

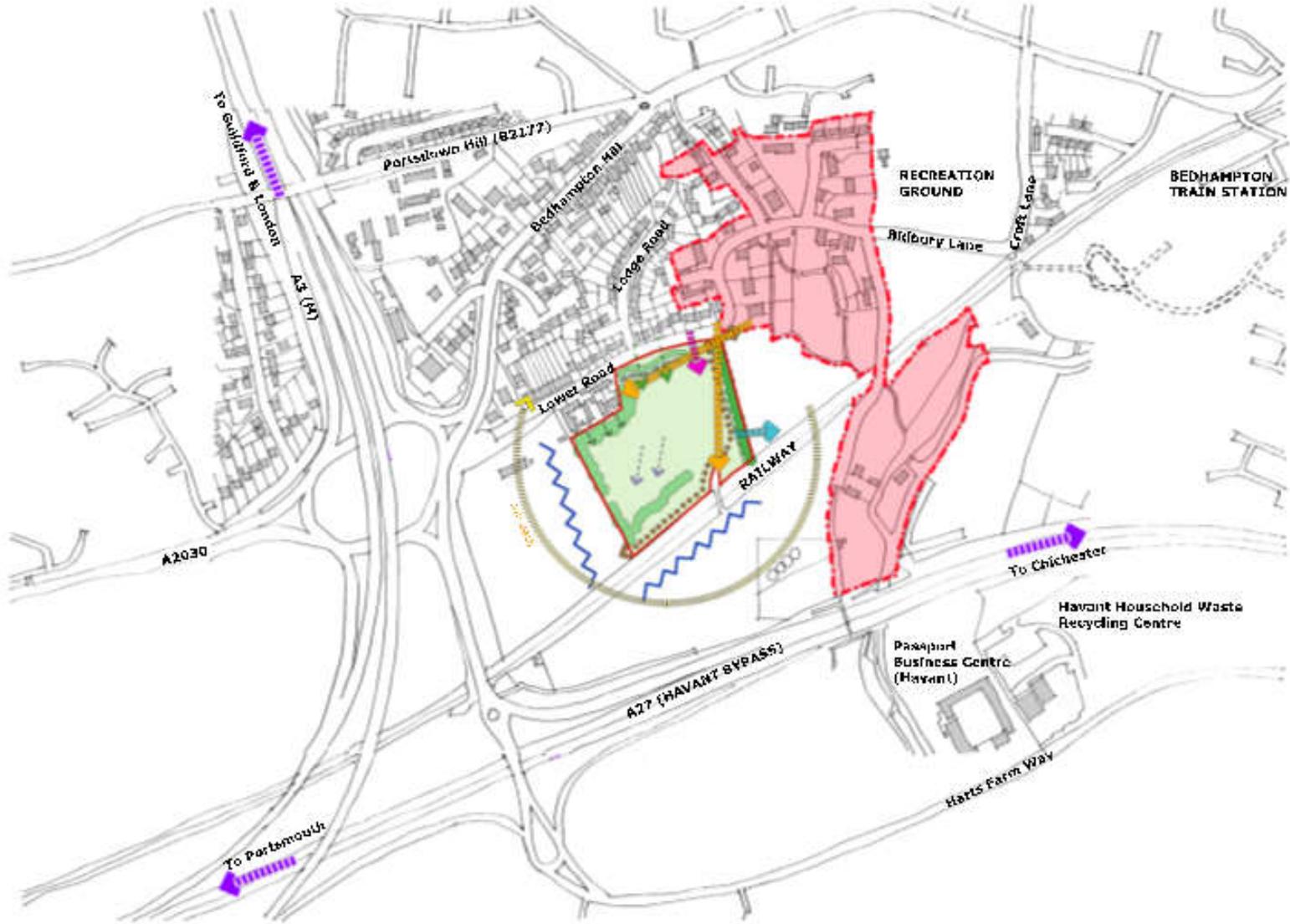
Proposed Residential Development, Lower Road, Bedhampton, Hampshire



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Opportunities and Constraints Plan

Layout – Pre-Application



Key

-  Site Boundary
-  Access
-  Sewer Easement
-  Access to Adjacent Fields
-  Direction of Fall Across Site
-  Views into Site
-  Potential Overlooking
-  Continuation of Built Form
-  Noise
-  Existing Tree Line
-  Existing Hedgerow Retained
-  New Planting buffer
-  Old Bedhampton Conservation Area
-  Views from Conservation Area

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Original Layout



Proposed Residential Development, Lower Road, Bedhampton, Hampshire

Post Pre-app and Public Consultation Layout



Proposed Residential Development, Lower Road, Bedhampton, Hampshire

Indicative Street Scenes and Images



Street Scene Along Lower Road Frontage

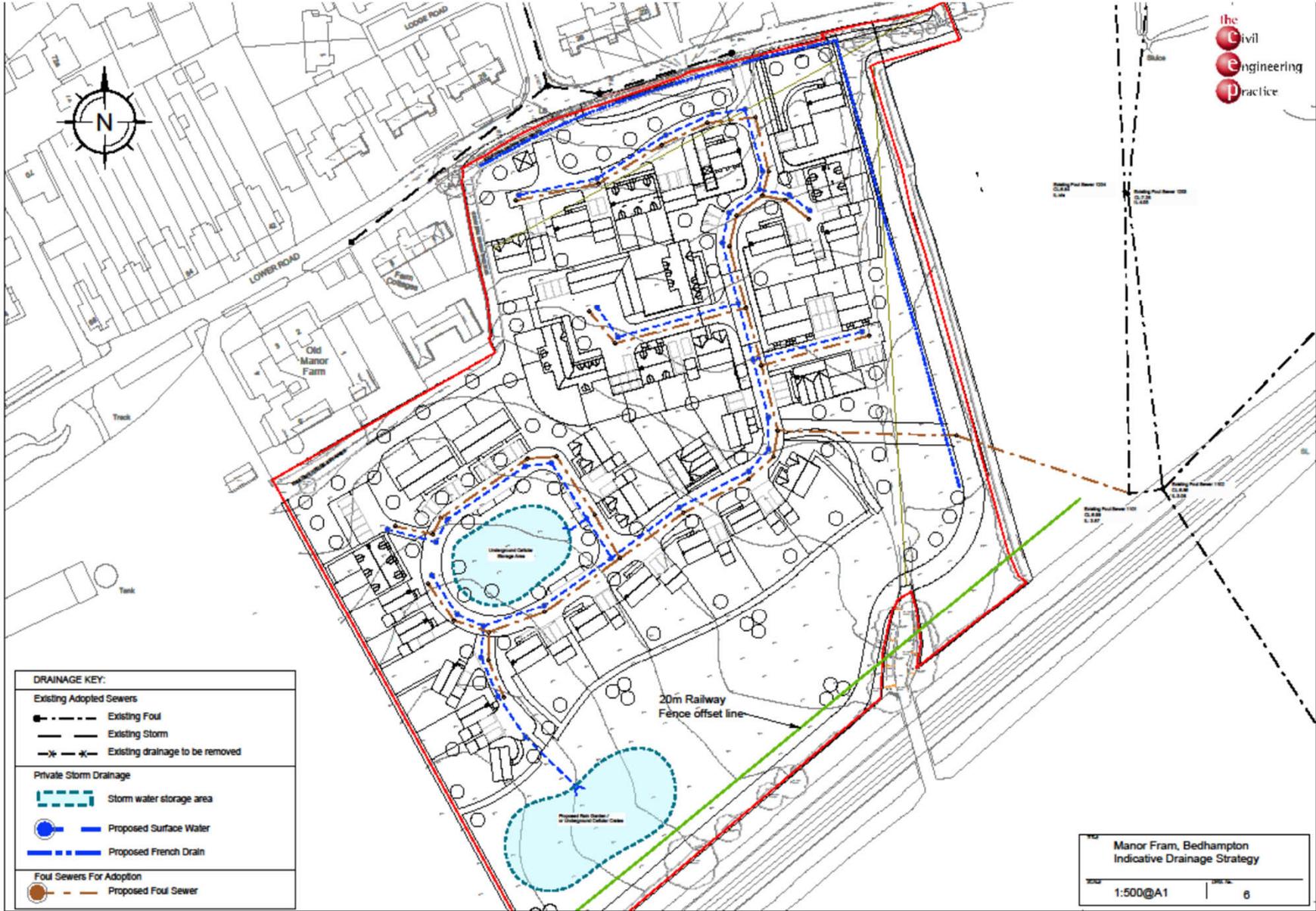


Indicative style for courtyards



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Drainage Strategy



Proposed Residential Development, Lower Road, Bedhampton, Hampshire Highways

Highways and Transport

NPPF Paragraph 32

- “The opportunities for sustainable transport modes have been taken;
- Safe and suitable access to the site can be achieved for all people; and
- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

- Very good local accessibility
- Site access agreed with HCC
- Lower Road is lightly trafficked
- Very low vehicle speeds
- Exemplary highway safety record
- Less than one new vehicle every two minutes
- Pedestrian environment examined and unaffected
- Imperceptible wider traffic impact.

Only very significant traffic impacts should prevent otherwise acceptable development

Proposed Residential Development, Lower Road, Bedhampton, Hampshire

Heritage

- Old Bedhampton conservation area was designated in 1980, when 20th century infill was largely complete
- Boundary of conservation area is tightly drawn
- Northern portion of conservation area derives strong character from historic buildings set within enclosed and intricate roads
- Recreation ground and extant rural farmland east of Mill Lane adds to the character here
- Few views out from the conservation area to surrounding land
- Major highways are not a strong presence but road noise and the presence of the railway is a significant factor in places.



Proposed Residential Development, Lower Road, Bedhampton, Hampshire Heritage

- A detailed heritage assessment has been undertaken
- Findings from our site visit resulted in amendments
- Visual relationships within the conservation area are restricted to short internal views
- Dominant character of setting of listed buildings & conservation area is 20th century housing, with the older buildings now a very small proportion
- Development of the site will not lead to an appreciable change to the character, appearance or significance of the Old Bedhampton conservation area

