

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.