



HAVANT TOWN CENTRE URBAN DESIGN FRAMEWORK

KEY ISSUES WORKSHOP
SUMMARY

FRIDAY 25 FEBRUARY 2005
A SUMMARY OF THE DAY



ROGER EVANS ASSOCIATES

HAVANT TOWN CENTRE URBAN DESIGN FRAMEWORK KEY ISSUES WORKSHOP

Introduction

The Havant Town centre Key Issues Workshop event was held on Friday 25th February at Havant Borough Council offices.

The event was attended by 35 people, which included 5 councillors, 10 council officers, 3 facilitators from REAL and various members of the community representing local businesses, residents groups etc.

The event brought people together to discuss the issues they felt affected Havant Town Centre and that should be considered in the forth coming Urban Design Framework being created by REAL for Havant Borough Council.

Background

The purpose of the Urban Design Framework is to set out design principles for the development of Havant Town Centre. The framework aims to create a long term vision for the town centre, develop local plan policies and provide guidance in the development of city centre sites.

REAL will be assisting Havant Borough Council in developing framework proposals and options in order to create a final report which will be presented to the public at an exhibition.

Event

There was a brief introduction from Councillor Gillett. Rob West of REAL then outlined the process and stages involved in creating the framework document and the consultation opportunities.

The aim of the day was explained as an opportunity for REAL to take on board the issues and concerns of local people in order to suggest ways in which the town should move forward and evolve. The focus of the discussion was to be a list of key objectives that the UDF should achieve.

Rob West then put forward points and displayed images to stimulate discussion of what makes a good town centre and the issues affecting Havant.

The attendees were then divided into four groups, each group then reported back on their results and notes were taken.

The Themes

The event was rewarding and succesful with some consensus of opinion being established.

To make the results clearer the issues have been grouped into seven key areas.

Appendix A shows tables which are a reproduction of the flipchart sheets presented on the day.

The key areas are:

- History
- Location & Setting
- Transport & Infrastructure
- Amenities, Culture and Entertainment
- Housing, Community & Social Issues
- Identity & Marketing
- Potential Development Sites

HISTORY

Strengths

- Historic street pattern
- Narrow fragmented road system
- Market town character
- Historic architecture

Weaknesses

- Narrow fragmented road system
- Tatty out-dated architecture

Opportunities

- Promote the town's historic character

Threats

WISH LIST

- Create a covered market which references Havant's market town heritage
- Enhance and respect existing quality architecture



LOCATION & SETTING

Strengths

- Close proximity to countryside
- Coastal location
- Park in central location
- Natural springs and streams
- Mild climate

Weaknesses

- Town centre has poorly defined boundary
- Lack of integration between park and town
- Meridien Centre closes at night creating a barrier in the town centre

Opportunities

- Make the most of the town's central location
- Good links to neighbouring attractions
- Improve links to open spaces out of town

Threats

- New development to the west of Park Road must be integrated into the town, rather than compete with it

WISH LIST

- Make the most of natural assets
- Join town centre to development sites in the West
- Link different areas within the town centre
- Create more links across Park Road
- Halt the division caused by Park Road
- Connect and integrate the park with the town



TRANSPORT & INFRASTRUCTURE

Strengths

- Good transport nodes and connections
- Town centre is a walkable, cycleable size

Weaknesses

- Lack of cycle lanes
- Lack of residential parking, especially in the East
- Vehicles take precedence over the pedestrian
- Traffic causes intrusion in the town centre
- Congestion at traffic lights by Tesco
- Lack of safe parking in the evenings

Opportunities

- Take priority away from vehicles in the town centre
- Improve pedestrian links between East and West
- Close North Street to traffic

Threats

- The demand for more on-street parking
- Potential strain of future development on local infrastructure

WISH LIST

- Improve Elm Lane by creating more pedestrian crossings
- Improve pedestrian links
- Do not exacerbate on-street parking problems/shortage
- Clean tidy streets



AMENITIES, CULTURE, ENTERTAINMENT

Strengths

- Arts Centre

Weaknesses

- Lack of variety in retail mix and poor quality shops
- Lack of community and cultural facilities
- Lack of entertainment, especially for the youth
- No large venues for events and performances
- Lack of restaurants & too many fast food outlets
- Lack of evening economy

Opportunities

- Develop a retail specialism or niche market
- Offer more cultural activities, which do not include alcohol
- Create a diverse night-time economy

Threats

- Competition from out of town retail
- Competition from neighbouring towns such as Portsmouth, Chichester, Waterlooville
- Lack of investment
- Anti-social behaviour and the negative effects of drinking culture

WISH LIST

- Good mix of shops, no more discount stores
- A mixed use town centre
- Improve community facilities for all ages
- Create one-stop shop for all civic facilities
- Improve night-time economy to include not solely pubs
- Make best use of the park



HOUSING, COMMUNITY & SOCIAL ISSUES

Strengths

- Strong existing residential core within town centre
- The town has a large and affluent catchment area

Weaknesses

- There are too many flats

Opportunities

- Attract families
- The town has a growing population

Threats

WISH LIST

- Cater for the commuter
- Create a varied and welcoming community since there is currently not much life in the town centre



IDENTITY & MARKETING

Strengths

- St Faith's Church creates a strong landmark in the centre of town

Weaknesses

- The town centre is invisible and not clearly defined
- Entrances and gateways to Havant are not well signposted
- Lack of local identity
- Havant has negative connotations and associations
- Poor public realm
- Elm Lane and the Meridien centre turn their back and present a poor entrance to the town

Opportunities

- The South East Plan could bring in business
- Market the Town particularly as being distinct from the Borough

Threats

- The Town and Borough's lack of identity

- The negative appearance of vacant sites

WISH LIST

- Clearly define entrances and gateways, especially along Park Road
- Positive PR
- Quality public realm
- High quality residential development to encourage and support restaurants
- Clean and tidy streets
- Market Havant Town's identity
- Improve signage



POTENTIAL DEVELOPMENT SITES

Strengths

Weaknesses

- No large hotel

Opportunities

- Develop Civic Campus
- Upgrade Market Parade
- Develop railway station and carpark, possibly bridging over the railway
- Mend the severance caused by Park Road
- Redevelop Potash Terrace
- Regenerate the Old Post Office building
- Make better use of the United Reform Church
- Potential to develop or build on top floors of the Meriden Centre
- Redesign St Faith's Churchyard
- Develop Solent Road
- High quality flats at the rear of Market Parade could make the most of the view over the park

Threats

WISH LIST

- Regenerate Market Parade



SUMMARY

Comparing the results of all groups the common themes were:

Strengths

- Historic street pattern and buildings
- The park in its central location
- Good transport connections
- Dwellings in town centre

Weaknesses

- The town centre is invisible, gateways are not clearly signposted
- Poor retail mix
- Lack of cultural facilities and entertainment, both night & day
- Vehicles take precedence over pedestrians and intrude the town centre
- Park Road creates a barrier
- Tatty out-dated architecture

Opportunities

- Promote historic character
- Improve pedestrian environment and links
- Develop retail
- Develop cultural and entertainment options
- Positive marketing for the town

Threats

- Negative appearance of vacant sites
- Competition from out of town retail and neighbouring retail centres
- Park Road severing the town centre

WISH LIST

- Make best use of the park and integrate it with the town
- Create links across Park Road and halt the severance
- Improve pedestrian links and create a clean and tidy public realm
- Develop a mixed use town centre with a

good variety of shops

- Promote a night-time economy
- Market Havant Town's identity and clearly define gateways to town

Next steps

These issues will be considered in formulating the initial concepts for the Urban Design Framework. These options will then be presented at the Options Review Workshop, at which point comments and suggestions will be welcomed. REAL will then take stock of these comments and create further refined options before preparing the draft UDF.

Thanks to all who participated

LIST OF ATTENDEES	
Mr Ron Lamont	Bosmere 100 Society
Mrs R Cooper	Bath Travel Services
Rev D Gibbons	St Faiths Church
Mr L Bryson	McDonalds
Councillor K Moss	Havant Borough Council
Councillor J Fulcher	Havant Borough Council
Frank Campbell	Corporate Director, Regeneration, Havant Borough Council
David Bridges	Head of Community Services, Havant Borough Council
Joy Okwuadigbo	Head of Regeneration, Havant Borough Council
Martyn Pettifer	Area Projects Manager, Havant Borough Council
Andrew Maclean	Traffic & Transport Manager, Havant Borough Council
Paul Ramshaw	Urban Design & Implementation, Havant Borough Council
Julie Boschi	Senior Urban Design/Landscape Architect, Havant Borough Council
Gail Grant	Senior Retail Support Officer, Havant Borough Council
Barry Bateman	Senior Policy Planner, Havant Borough Council
Sarah Wood	Community Regeneration Officer, Havant Borough Council
County Councillor J Wride	Hampshire County Council
Mr K Chessell	Warblington & Denvilles Residents' Association
Mrs P Sutton	North Havant Residents' Association
Mr W Prince	Langstone Village Association
Mr P Turnbull	Langstone Residents' Association
Mrs V Moore	Hermitage Housing Tenants
Miss L Devlin	Hermitage Housing
Mike Willenbrush	Parnell Design Partnership
Mr D Webb	West Bedhampton Residents' Association
Mr R I Morley	Havant Town Association
Rev Robin Hine	United Reform Church
Sgt John Small	Hampshire Constabulary
Mr P Davies	Hampshire County Youth Service
Councillor D Gillett	Havant Borough Council
Councillor R Bolton	Havant Borough Council
Betty Marshall	Bosmere 100 Society
Rob West	Roger Evans Associates
Sue Bailey	Roger Evans Associates
Rachel Aldred	Roger Evans Associates

YELLOW	
Strengths	
	coastal location
	market town character
	good transport links
	historic street pattern
	natural springs and streams
	park in central location
	fine, historic architecture
	arts centre
	mild climate
	narrow fragmented road system
Weaknesses	
	town centre has poorly defined boundary
	narrow fragmented road system
	lack of cycle lanes
	invisible town centre, not clearly indicated or defined
	poor quality shops
	tatty, out-dated architecture
	too many flats
	lack of entertainment, especially for young people
	no large venue for events and performances
	no large hotel
Opportunities	
	make the most of the town's central location
	market the town
	there are already prime development sites; Potash Terrace, Post Office
	make better use of the United Reform Church
	good links to neighbouring attractions
	the town has a growing population
	create a diverse night-time economy
	promote the town's historic character
Threats	
	multiple small retail outlets
	the demand for on-street parking
	the Town and Borough's lack of identity
	potential strain on local infrastructure

YELLOW	
	WISH LIST
	<ul style="list-style-type: none"> • clean and tidy streets
	<ul style="list-style-type: none"> • enhance and respect existing quality architecture
	<ul style="list-style-type: none"> • strengthen Havant's identity, particularly at the gateways and entrances to the town
	<ul style="list-style-type: none"> • improve pedestrian links
	<ul style="list-style-type: none"> • do not allow anymore discount stores, ensure quality retail
	<ul style="list-style-type: none"> • regenerate Market Parade
	<ul style="list-style-type: none"> • do not exacerbate existing on-street parking problems/shortage
	<ul style="list-style-type: none"> • improve night-time economy to include not only pubs
	<ul style="list-style-type: none"> • make the best use of the park

RED	
Strengths	
	good transport links
	historic street pattern
	park in central location
	church creates a strong landmark in the centre of town
Weaknesses	
	poor quality architecture, especially Market Parade
	lack of residents' parking, especially on the east side of town
	vehicles take precedence over pedestrians
	traffic causes an intrusion within the town centre
	traffic lights at Tesco cause congestion
	lack of restaurants, too many fast food outlets
	Elm Lane and the Meridien Centre create a poor entrance to the town centre
Opportunities	
	potential to develop the top floors or build on the Meriden Centre
	close North Street to traffic
	in the town centre take priority away from vehicles
	develop the Churchyard
	attract families
	develop Solent Road
	improve pedestrian links between east and west
	high quality flats at the rear of Market Parade could make the most of the view over the park
Threats	
	competition from Portsmouth, Chichester and Waterlooville. Havant must identify a niche market in order to compete
	negative effects of drinking culture
	the negative appearance of vacant sites
	WISH LIST
	<ul style="list-style-type: none"> • quality public realm • high quality residential development to encourage restaurants • cater for the commuter • link different areas within the town centre • create more links across Park Road • improve entrances to Havant, especially along Park Road • foster a joint approach to combat binge drinking • improve community facilities • better pedestrian links

BLUE	
Strengths	
	good transport links
	historic street pattern
	quality architecture
	dwelling within the town centre
	town centre is a walkable, cyclable size
	the natural environment, Havant's close proximity to coastline and countryside
Weaknesses	
	Havant Town is poorly signposted
	poor infrastructure
	congestion
	lack of defined entrances and gateways to the town centre
	Meridien shuts at night and blocks links through the town centre
	lack of evening economy
	lack of safe parking in the evenings
	lack of cultural facilities
	lack of integration between park and town
Opportunities	
	develop a retail specialism or niche market
	offer more cultural activities which do not involve alcohol
	The South East Plan could bring in business but need infrastructure first
	improve links to open spaces out of town
	make existing properties more useful, e.g. United Reform Church
Threats	
	lack of investment
	competition from out of town retail
	anti-social behaviour
	WISH LIST
	• improved infrastructure
	• a mixed use town centre
	• clearly defined entrances and gateways
	• halt the division caused by Park Road
	• make the most of natural assets
	• connect and integrate the park
	• create a varied and welcoming community since there is currently not much life in the town centre
	• positive PR

