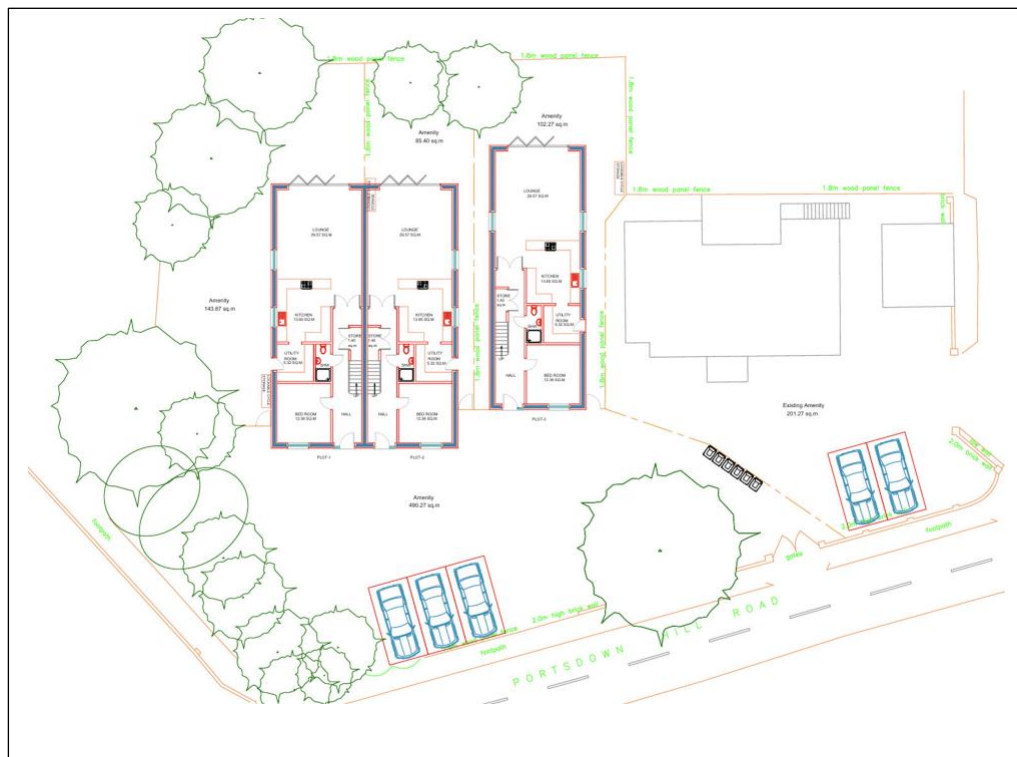
- 6.4 In this respect the proposed development will comply with Policy CS16 1(a) and (c) that it:

‘Responds to, draws inspiration from and respects local context and:

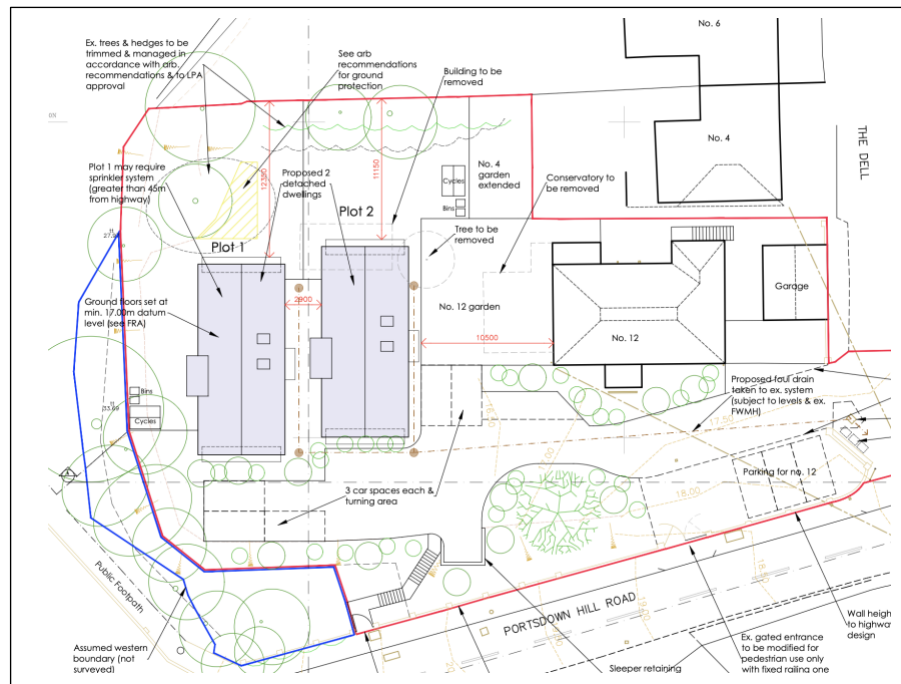
- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.....*
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines....’*

Impact on Neighbouring Residents

- 6.5 The pre-application proposal was for a development of 3 dwellings. The submitted development proposal is for 2 dwellings. The position of the dwellings has been adjusted in order to meet generally accepted building to building relationships. The pre-app layout is shown below, followed by the application proposal.



Pre-Application Proposal for 3 Dwellings



Proposed Layout

6.6 The Council detailed the likely impact upon the existing dwelling at No.12 as :

'The proposals would result in the loss of the rear private garden area of this substantial dwelling which provides family accommodation and the removal of a side conservatory space. The retained garden area would be less private and impacted by the access to the proposed dwellings. The garden area is also further compromised by the garage and access onto The Dell frontage. It is not considered that the existing dwelling would be left with an acceptable external private amenity space.'

6.7 In response the proposed layout addresses all of these concerns. The loss of the conservatory to the existing dwelling is not considered to be a relevant planning issue as No.12 is already a large family dwelling and the loss will not alter this status. This, together with the reduction in the number of dwellings, allows for a 10.5m x 11.5m side/rear garden. Additional land is to be added to the rear garden of No.4 addressing any concerns over the lack of space for that property. Adequate screen fencing will be provided to the south side of the proposed garden to maintain privacy from the shared access.

6.8 The final arrangement is in line with many other developments with private shared drives. The limited use will not cause unacceptable harm to the amenities of No.12.

- 6.9 The identified impact upon Nos 4, 6 and 8 to the north were set out in the pre-app as follows :

‘With regard to the impact on 4.6 and 8, These properties lie to the north of the site and the light levels in these properties are already impacted by changes in levels and the set back of No.12. The proposal would introduce three further two-storey dwellings to the rear of these properties and appears to incorporate a significant area of the rear garden to No.4 itself a family dwelling. It is considered that the proposed development is likely to lead to an unacceptable overbearing relationship, dominating the rear gardens of the adjacent properties and in particular No’s.4 and 6.

The rear elevations of the plots would contain bedroom windows which would lead to overlooking and loss of privacy to adjoining residents.

Detailed assessment of neighbour impacts would be carried out should an application be submitted and the proposal would be considered against policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide.’

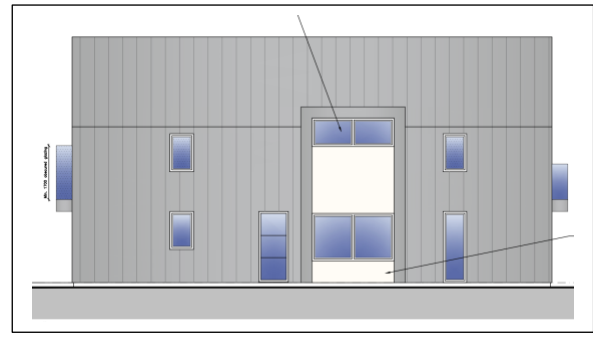
- 6.10 The relationship of the existing properties to the north, to the terrain and to No.12 itself is already well established. The rear garden that the Council identify as ‘incorporated’ into the application site belongs to the applicant and is no longer garden to No.4. Nonetheless the applicant proposes to add in the region of 5m of garden land to No.4 as stated earlier. The proposed dwellings are now set further to the south leaving a clear outlook from the adjoining property.
- 6.11 Nos.8 and 10 are sufficiently separated from the site to avoid direct harmful impact but the proposed dwellings are now placed 14.1m (Plot 1) and 12.9m (Plot 2) from the garden of No.8 providing an acceptable separation for privacy purposes.

The amenities of the future residents

- 6.12 The design of the proposed dwellings takes full account of the amenities of the future residents. Extensive ground and first floor glazed areas will provide a high level of natural daylight. The ground to eave glazed projection on the west side of Plot 1 will not overlook any adjoining properties and will therefore not result in any privacy issues either for or by the future residents. The similar projection to Plot 2 has been glazed more modestly with front and rear lights to protect the privacy of the occupants of Plot 1.

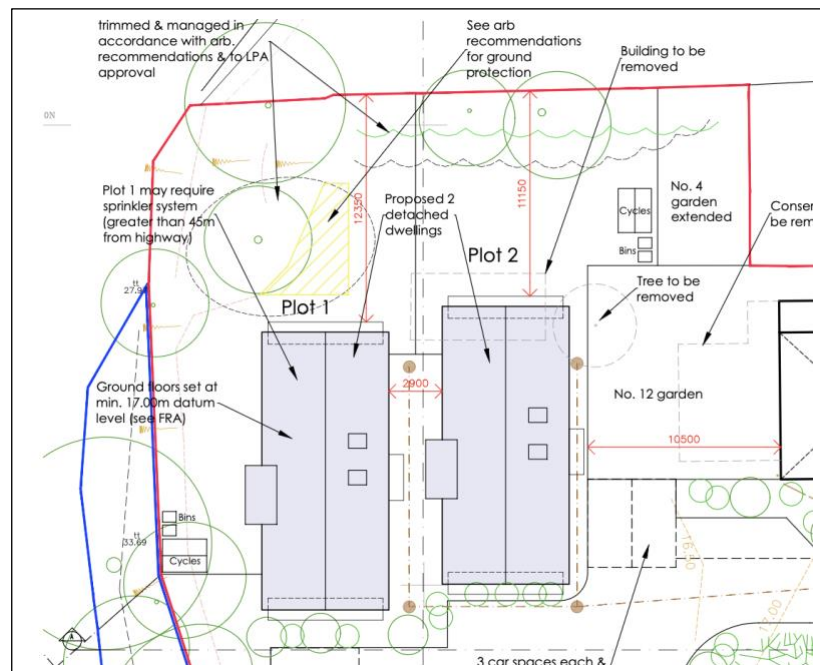


West Elevation Plot1



Plot 2

- 6.13 To the rear the garden length of Plot 1 would be 12.6m and Plot 2 11.4m - both within the normally accepted window to garden distances to maintain mutual privacy.



Design

- 6.14 A modern aesthetic has been chosen for the development with significant glazing with zinc cladding following through both the walls and the roof. This location in a partially sunken site, offers the opportunity to refresh the local design aesthetic

which is varied already and where there is a nearby example of innovative design at the corner of Maylands Road.



Example Design for application site



Site at corner of Maylands Road

Access Parking/Bin Storage

- 6.15 A Highway Technical Note has been commissioned to assess all matters relating to the access from the site via The Dell on to Portsdown Hill Road. The report which forms part of the application documentation concludes :

'The assessment undertaken within this Note demonstrates that the proposals satisfy the relevant requirements of the Standing Advice in respect of vehicle turning, pedestrian and cycle access, car parking and refuse collection. HCC's own advice confirms that where the Local Planning Authority is satisfied that an application complies with the Standing Advice, it can conclude that there are no highway reasons to refuse the application.'

Trees

- 6.16 A tree survey has been carried out and concludes that the proposed development may be satisfactorily carried out subject to compliance with mitigation procedures.

Ecology

- 6.17 A Preliminary Ecological Assessment has been carried out and forms part of this application, the recommendations of which will be fully implemented. In principle it concludes that whilst there is a high potential for bats within the existing roof of No.12 no evidence of bats has been found. As the roof of the existing building remains unaffected by the development further survey work is unnecessary at this time or for the purposes of this planning application.

Biodiversity Net Gain

- 6.18 The site is below the revised threshold for BNG.

Solent Mitigation Strategy and Nitrogen Neutrality

- 6.19 The concerns will be addressed during the application process dependent upon the Council's approach to the proposed development. A Nutrient Assessment and Budget has been undertaken and is included with the application, which concludes

'The calculations indicate that inclusive of the 20% buffer there would be a net nutrient increase of +2.26 KgTN/yr from the proposed development.'

- 6.20 The purchase of credits necessary to mitigate this will be explored on confirmation of the positive outcome of the proposed development.

- 6.21 Necessary contributions will be required in accordance with the Council's policies on the Solent Mitigation Strategy.

Flooding



- 6.22 Watercourses - The site is not subject to flooding from watercourses. The above map is taken from the Government website.
- 6.23 Surface Water flooding - this was raised as a potential issue by the Council under their pre-application response reflecting the low level of the site created by historical excavation. A Flood Risk Assessment was recommended and has been carried out and forms part of the application documentation. The conclusion on this issue is as follows:

"Conservatively, the proposed development can be made safe by setting the dwellings above the currently identified surface-water flood levels. A finished floor level of 17.00 m AOD is proposed, approximately 200 mm above the indicative upper level of the existing mapped flood extent (1-in-1,000 year) and around 500mm above the 1-in-100 year flood extent. No additional property-level flood-protection measures are considered necessary, as the finished floor levels would be above the potential flood level and safe access and egress would be available at the front of the properties, as shown on the architectural drawings.

The assessment provides a reasonable and proportionate basis for concluding that the development can be made safe and that the displaced flood volume can be managed within the site."

- 6.24 With respect to surface water disposal, following an infiltration test, the following conclusion was reached:

The detailed elements of the proposed SuDS drainage system are set out in the full report. The extract plan below shows proposed surface water drainage in blue and foul in red.



6.23 The Additional Information form is attached to the application.

7.1 The proposed development lies within the Settlement area where the principle of further residential development is acceptable.

7.2 Whilst the site is challenging it also offers a unique opportunity for a high quality modern development.

- 7.3 All standards of environmental impact upon neighbours can be met whilst offering a high quality environment for the future residents.
- 7.4 The access and parking meet the standing advice of Hampshire County Council and are believed to be acceptable.
- 7.5 New development has been permitted in the vicinity and likewise this proposal will not result in any unacceptable harm to any acknowledged concerns.
- 7.6 It is clear that the benefits of this application proposal, resulting in the achievement of two, much needed, dwellings will NOT be outweighed by any adverse effects, as set out in Section S4 of the newly published NPPF.
- 7.6 The Council is requested to grant permission for this development but if there are issues that remain that may be resolved, prior negotiation is requested.