



Briefing Note for Land off Palk Road, Bedhampton

Bellway Homes are looking to develop the former Portsmouth Water storage areas on the land at the end of Palk Road. This will make good use of previously developed land that is currently used for storage and largely covered in hard-standing to provide an attractive housing scheme in a highly sustainable location adjacent to Bedhampton railway station and close to Havant town center. The scheme will also create an attractive open space adjacent to the stream for residents to enjoy and this will offer significant environmental improvement to the Hermitage Stream compared to the existing uses.

The proposals currently seek around 90 homes and have been designed to respect the location and ensure there is sufficient parking on site. The proposals include 27 affordable homes and we believe the development will be highly sought after. The current layout is set out below but we are seeking comments on the layout and details so it will change further over time.



The design is also evolving but has been set out to ensure the noise from the railway line can be contained with a large buffer to the housing for parking. The design is contemporary and will blend in with the character of the area with a soft tone of materials chosen and new tree planting to soften the feel over the current commercial use.

Part of the site is already allocated for development and we are working on the technical aspects of the proposals to demonstrate the additional houses can be provided safely, including traffic impact and flood risk, and we believe these issues can be suitably addressed. The Development Consultation Forum is an important opportunity for the design team to gain feedback on the proposals and is an important step in the community consultation process.

There will be a full package of plans available at the event but there is an illustrative elevation below looking towards the block in the north-east of the site. The development has been designed to step down at the edges to respect the existing properties on Palk Road but designed to ensure they have a strong design feature and presence on the site. The blocks also have suitable space around them to ensure the buildings do not appear cramped in the site and that any longer distance views will appreciate the smaller blocks and the variety in roof form.

