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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.