

South Downs National Park Local Plan Examination

Position statement from Pro Vision on behalf of Mr Humphrey

(Representation Number 262)

Matters 10-11- Combining Sites and Settlements (Policy SD76)

Introduction

This statement is made on behalf of Mr Humphrey. The Humphrey family own land to the north of proposed allocation SD76 together with the vehicular access serving the proposed allocation.

Allocation Policy SD76: Land at Itchen Abbas House

SD76 currently proposes the allocation of land to the east of Itchen Abbas House for the development of 8 to 10 residential dwellings (please see proposed allocation site below outlined in red).



The proposed allocation as presently drafted is neither effective or deliverable. The Council's proposals do not reflect the constraints placed on development by the current land ownership situation nor the intentions of individual landowners.

Whilst the previous owner of Itchen Abbas House may have had development ambitions, we understand these ambitions are not shared by the present owner of Itchen Abbas House nor the owner of Itchen Cottage, upon whose cooperation, the Council's plans rely.

Fatally, the council's red line plan (SD76) has no vehicular access, the access is owned by a third party (The Humphrey Family) and so cannot be delivered without third party agreement (which has not been given).

As the 8 -10 dwellings proposed on site SD76 are not deliverable, an alternative solution is required.

It is proposed that the land immediately to the north of SD76 is allocated for development (please see plan below).



This site is capable of accommodating the 8-10 dwellings required together with the related landscaping and open space. The site could be allocated independently or in conjunction with the current proposed allocation site (should the current owner of the site have ambitions to develop the site in the future).

Our client's site is directly adjacent to Itchen Abbas house and is situated within an equally sustainable location within viable walking and cycling distance of a wide range of local facilities as well as being located on an existing bus route that provides access to Winchester and Alton.

In addition, the site is well screened by existing mature trees which will ensure that any future development will not have an adverse landscape or visual impact on the character and natural beauty of the National Park. The northernmost part of the site could also be left open to provide a transition between any development and the wider landscape.

Crucially the site outlined in red is in one ownership, includes a vehicular access to the highway and thus could be delivered within a 5 year period.

Given the above, it is clear that SD76 is not deliverable at the present time but the land to the north is. Moreover, the development of our client's land could facilitate the current allocated site should circumstances change in the future.

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