

Additional Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
13 January 2021

I am now able to enclose, for consideration by the Development Management Committee on 13 January 2021, the following additional planning information that was unavailable when the agenda was printed.

| Agenda No | Item | |
|------------------|---|----------------|
| 2 | Site Briefing | 1 - 26 |
| | To receive the minutes of the Site Viewing Working Party held on 7 January 2021 | |
| 6 | APP/20/01031 - Land south of, Lower Road, Havant | 27 - 38 |
| | Proposal: Erection of 50 new dwellings together with access, landscaping and open space (Revised Scheme). | |

[Additional Information](#)

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 7 January 2021

Present

Councillor: Satchwell (Chairman)

Councillors: Crellin, Howard, Keast, Lowe, Lloyd, Mrs Shimbart (Vice-Chairman) and Patel (Standing Deputy)

Other Councillor(s): Inkster, Robinson and Smith K
Councillors

Officers: Daphney Haywood, Principal Planner
Julia Mansi, Development & Building Control Manager
Steve Weaver, Development Manager
James Harris, Democratic Services Officer
Jacqui Northway, Democratic Services Officer

15 Apologies

There were no apologies for absence.

16 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

17 APP/20/01031 - Land South of Lower Road, Havant

Proposal: Erection of 50 new dwellings together with access, landscaping and open space (Revised Scheme)

The briefing was held given that the application was contrary to the provisions of the adopted development plan.

The Working Party received a written report.

The members received a presentation from the officers outlining the report and familiarising the members with the differences made to the proposal to overcome objections to the previous application considered by the Development Management Committee in March 2020.

In response to questions and concerns raised about the route and highway status of narrow Marsh Lane and its impact on the development, the proposed footpath arrangements, and the proposed replacement of the current conifer screen, the Working Party was reminded that these issues had been discussed in relation to the previous application but did not form part of the reasons for refusal. As the circumstances hadn't changed in relation to these issues since the meeting held in March, the officers advised the Working Party that it would be inconsistent to introduce these issues as fresh reasons for refusal, at this stage, and that they would be likely to be considered as unreasonable by the Planning Inspectorate.

In response to factual questions raised by members of the Working Party, the officers advised that:

- (a) the floor space of all dwellings met the council's space standards;
- (b) the developers had been able to change the plot sizes to meet the council's space standards by removing 6 parking spaces between plots 2 and 3, amending the separation gaps between plots and by reducing the square meterage of green space at the roundabout;
- (c) Although the bridge over the railway could be used by pedestrians, the options available after crossing the bridge were limited; and
- (d) The materials to be used for the development would be in keeping with the nearby conservation area.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Development Management Committee:

- (i) a hard copy of the previous layout plan;
- (ii) details of the changes made to plots 2-7 and 22 to 25 since the previous application.
- (iii) details of the square meterage of green space to be lost at the roundabout; and
- (iv) clarification on who proposed the replacement of the current conifer belt.

The meeting commenced at 4.00 pm and concluded at 5.15 pm

.....
Chairman

APP/20/01031

Land south of Lower Road Havant

Erection of 50 new dwellings together
with access, landscaping and open
space (Revised Scheme).



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- The application is a re-submission following the refusal of APP/19/00427 by the resolution of the DMC on the 5 March 2020 (Site Viewing Working Party held on the 5 December).
- A Public Inquiry in respect to the appeal is scheduled for the 2 February 2021.



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- APP/19/00427 was refused for 2 reasons
- The proposed development would adversely affect the open character and appearance of the setting to this part of the Old Bedhampton Conservation Area by reason of the scale of the development and the loss of agricultural land which provides a setting to the Conservation Area. These adverse effects are not outweighed by the benefits of the scheme. The proposal is therefore contrary to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.
- The absence of bidding arrangements /S106 to secure a number of development related requirements.



3

The differences between the current and previous application

- The development has been moved further from the Old Manor Farm Conservation Area.
- The draft Local Plan has been reaffirmed at full Council including the draft Housing Allocation for the site
- The Council's 5 year housing land supply was previously 5.4 years and is now 4.8 years.
- The draft local plan policies are largely unchanged.



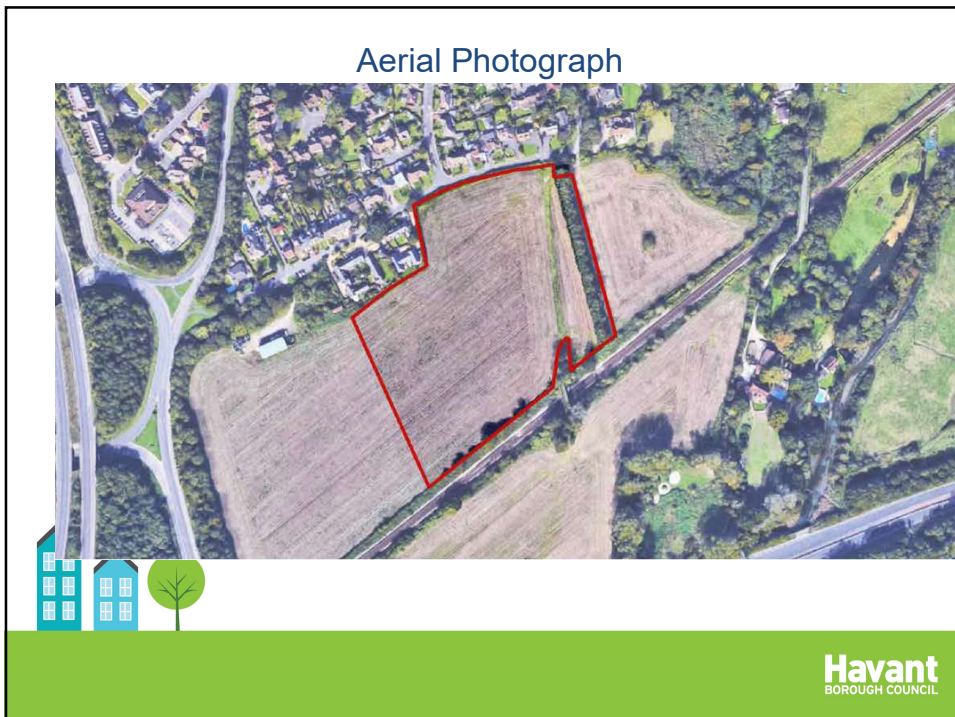
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Aerial Photograph

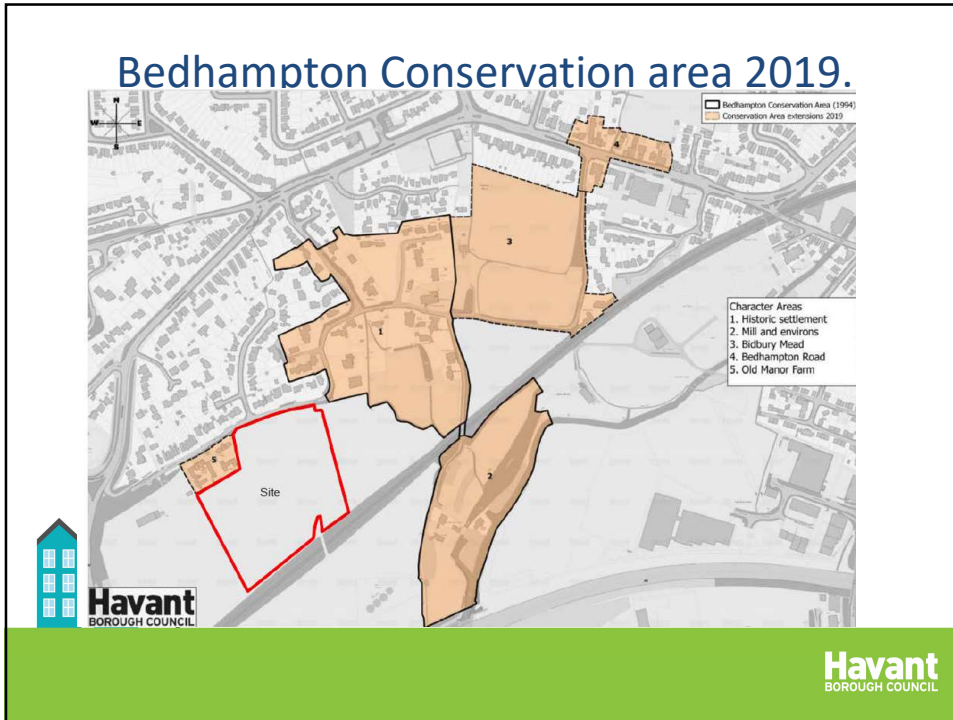


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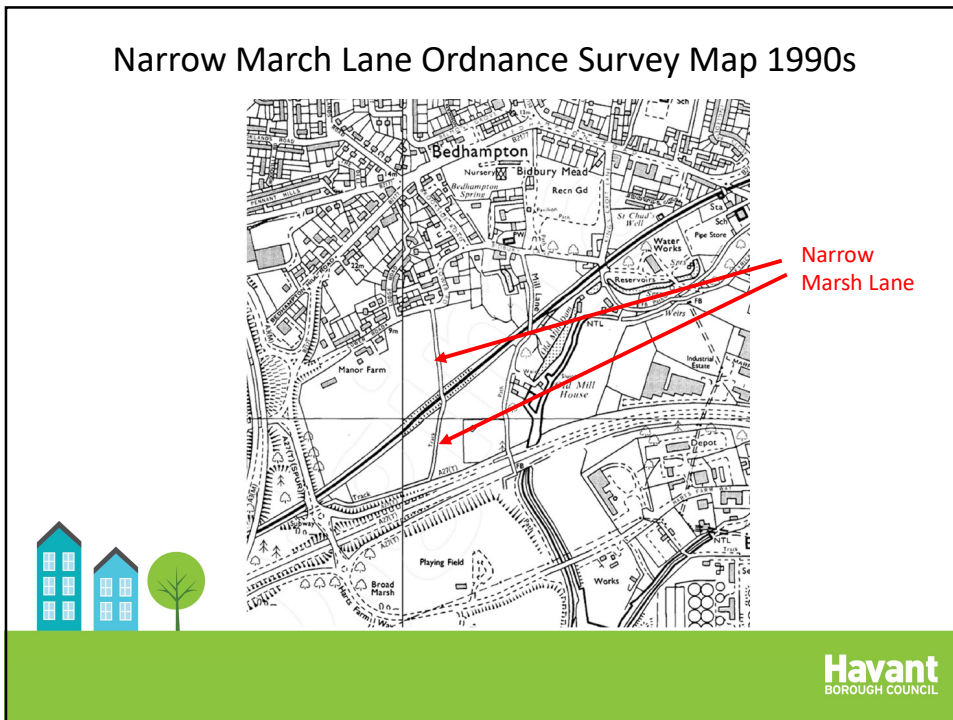
Aerial Photograph



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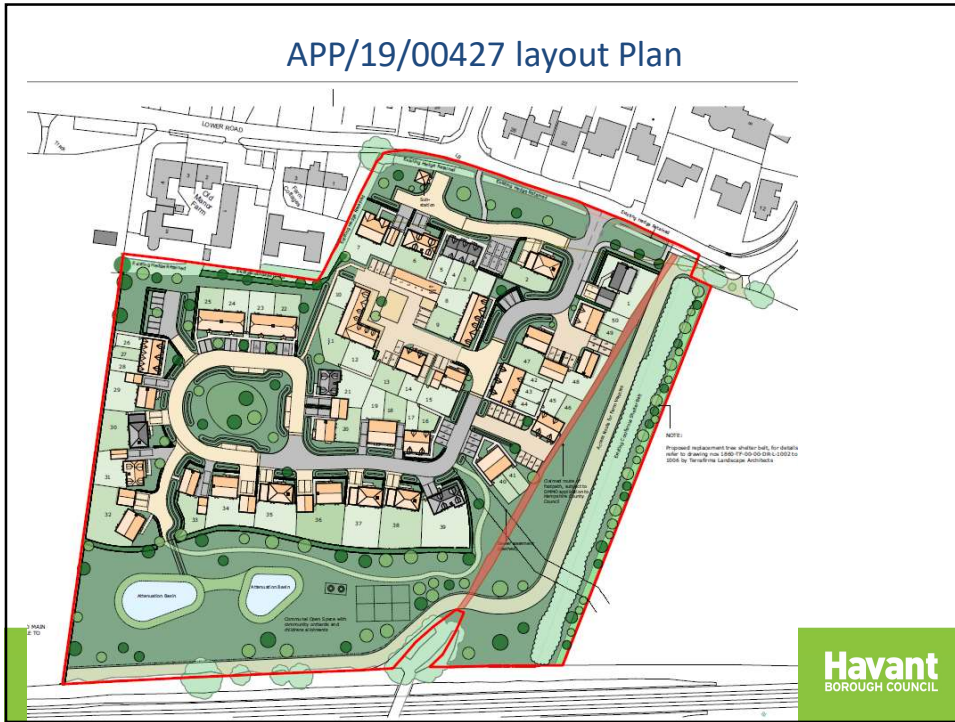
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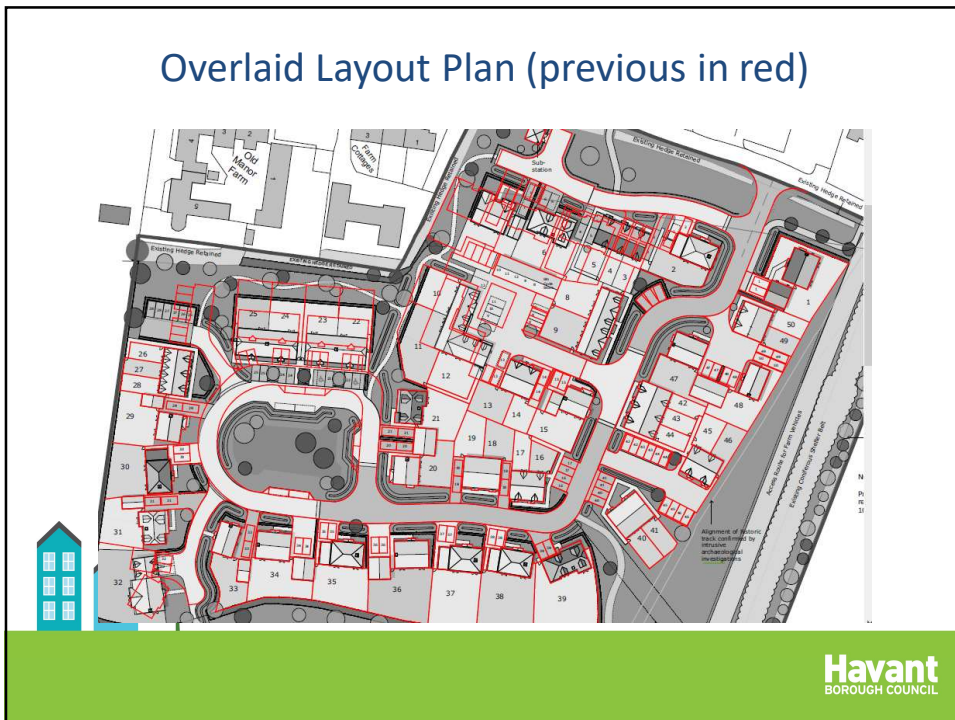
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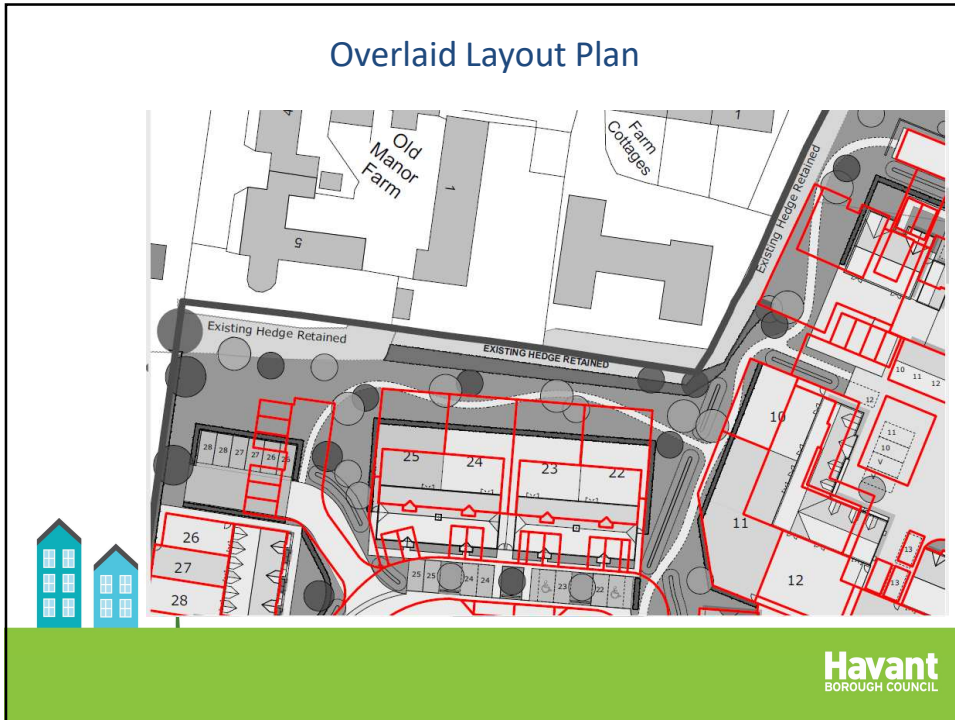
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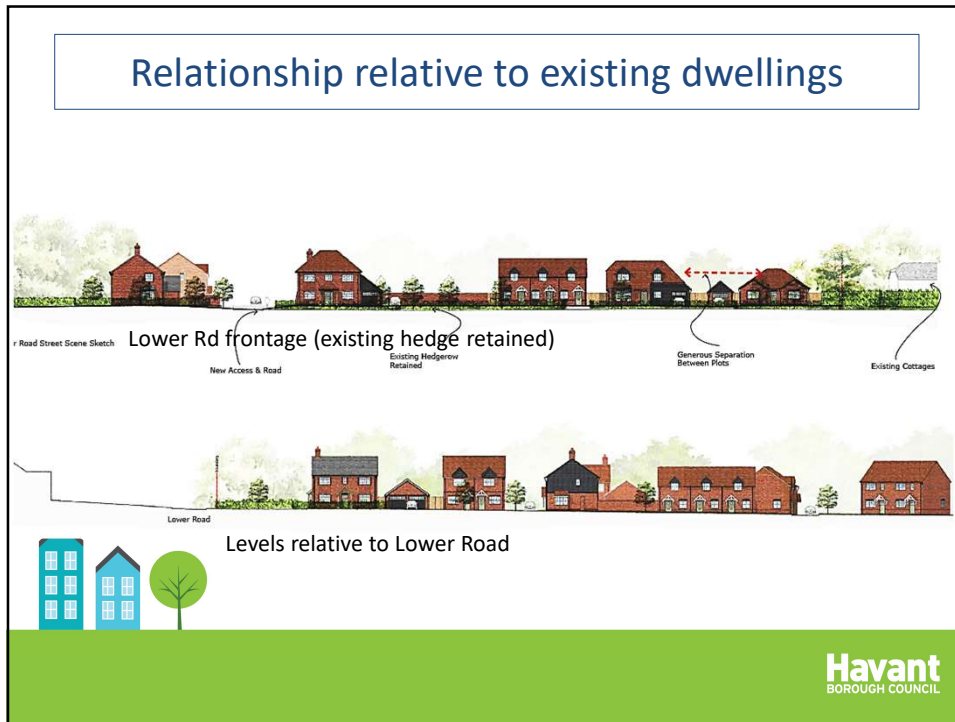
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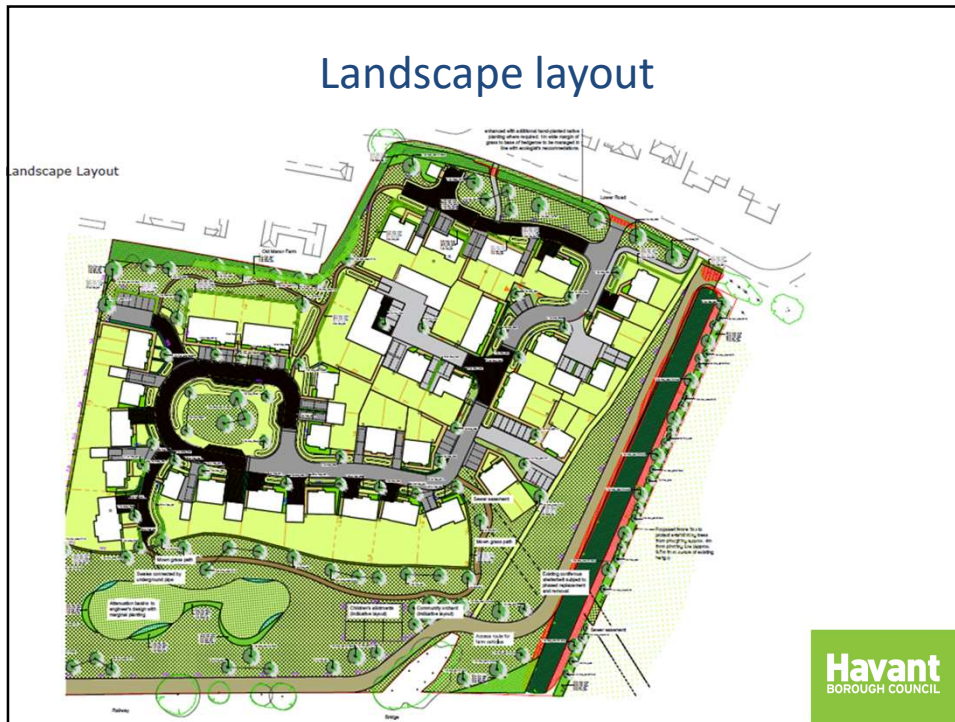
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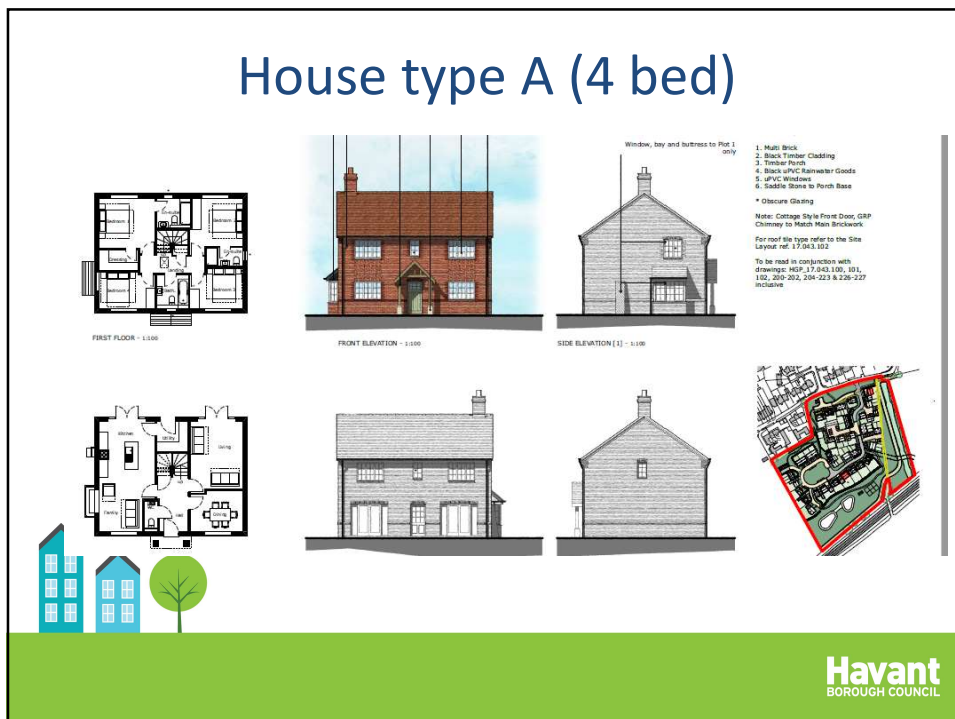
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House type C – 3 bed

FIRST FLOOR - 1:1000

GROUND FLOOR - 1:1000

FRONT ELEVATION - 1:1000

SIDE ELEVATION (1) - 1:1000

REAR ELEVATION - 1:1000

SIDE ELEVATION (2) - 1:1000

MATERIALS KEY

1. Multi Brick
2. Black Timber Cladding
3. Timber Porch
4. Black uPVC Rainwater Goods
5. uPVC Windows
6. Saddle Stone to Porch Base

* Obscure Glazing

Note: Cottage Style Front Door, GRP Chimney to Match Main Brickwork

For roof tile type refer to the Site Layout ref. 17.043.102

To be read in conjunction with drawings: HCP_17.043.100, 101, 102, 200-202, 204-205 & 226-227 inclusive

KEY PLAN (ms)

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House type E – 2 bed

FIRST FLOOR - 1:1000

GROUND FLOOR - 1:1000

FRONT ELEVATION - 1:1000

SIDE ELEVATION (1) - 1:1000

REAR ELEVATION - 1:1000

SIDE ELEVATION (2) - 1:1000

MATERIALS KEY

1. Multi Brick
2. Black Timber Cladding
3. Timber Porch
4. Black uPVC Rainwater Goods
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* Obscure Glazing

Note: Cottage Style Front Door, GRP Chimney to Match Main Brickwork

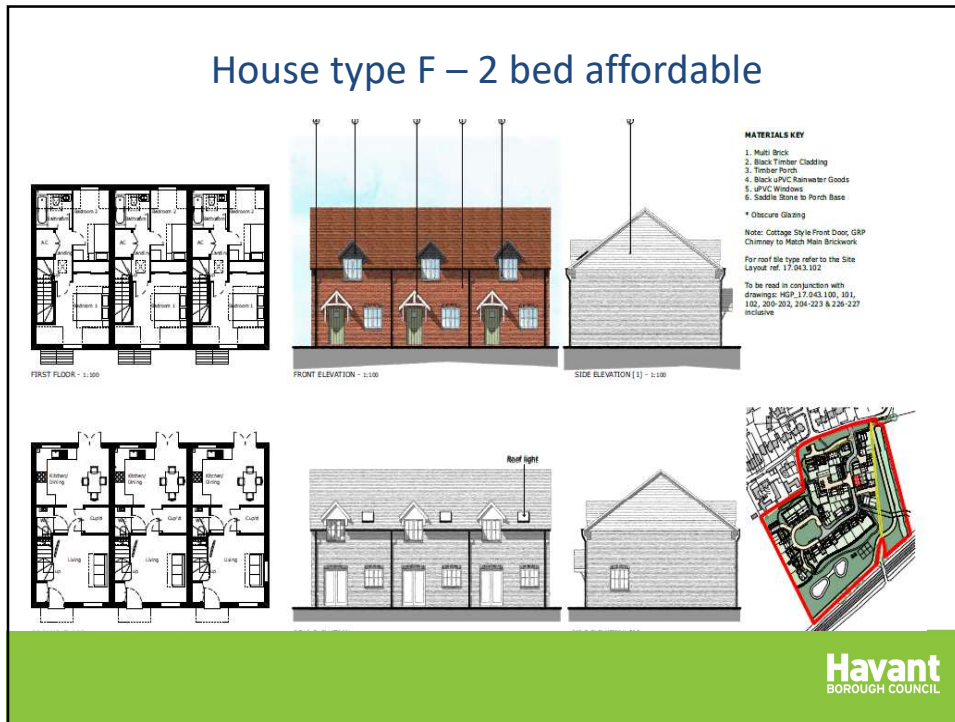
For roof tile type refer to the Site Layout ref. 17.043.102

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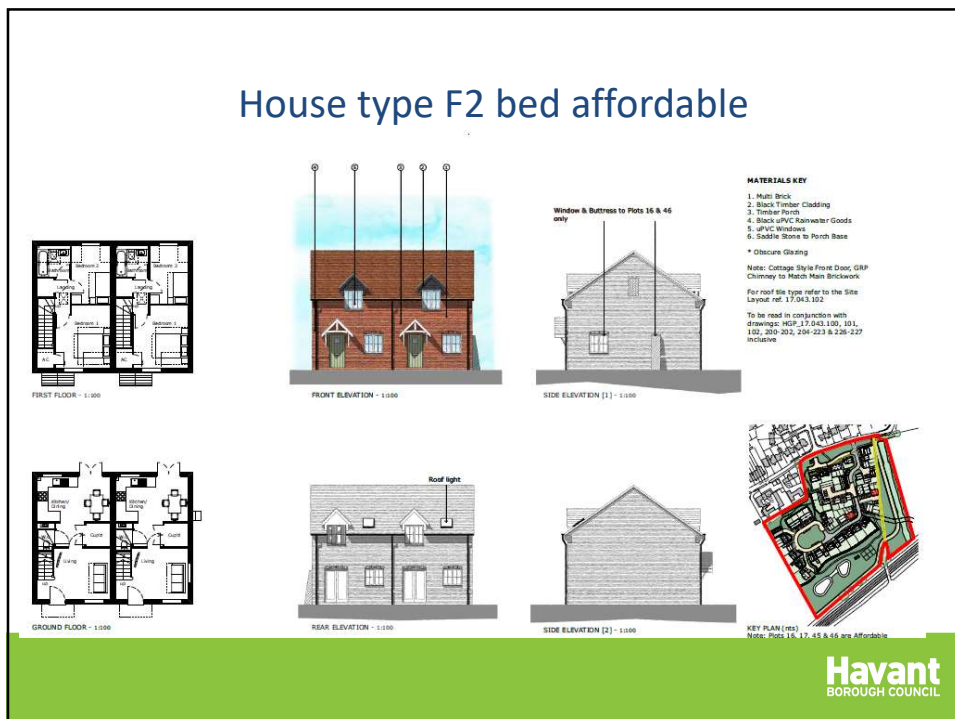
KEY PLAN (ms)

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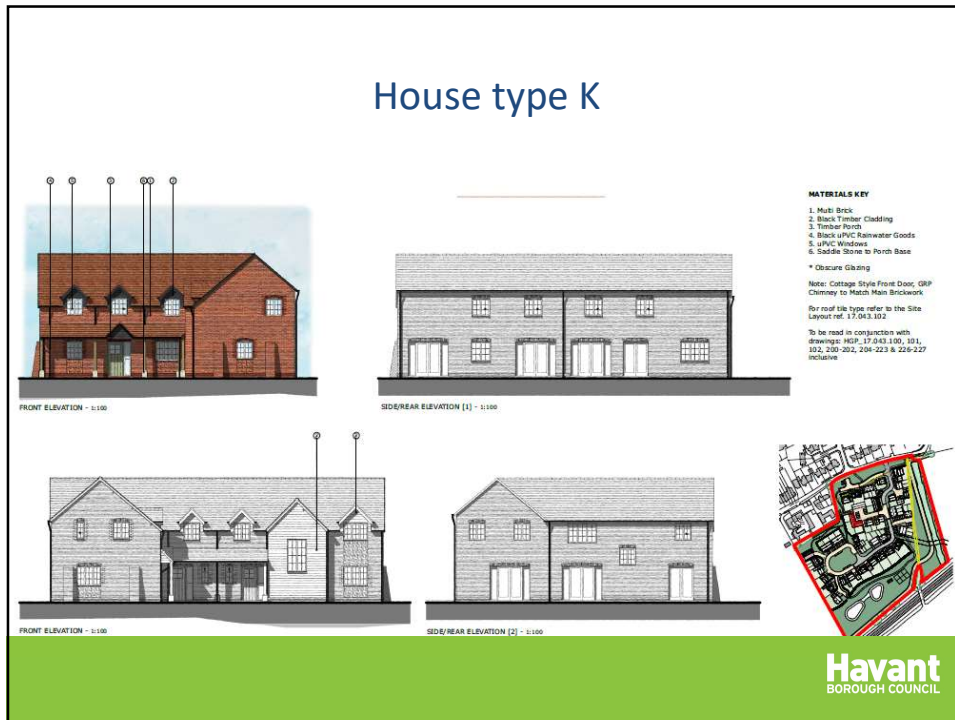
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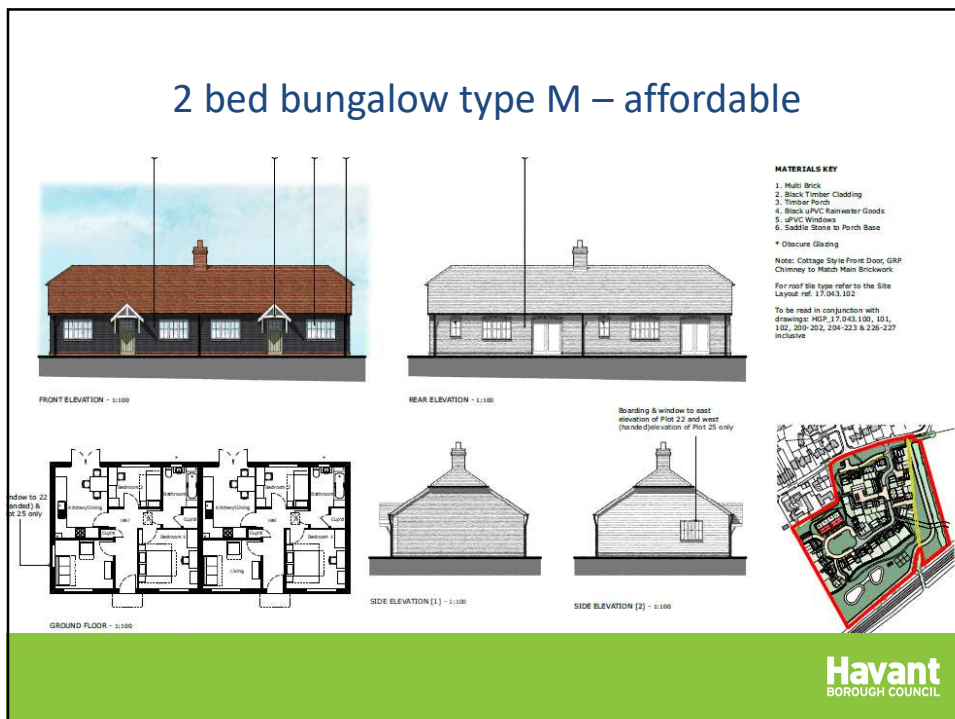
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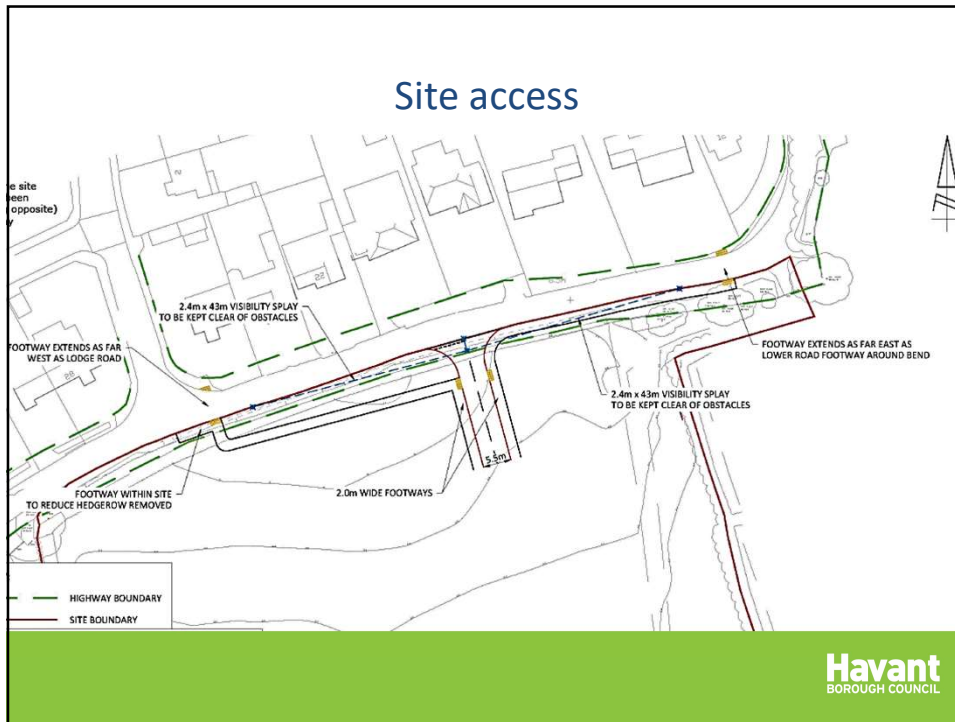
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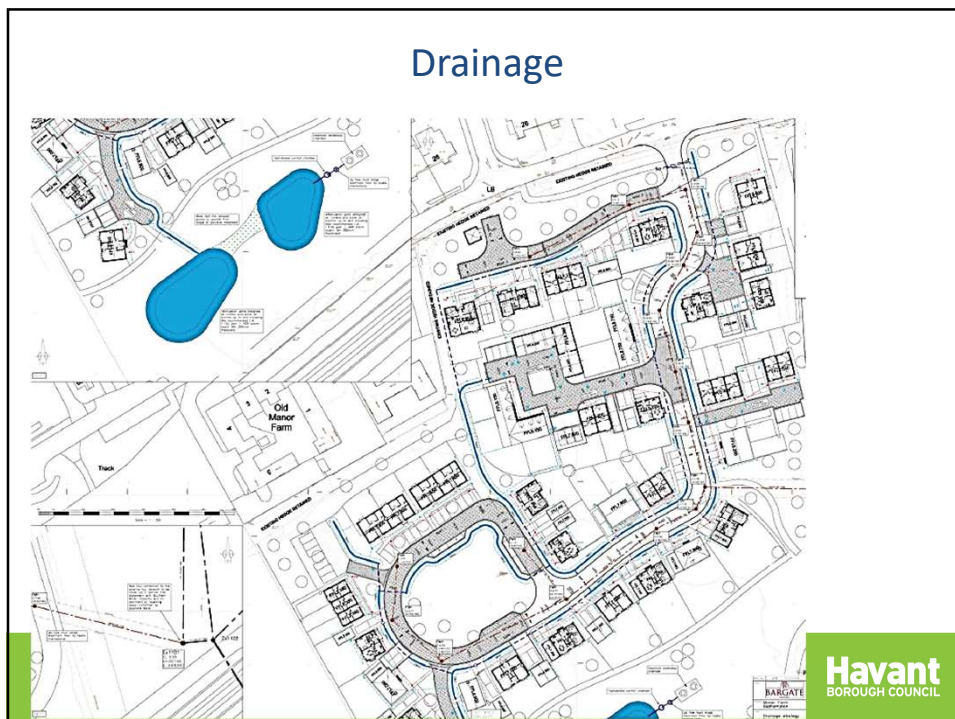
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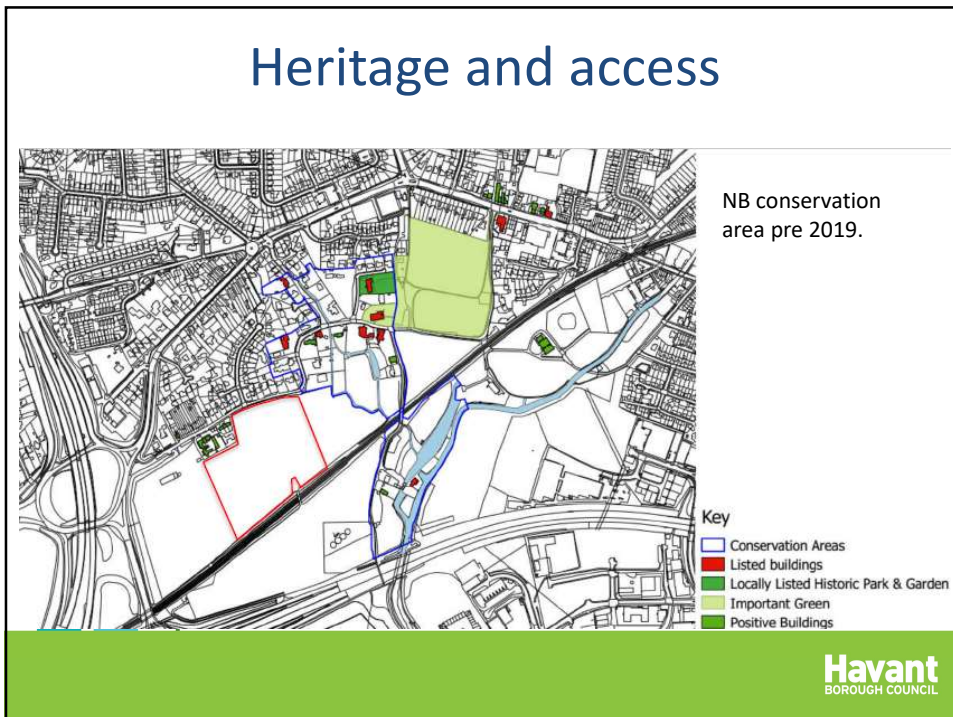
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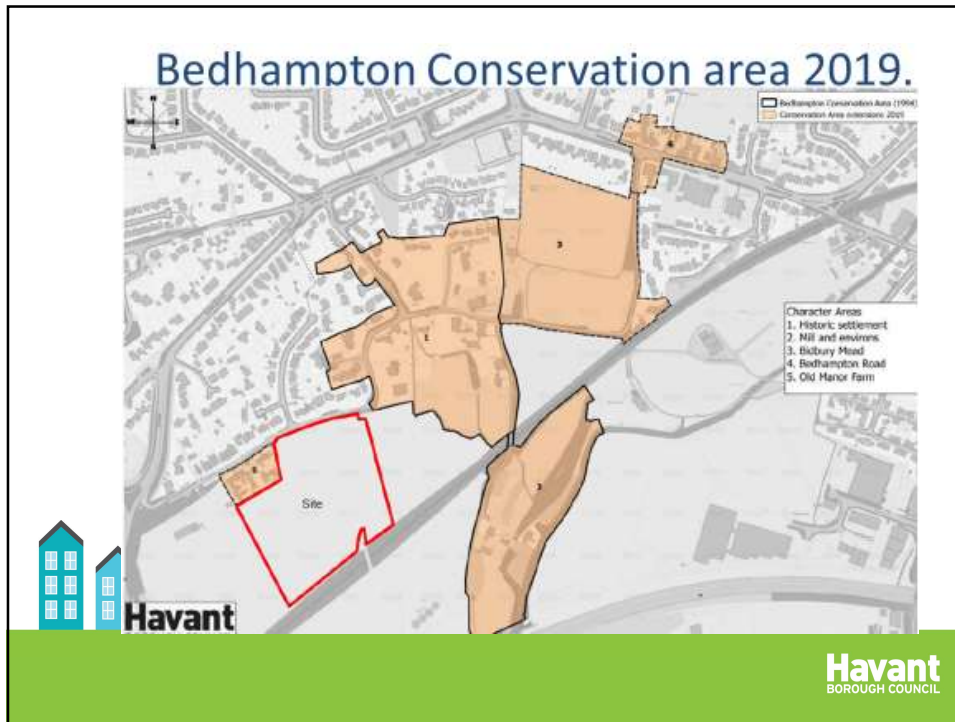


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Lower Road after the bend facing The Elms 2*LB



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Lower Road facing south towards the bend



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Lower Road after the bend, site on left



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Looking towards application site from Lodge Road. Old Manor Farm on the right



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Lower rd. Facing west Site on left



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View east along Lower Road, site on right



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View east along Lower Road, Old Manor Farm the on right



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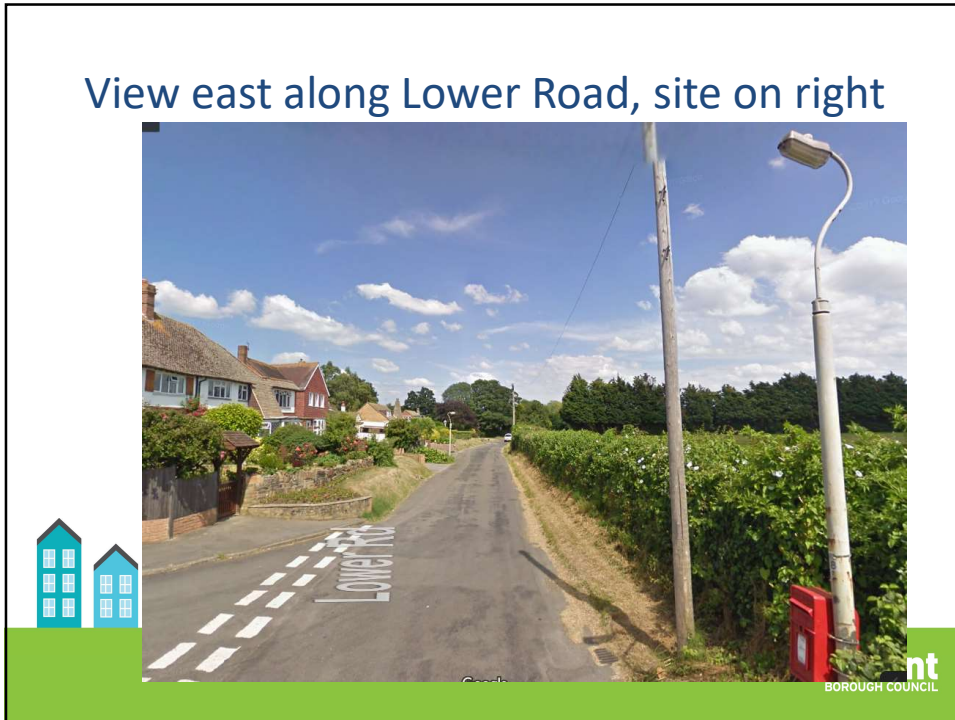
Old Manor Farm



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View east along Lower Road, site on right



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Lower Road facing east



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Figure 15: View east along the sylvan Bidbury Lane



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Conservation Area



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Old Manor Farm from the south



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From the railway bridge facing application site

Old Manor Farm



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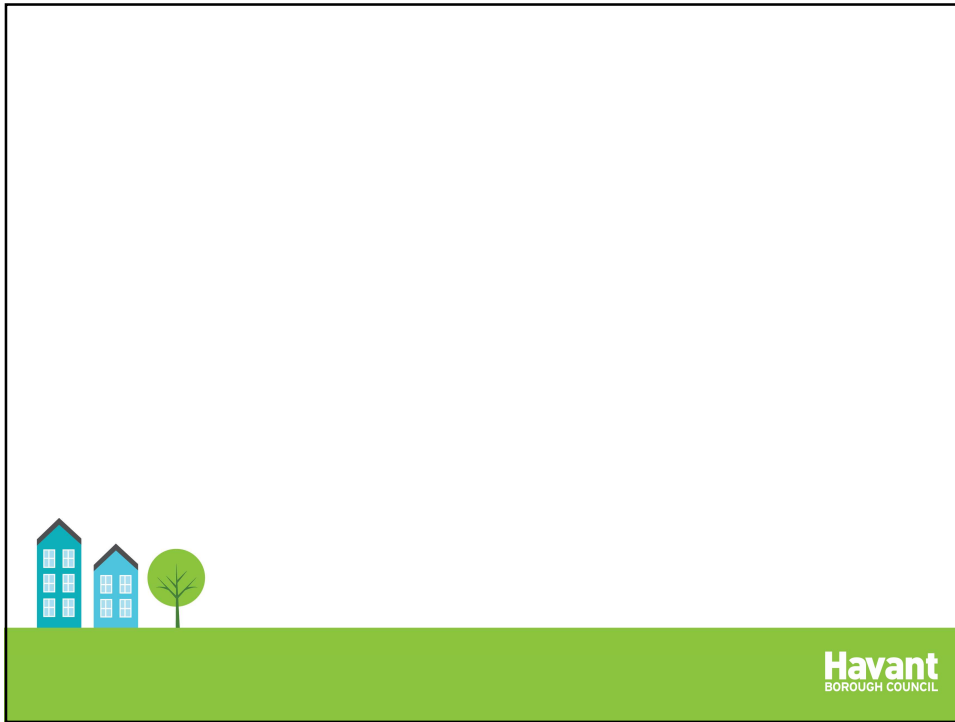
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Planning Considerations

Members should refer to the published committee agenda which provides a full report setting out the relevant considerations.

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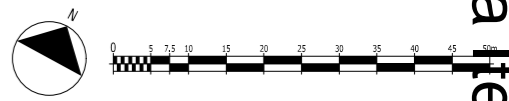
NOTE:
Proposed replacement tree shelter belt, for details refer to drawing nos 1860-TF-00-00-DR-L-1002 to 1006 by Terrafirma Landscape Architects

Tenure

- Shared Ownership
- Rented

ROOF TILE KEY

- CS26 NATURAL ROOFING SLATE
- CLAY LARGE PROFILE PLAIN ROOF TILE TO MAIN ROOFS, SMALL PROFILE PLAIN PORCH TILE TO CO-ORDINATE WITH MAIN ROOF TILE



| Revisions | Date | Author |
|--|----------|--------|
| K- Proposed site layout updated inline with planners comments: Plot 16&17, 42-46 House type amended. Plots 3-7, 10&11, 13-25, 40-46 Gardens updated. Footpaths to north of site, connecting site to lower road have been amended. Plot 4B Garage connected to Plot 47 garage. Plot 10-12 Carport Reduced. 3 bay car barns omitted. | 13/08/19 | TIM/MW |
| L- Inline with clients comments & mark-ups received on 19th & 20th August 2019 | 28/08/19 | TIM/HS |
| M- Inline with clients comments & mark-ups received on 30th August 2019 | 03/09/19 | IS/HS |

| Revisions | Date | Author |
|--|----------|--------|
| N- Amendments to farm track and plots 16-17 & 42-46 following client comments. | 17/09/19 | HS |
| P- Footpath annotation amended | 20/09/19 | HS |

Drawing Status

- Preliminary
- Planning
- Building Regulations
- Construction

Drawing Notes:
For hard and soft landscaping details refer to drawings nos. 1860-TF-00-00-L-1002 - 1006 inclusive by Terrafirma Landscape Architects

To be read in conjunction with HGP Architects Ltd drawing nos. 17.043.100-101, 200-202, 204-223 & 226-227 inclusive

Client

| | |
|----------------------------|------------------------|
| Project Title | Manor Farm, Bedhampton |
| Document Title | Proposed Site Layout |
| Drawing Scale / Sheet Size | 1/500@A1 |
| Job No. | 17.043 |
| Date | June/2018 |
| Drawn by / Checked by | CW/-- |
| Signature | |
| Drawing Number / Revision | 102 - P |

ES 10342
Quality Management

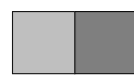
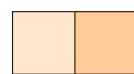
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NOTE:
Proposed replacement tree shelter belt, for details refer to drawing nos 1860-TF-00-00-DR-L-1002 to 1006 by Terrafirma Landscape Architects

ROOF TILE KEY

-  CS26 NATURAL ROOFING SLATE
-  CLAY LARGE PROFILE PLAIN ROOF TILE TO MAIN ROOFS, SMALL PROFILE PLAIN PORCH TILE TO CO-ORDINATE WITH MAIN ROOF TILE

| Revisions | Description | Date | IS / CK |
|-----------|---|----------|---------|
| U | New 5 bed House Type shown to Plot 32. Garden length to Plots 22-25 reduced. Parking spaces swap. SUDS in open space amended. | 21.10.20 | IS / CK |
| T | Amendments to plots 3,4 & 5, removed SUDS in front of Plot 29, tarmac to parking spaces shown, re-labelled annotation. | 02.10.20 | IS / CK |

| Drawing Status | Symbol |
|----------------------|--------------------------|
| Preliminary | <input type="checkbox"/> |
| Planning | <input type="checkbox"/> |
| Building Regulations | <input type="checkbox"/> |
| Construction | <input type="checkbox"/> |

| Drawing Status | Symbol |
|----------------------|-------------------------------------|
| Preliminary | <input type="checkbox"/> |
| Planning | <input checked="" type="checkbox"/> |
| Building Regulations | <input type="checkbox"/> |
| Construction | <input type="checkbox"/> |

Drawing Notes:
For hard and soft landscaping details refer to drawings nos. 1860-TF-00-00-L-1002 - 1006 inclusive by Terrafirma Landscape Architects

To be read in conjunction with HGP Architects Ltd drawing nos. 17.043.100-101, 200-202, 204-223 & 226-227 inclusive

Client
BARGATE HOMES

Project Title
Manor Farm, Bedhampton

Document Title
Proposed Site Layout

Drawing Scale / Sheet Size
1/500@A1

Job No.
17.043

Date
June/2018

Drawn by / Checked by
TIM / CK

Signature

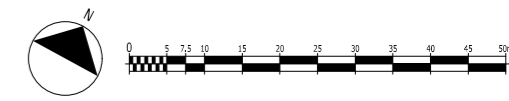
Drawing Number / Revision
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ES 10342
ISO 9001
Quality Management

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Deputation by P Gray

Development Management Committee 13 January 2021

Agenda Item 6

APP/20/01031 - Land south of, Lower Road, Havant

Proposal: Erection of 50 new dwellings together with access, landscaping and open space (Revised Scheme).

There has been a lot of development in Bedhampton in the last few years, with more to come. The Pre-submission Local Plan has not yet been examined by the Planning Inspector so there has been no opportunity to consider the cumulative impact of the individual applications. I urge the members of the Development Management Committee to vote to reject this planning application.

Other residents have made the point in previous submissions (included in the Additional Information for this Agenda Item in the public reports pack for this meeting) that this development will damage Old Bedhampton; turning a haven of peace and tranquillity into a nightmare for pedestrians and cyclists, ruin the archaeological record and harm the local ecology.

I fully support all these points, but I am focusing on the impact to the wider area. This development is contrary to the current Local Plan. To quote the Foreword to the Havant Borough Local Plan 2036, 'Our choice is not whether development takes place. It is whether that development takes place in a planned and coordinated manner, providing infrastructure and environmental safeguards or whether it is ad hoc and unplanned, without the necessary infrastructure.'

Furthermore, the National Policy Framework says that 'The aim of the plan is to enable the council to influence and shape development on behalf of its residents.'

The situation that we have in Bedhampton right now, of uncoordinated developments, each of which harm our neighbourhood and contributes to a significant, negative cumulative impact, is exactly the situation that a Local Plan is meant to avoid.

Before any further development goes ahead, we need to have a robust local plan in place that we can trust to protect our environment while delivering quality housing that enhances our neighbourhood.

The world has changed in the last 12 months. We are all spending more time at home which means we all need and appreciate our local area more than ever. For the good of Bedhampton, I urge you to look to the future and reject this proposal so the Local Plan 2036 can be examined in its entirety and the combined impact of this development alongside those at Forty Acres, Campdown and all the other recently completed developments that are already shown to have strained our infrastructure has been considered.

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Deputation by Mr R Tate

Bedhampton Heritage Alliance: Deputation to DMC re APP/20/01031: 13.1.21.

Your unanimous decision to refuse the last application was exemplary. It demonstrated that Planning is both an Art and a Science. If, it were simply a science, once enough boxes were ticked, consent would follow. It could be done by regulation. BUT it is not!

You exercised your duty, embodied in the NPPF, to protect heritage and made a *value judgement* to balance harm against benefit. Each of you may have given different weights to the various components of this equation but their cumulative impact resulted in a refusal: now the subject of an appeal. This DMC decision should be a material consideration on this application.

In the light of the significant public concerns drawn from a large hinterland, Bedhampton Heritage Alliance (BHA) has been given Rule 6 status by the Planning Inspectorate for the Public Inquiry. BHA has worked with the Borough's consultants preparing the case. The bulk of the work is complete and the case is robust. This application suggests that Bargate have doubts about their original proposal.

This vexatious application is another attempt to exploit the 'window of opportunity' before the Draft Local Plan Examination in Public (EiP) brings rigour to the analysis of the **unsound** allocation H20 and protects the setting of the raft of heritage assets affected here. The simple passage of time processing the Plan adds no weight whatsoever to the Draft for the purpose of this decision.

The Draft is founded upon inadequate and inaccurate survey material together with a flawed sustainability appraisal. The allocation of H20 in an unsound draft running counter to the NPPF and the policies of the draft plan itself can be afforded no weight.

The small discrepancy in the 5-year housing supply is not a reason for 'open season' to harm designated and non-designated heritage assets.

Bargate have made very minor layout changes in the northwest corner to retain a few metres of open setting for Old Manor Farm. The present open setting extends to the A27! The changes result in relocated parking blocking a turning area for 6 houses. The proposal is **not materially different** from before.

The starting point for a decision is the current statutory Local Plan. This indicates a straightforward **refusal** based upon substantial harm to heritage. Based upon only part of the open setting being affected, the officers judge the harm to be *less than substantial*. Given its size, members can again take a different view and **also** include the wider heritage impacts of the development.

iTransport forecast a 41% increase in traffic and the mini roundabout will have '1 extra vehicle every 4 minutes' at pm peak adding to right turns into Brookside Road. This is absurd. They will add to bunching and queue back onto the roundabout.

The junction could exceed capacity in 4 years. Traffic lights will prevent right turns out. 'Rat runs' through the heart of the Conservation Area will use ancient Bidbury and Kingscroft Lanes. 41% more will add to this harm, disrupt the tranquil amenity and add to safety concerns throughout the public realm.

Residents are more concerned about 'safety' than 'capacity'. Far from having '*an impeccable safety record,*' the Alliance has shown the probability of pedestrians being caught alongside two opposing vehicles on the narrow section of road will occur every other day!

This is a large intrusive harm to the coastal rural setting of the Conservation Area and segregates the farm buildings from their rural connection. It proposes a substantial blot on the landscape.

The introspective layout puts the rear of houses facing out. It is one barrier away from a gated community that will fail to integrate and assist social cohesion with the surroundings. It provides no beneficial addition to the Conservation Area. This is poor place making.

The 3.6m wide ancient Narrow Marsh Lane has never been a 2m footpath on the wrong alignment. The proposal has 5 gardens on top of it and it's setting. The appreciation of this historic route to the harbour will be lost.

Nowhere does the application set out the balance between harm and public benefit.

The cumulative irreparable harm is...

The amenity of the whole of the Conservation Area
Harm to its open rural setting,
Harm to "The Elms" Grade II*
Harm to the 'sunken lane' character of Lower Road,
Harm to Narrow Marsh Lane,
Harm to the setting of Old Manor Farm buildings,
Harm to protected wildlife habitats and
Harm through increased highway safety concerns.

Refuse permission.

Deputation by County Councillor Fairhurst

Members—I am at a loss as to why we are once more looking at this application. I was under the impression it was due to go to appeal next month and can only assume the developers feel they might lose once again. After all the planning inspector threw out plans for development on this site once before and might well do so again.

Why don't the developers wait until the examination in Public of the local plan - why the hurry to get this through before that can happen? Why ignore the decision of the DMC - a democratic refusal by councillors – do they think they can wear you and HBC down before the planning inspector has his say?

Looking at the changes made by the developer I can see no substantial change to what has gone before - the main problems have not gone away, the reasons for refusal last time haven't gone away, and your unanimous refusal still applies.

The Roman road is still too narrow for two-way traffic and pedestrians to co-exist safely with no ability to create pavements.

However, the main problem is the damage this will do to a conservation area which is much valued by not only the local residents but the wider population of Havant as a whole. Old Bedhampton is a real asset to the borough, a place where members of the district come to escape for a while and enjoy the ambience and surroundings. Before Covid struck it would not be unusual to find many people from all parts walking around the area. As a dog walker I would frequently talk to people from Cowplain, Hartplain and Waterlooville who had come to enjoy the area.

We have building going on all over the borough and we do need more houses. But we need to recognise that there are some places where it is just not right – that, after all, is why we have local councillors involved, to make local decision-making a reality rather than a sham. There comes a time when we as councillors should say enough is enough. You would think twice would be sufficient, but now it seems you have to do it all over again.

I also do not think the minor alterations to the developers plan alters in any way the fundamental objections the DMC held regarding this site. I would go as far as saying it is a bit of an insult to suggest leaving such a small extra space will sway your decision.

Members - please reject this as you did before.

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Deputation by D Jobbins

Development Management Committee 13 January 2021

Lower Road, Bedhampton - Planning Application APP/20/01031

Chair, Members of the Committee, thank you for the opportunity to speak on behalf of the applicant Bargate Homes. I would also like to thank your Officers for preparing a thorough and well-balanced report.

I am sure you are all very familiar with the background to the site and therefore I will try and be succinct. You will recall that permission was refused by Members in March 2020 but only in respect of the possible impact upon the setting of the Old Bedhampton Conservation Area. No other substantive issues were raised other than the need to complete a legal agreement which we have now resolved with you Officers

I will now focus on the principal changes that have occurred since the last application was determined by the Planning Committee. These can be summarised as follows;

- Revisions to the proposed layout to provide much greater separation to the Old Manor Farm buildings to improve the relationship with this part of the Conservation Area. As a consequence, the introduction of additional landscaping and a new footpath improves greatly the resulting relationship with these buildings. This was the only reason Members resolved to refuse PP last time and we believe this revised scheme now provides an improved separation between our new dwellings and the existing Manor Farm dwellings
- Revisions have also been made to comply with the Nationally Described Space standards to improve the overall accommodation being provided as suggested by your Officers

Since your last decision, there are also two very significant changes to the planning background to the site which should be taken carefully into account namely;

- In September 2020 the Council agreed the Draft Havant Local Plan for submission to the Secretary of State and therefore the Council has formally endorsed the allocation of the site for the erection of around 50 dwellings (Policy H20). The site has therefore been accepted as suitable site for development given the need to accommodate new housing growth within

the Borough and has been included within the emerging Local Plan since 2016.

- In December 2020, the Council published its most recent Housing Supply Statement which confirms that at present, it cannot demonstrate a 5 Year Housing Land Supply. As Members will appreciate, this is most important as it leaves the Council vulnerable to speculative applications on sites not included within the Draft Local Plan. The site at Lower Road is already included within the Council's calculations for its Housing Land Supply and therefore it is now much more important that the site is brought forward to help deliver the 5 Year HLS. Without this site, it will therefore be necessary to find an alternative location to make up any shortfall in housing numbers.

I would also like to stress that we have worked very closely with your Officers throughout, along with Statutory Consultees such that there are no technical objections whatsoever to the proposals (this includes from Hampshire Highways, Historic England, Natural England, RSPB, and others).

This revised application is therefore considered robust and very thorough and is fully supported by your Officers.

Whilst we recognise some local residents remain opposed to the proposals, the scheme provides 50 much needed houses including 15 affordable homes in a manner which fully respects its context with a variety of traditional, well-designed dwellings providing a range of homes from 2 bedroom to 4-bedroom properties for which there is a strong local need.

The layout is set well back from Lower Road whilst the amount of POS to the south of the site very significantly exceeds the normal requirement and includes a community orchard and children's allotments.

Finally, we would like to thank your officers for their very comprehensive report which provides an objective and detailed critique of our revised proposals and respectfully request that you agree with your Officers recommendation and approve this revised planning application.