

Deputation re APP/19/00427 Lower Road January 23rd 2020.

Submitted by Mr Tate

Good evening members.

I have lived in Bedhampton for 40 years. I speak on behalf of the Bedhampton Heritage Alliance. At Council in September, I confirmed we wished to work with you to fulfil our mutual responsibility as guardians of our heritage assets.

Two years ago a petition by 1,760 residents to remove this site from the Draft Plan was presented. It has yet to be considered.

This site allocation raised 22 material issues regarding the soundness of the Draft Plan. In the light of these many challenges you cannot attach weight to the draft before the EiP.

The allocation is based upon a flawed Landscape Report, outdated Conservation Area Guidance and no transport assessment or archaeological appraisal.

The Draft Plan appraisal failed to identify (i) the shelterbelt as an alien feature (ii) the 'sunken lane' character of Lower Road (iii) the ancient historic significance of Narrow Marsh Lane and (iv) the local significance of Old Manor Farm buildings. The proposal substantially harms all of these features.

At this most sensitive location the developers have failed to show a sustainable development proposal. The harm is not outweighed by the benefits.

Evidence of traffic movements on the blind corners and the right turn into Brookside Road confirmed current existing serious safety concerns especially the conflicting nature of the mixed users of the shared highway.

The potential black spot is on the bends. iTransport absurdly suggest the absence of any accident records means there is *an impeccable safety record*. Their risk assessment suggests two cars will meet a pedestrian here less than once a century. Using their figures, such incidents will happen every other day. You do not have this within the report. If the agents' traffic forecasts are to be proved right no Travel Plan, to monitor and enforce them, has been submitted.

Safety measures have already been introduced but no further improvements are possible. Development at the former barn has now added medium and large commercial vehicles into this mix. 63% more dwellings will mean more traffic and increased dangers. In the last 6 months, two cyclists were knocked from their bikes by cars here.

The Heritage Report is flawed. It suggests that no archaeological records mean no findings are likely. English Heritage guidance suggests that where

sites have an archaeological interest the benefits of conserving them are a material consideration. There has been no attempt to do this.

Experts believe Narrow Marsh Lane dates from the Middle Stone Age. It linked the harbour with the Forest of Bere and crossed the east west route that survives in the sunken lanes. This intersection became the focus for the location of the origin of Bedhampton.

The proposal realigns and narrows the Lane. It destroys 60% of it. The character of the Conservation Area partly derives from its open setting. The Lane reinforces this. The layout has not been changed to prevent any harm.

Inside the Conservation Area, The Elms, the only domestic grade II* building in the Borough, will bear the brunt of increased traffic and danger. Much of the areas roadways lack pavements. Greatly increased movements will include 'rat running' around Bidbury Mead. The heart of the Conservation Area will lose its relative tranquillity and the visitor experience will suffer.

Old Manor Farm buildings are now included in the Conservation Area. The proposal takes no account of this. The open farmland connection will be lost.

The report uses the words *mitigate*, *moderate* and *minimise* 26 times. This acknowledges the 'harm' created by the proposals.

There will be cumulative irreparable substantial harm to... the whole of the Conservation Area and its open setting, The Elms, the character of the sunken lane, Narrow Marsh Lane, Old Manor Farm buildings, highway safety and the habitats of migrating birds and Bechstein bats.

In the Summary of Representations the report has 75 bullet points that are material considerations.

Old Bedhampton has an eclectic mix of development. Proposed are 50 dwellings of a single suburban character surrounded by screening as intrusive as the development itself. Houses, plain and box-like, with contrived period features. The clutter of permitted development at the rear of properties will be seen in the wider surroundings.

This is not an innovative, prize-winning piece of place-making. There is no need to add to the open space and allotments already serving the area. It will not add great value to the heritage of Bedhampton or benefits to be enjoyed by the wider public.

It is not sustainable development. It does not justify the harm to the heritage assets.

Refuse permission.