

**HAVANT BOROUGH CORE STRATEGY  
(SUBMISSION DRAFT)**

**WRITTEN REPRESENTATIONS**

PREPARED BY PRO VISION PLANNING & DESIGN ON BEHALF OF  
TOLCARNE DRIVE DEVELOPMENTS LTD

Representor No: 06/0036

Our Ref: 9711

Date: August 2010

1. This statement seeks to demonstrate why land at Woodcroft Farm should not be included as a strategic site in the Havant Borough Core Strategy, why the Core Strategy (CS) is unsound for identifying this site as a strategic site and how the CS could be made sound.
  
2. In accordance with the guidance note issued by the Programme Officer after the Pre Hearing Meeting, this statement addresses the following issues to be considered at the Hearing Session where the Woodcroft Farm site will be discussed:
  - Have cross boundary issues been resolved?
  
  - Is the location sustainable?
  
  - Can proper access be achieved?
  
  - Can the proposal support adequate infrastructure and affordable housing?

Have cross boundary issues been resolved?

3. Cross Boundary Issues have not been resolved. Recent discussions with planning policy officers in the adjacent authorities (Winchester City Council & East Hampshire District Council) suggest that there are no current plans to allocate the areas of land adjacent to Woodcroft Farm that fall within these Districts (see copy of WCC response to Pre-submission consultation – attached as Appendix A).
  
4. Furthermore, the area of land adjacent to Woodcroft Farm within Winchester District is designated in the adopted Winchester District Local Plan as a Local Gap (see extract from adopted Local Plan Proposals Map – attached as Appendix B).
  
5. Whilst the land within East Hampshire District is not designated as a Local Gap, members at East Hampshire District Council have expressed concerns about the allocation of the land at Woodcroft Farm and have suggested that the adjacent land within East Hampshire District could be allocated as a Local

Gap (see extract from Development Policy Panel Meeting – attached as Appendix C).

6. Thus it is clear that neither of the adjacent authorities is promoting the land adjacent to Woodcroft Farm within their respective areas for development.

Is the location sustainable?

7. It is relevant to consider the comments made by the last Local Plan Inspector, who recommended its deletion when it was previously proposed for allocation by the Council. He stated:

***“Woodcroft Farm would be relatively remote from the remaining local shopping area”.***

8. The only local retail facilities that could serve the site are located on Milton Road. These comprise a Costcutter, a fast food takeaway, a bookmakers and a shop selling mobility scooters. Whilst these are close enough to the site to serve everyday needs, they could not meet weekly shopping needs. The nearest major retail facilities (a Morrison Superstore) are located over 2km away (measured using the most direct walking route) on Dell Piece West. There is no bus connection to (or passing close to) this superstore.
9. Notwithstanding the inability of future residents to access major retail facilities by non car means, it is readily apparent that there is also a significant lack of local employment opportunities. The local area is dominated by housing, with only a small area of employment uses located off Dell Piece West adjacent to the A3(M).
10. Hence, Woodcroft Farm is not considered to be a sustainable location as future residents would be largely reliant on the private car to access shops and employment opportunities.

Can proper access be achieved

11. The Council has conceded that the only way a proper access can be provided is across the Meadowlands School playing fields. Whilst the Council states in the Strategic Site Profile (attached as Appendix C) that negotiations have been held with Hampshire County Council regarding the disposal of some of the school land, no evidence has been presented to show that the land required for a suitable access can be delivered. Given that this is the only way of adequately accessing the site, this brings into question the deliverability of the entire site. This is a key planning consideration.

Other considerations

12. The Council has again sought to justify the allocation of this site on the basis that the site is important to maximise regeneration opportunities Wecock. However a significant redevelopment, assisted by funding from the former Single Regeneration Budget has already taken place. This development includes the provision of 100 new dwellings, a community centre, youth centre, housing office, take away and improved play areas. It is difficult to see how the provision of more new housing would assist in the regeneration of Wecock. This point was made by the last Local Plan Inspector who stated:

***“Although it was argued that the site’s allocation would assist the regeneration of Wecock, the Council have already approved a significant redevelopment at Wecock Centre for this reason....That scheme has funding and does not depend on the allocation of Woodcroft Farm”.***

A copy of the part of the Local Plan Inspectors Report dealing with Woodcroft Farm is attached as Appendix E.

13. The CS can be made sound by undertaking the following:
  - Deleting the proposed Woodcroft Farm allocation

14. The requested changes would not affect the substance of the CS, its Sustainability Appraisal (SA) or the public consultation that has taken place because the changes requested are seeking the deletion of a known proposal which has already been the subject of SA and public consultation.

## **APPENDICES**

**APPENDIX A** COPY OF WCC RESPONSE TO PRE SUBMISSION  
VERSION OF HAVANT CORE STRATEGY

**APPENDIX B** EXTRACT FROM ADOPTED WINCHESTER DISTRICT  
LOCAL PLAN PROPOSALS MAP

**APPENDIX C** COPY OF NOTES OF EHDC DEVELOPMENT POLICY  
PANEL

**APPENDIX D** COPY OF STRATEGIC SITE PROFILE FOR WOODCROFT  
FARM

**APPENDIX E** EXTRACT FROM LOCAL PLAN INSPECTORS REPORT RE  
WOODCROFT FARM

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## **APPENDIX A**

**Copy of WCC response to Pre-Submission version of Havant Core Strategy**

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**Strategic  
Planning**

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Your Ref:  
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19 August 2010

Dear Sir,

Havant Core Strategy Pre-Submission Publication

Thank you for consulting Winchester City Council on the Pre-Submission version of the Havant Core Strategy. Whilst the City Council does not wish to make formal representations on the soundness of the document, I would reiterate the Council's previously-expressed objections to the detail of the Woodcroft Farm strategic allocation.

The Council commented as follows on the Preferred Option document (2009):

*The City Council objects to the Havant Core Strategy indicating a potential site extension into Winchester District, as it should not prejudge the future of land in the Winchester District adjoining the proposed Strategic Site at Woodcroft Farm. The land within the City Council's area is currently subject to countryside and Local Gap policies and the City Council will determine through its proposed Development Management and Allocations document whether these should continue to apply. Accordingly, the City Council would seek to ensure that the Havant allocation can be developed independently and protects the adjoining countryside in the Winchester District. The City Council therefore requests the establishment of a firm buffer between any development within Havant Borough and the remaining countryside within Winchester District. The City Council is willing to work closely with the relevant Councils.*

The City Council has published its own Core Strategy Preferred Option document (May 2009) which proposes to retain the countryside/Denmead Gap designations applying to land in Winchester District adjoining Woodcroft Farm, at least until the production of its Development Management and Allocations DPD. While the Council notes that the text in the Strategic Site Profile for Woodcroft Farm represents an accurate statement of the promoter's desire to see the wider area developed, it **objects to the inclusion on the accompanying map of arrows pointing to land in Winchester District and the notation 'Potential Site Extension Winchester CC'**. The City Council considers that this could pre-judge future decisions about land in Winchester District and does not take adequate account of the current planning strategy applying in the adjoining Winchester District.



I would suggest that the removal of this notation is the type of minor change that could be made prior to Submission of the Core Strategy and would urge the Borough Council to do this.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S. Opacic'. The signature is fluid and cursive, with a prominent initial 'S' and a trailing flourish.

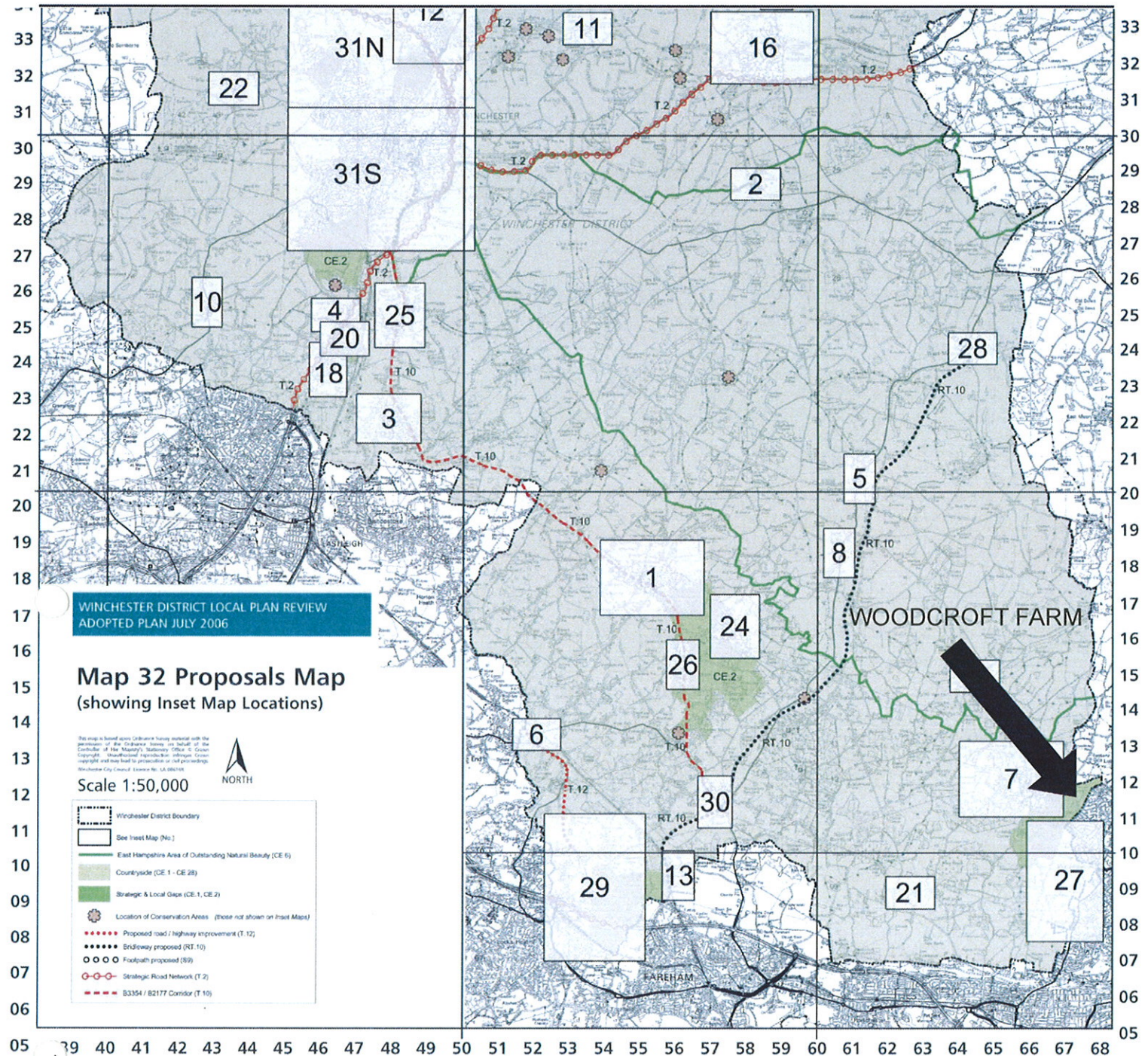
**Steve Opacic, Head of Strategic Planning.**

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## **APPENDIX B**

**Extract from Adopted Winchester District Local Plan Proposals Map**

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CLIENT:  
Tolcarne Drive Developments

PROJECT:  
Havant Core Strategy Examination

DRAWING:  
Extract from Adopted Winchester District  
Local Plan Proposals Map

SCALE: NTS                      DWG No : 9711/CSO1

DATE: August 2010                      REV: \*



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## **APPENDIX C**

**Copy of notes of EHDC Development Policy Panel**

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## **EAST HAMPSHIRE DISTRICT COUNCIL**

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### **NOTES OF DEVELOPMENT POLICY PANEL MEETING HELD ON THURSDAY 24<sup>th</sup> APRIL 2008 AT 6.30PM IN THE COUNCIL CHAMBER, PENNS PLACE, PETERSFIELD**

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#### **67. PRESENT**

**Councillors:** P D Burridge (Chairman), Mrs E A Cartwright (Vice Chairman), J M Ashton, R Ayer, P Drury, Mrs Z Faddy (notes 73 – 76 only), Mrs M C Harvey, Mrs A C James, A I P Joy, Mrs G Logan, A R Ludlow and A J Williams.

**Also Present:** Councillors Mrs D K Denston, K Moon, S Payne, Mrs S Schillemore and Mrs P A Seward (notes 68 to part of 76) (Reserve member).

**Officers:** Daryl Phillips (Head of Planning Services), Alistair Speirs (Planning Policy and Heritage Manager), Ian Godfrey (Principal Policy Planner), John Pratt (Planning Policy Consultant) and Cynthia Haveron (Committee Services Co-ordinator).

#### **68. APOLOGIES FOR ABSENCE**

68.1 There were no apologies for absence.

#### **69. CHAIRMAN'S ANNOUNCEMENTS**

69.1 There were no Chairman's announcements.

#### **70. DECLARATIONS OF INTEREST**

70.1 There were no declarations of interest.

#### **71. NOTES OF THE PANEL MEETING HELD ON 27<sup>th</sup> MARCH 2008**

71.1 The notes of the previous meeting held on 27<sup>th</sup> March 2008 which had been previously circulated were agreed and signed as a correct record.

#### **72. RESIDENTIAL CAR PARKING STANDARDS – Report of the Principal Policy Planner, DPP.04/2008, which had been previously circulated.**

72.1 Ian Godfrey, Principal Policy Planner introduced this report. He explained that in 2002 the Council had adopted parking standards that had been produced by Hampshire County Council (HCC). The document had

- There were a lot of problems in Rowlands Castle with parking on residential streets. This was not just for residents but visitors as well. *PPS3 authorised the Council to introduce its own parking standards.*
  - How would the research be undertaken? The problem of Rowlands Castle Road was highlighted and suggested as a starting point for any research.
  - It was suggested that reference should be made to the "Manual of the Streets" which advocated shared parking rather than individual parking. It also looked at ecological issues and what care was required.
  - There was concern that the timescales proposed were unrealistic. *Research was already available from other local authorities. The Panel were advised that Rushmoor Borough Council Residential Car Parking Standards had been considered by Cabinet the night before.*
  - The minimum standards should also be looked at; and
  - It was suggested that the parking of active scooters should be looked at.
- This had not been in the HCC standards but could be looked at in the SPD at a later date.*

**RECOMMENDED** to Cabinet that the residential parking standards set out in paragraphs 2.4 and 2.5 of the report be adopted.

**73. HAVANT BOROUGH COUNCIL LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY PREFERRED OPTIONS** – Report DPP.05/2008, which had been previously circulated.

73.1 John Pratt, Planning Policy Consultant introduced this report. He explained that Havant Borough Council (HBC) had published its Core Strategy Preferred Options document on the 14<sup>th</sup> March 2008 with the period of consultation ending on 25<sup>th</sup> April 2008. HBC had consulted with the community and other stakeholders in the last two years to find out the best way to accommodate the future development required by the evolving South East Plan (2006-2026) in the Borough.

73.2 He said that overall HBC's preferred option was to disperse development throughout the Borough rather than concentrate it around Havant and Waterlooville, with some concentration for new jobs and shopping. He summarised the preferred options as follows:

- the protection and enhancement of the environment;
- spreading the new homes around the borough;
- concentrating new employment opportunities at key sites;
- boosting tourism; and
- focusing new retail on town centres.

73.3 The Panel discussed the following issues:

## Environment

- It was made clear that Wecock and Woodcroft Farm were two separate sites;
- In response to Cllr Mrs Harvey's concern about the proposal to develop the Strategic Gap between Havant and Rowlands Castle, Officers clarified that the District Council treated the Strategic Gap and Local Gap the same. The Panel were reminded that part of the Strategic Gap was HBC land;
- Cllr Mrs Harvey was also concerned that there was a great deal of land in Rowlands Castle that was owned by Portsmouth City Council (PCC) and there was concern that PCC would do the same;
- The Panel agreed that a Strategic or Local Gap should be maintained. There was a discussion about the wording of the objections as 'oppose' was felt to be inappropriate. Officers suggested "would strongly oppose" and this was agreed; and
- There was concern about the creep of development that could possibly happen along the boundary of Horndean and HBC particularly the proposed development at Woodcroft Farm. Officers suggested that if Woodcroft Farm was developed that the District Council could consider establishing a Local Gap on the EHDC land that abutted the site.

## Homes

- There was concern about the extension into the countryside. The aerial map for Woodcroft Farm showed a road. The boundary of the site was not thought logical as there was no natural screening; there appeared to be no natural boundaries to sensibly limit it. The road referred to was stated to be a Bridleway. EHDC saw this as a possible cycle route between Denmead and Horndean;
- If the proposed development at Woodcroft Farm was seen as a way of rejuvenating Wecock Farm, then just building houses would isolate the area even more;
- There were bigger problems in the area. These included proposals by Hampshire County Council to sell part of the land of Meadowlands School. In addition there were also problems with local shops in the area, which needed regenerating;
- The proposals were preferable to garden grabbing;
- It was felt that the proposals were contrived and that HBC were playing with boundaries;
- Concern was expressed about ancient Oak trees; and
- Any regeneration of Wecock Farm had to provide employment.

### Employment

- The proposed development at Dunsbury Hill Farm was commendable. There was very little employment in the area; and
- There was surprise at the statistics produced which showed the movement of workers out of the area.

### Tourism

- Would cycleways be provided to the Havant Thicket Reservoir?
- The influx of traffic to the proposed Havant Thicket Reservoir would be unsustainable, unless more than one access route was provided; and
- Reference should be made in the reply to a strategically connected cycleway.

### Regeneration and Town Centres

- The Milton Road shopping area used by residents of Wecock Farm required regeneration.

The Panel **AGREED** to the proposed responses as set out in the report, subject to the additional comments by the Panel. A copy of the final response is attached as Appendix A to these notes.

#### **74. HAVANT BOROUGH COUNCIL LOCAL DEVELOPMENT FRAMEWORK – ALLOCATIONS DEVELOPMENT PLAN DOCUMENT ISSUES AND OPTIONS** – Report DPP.06/2008, which had been previously circulated.

74.1 John Pratt, Planning Policy Consultant introduced this report. He explained that HBC had also produced its Allocations Development Plan Document (DPD) Issues and Options on 14<sup>th</sup> March 2008 with the period of consultation ending on 25<sup>th</sup> April 2008. HBC's Core Strategy Preferred Options document had set out the general location of new development. The Allocations document would add the detail by identifying sites to meet the Borough's need for homes, jobs, shopping and recreation by 2026. He explained that the site UE3a – North of Barton Road had been used in the past by travellers. It was also close to the Lavants and could be prone to flooding. He recommended that an informative note be added in respect of flooding. However, he said that this was one of the better sites that had been selected for development.

74.2 The Allocations Plan was a key document which would identify land for uses in Havant Borough including:

- housing;

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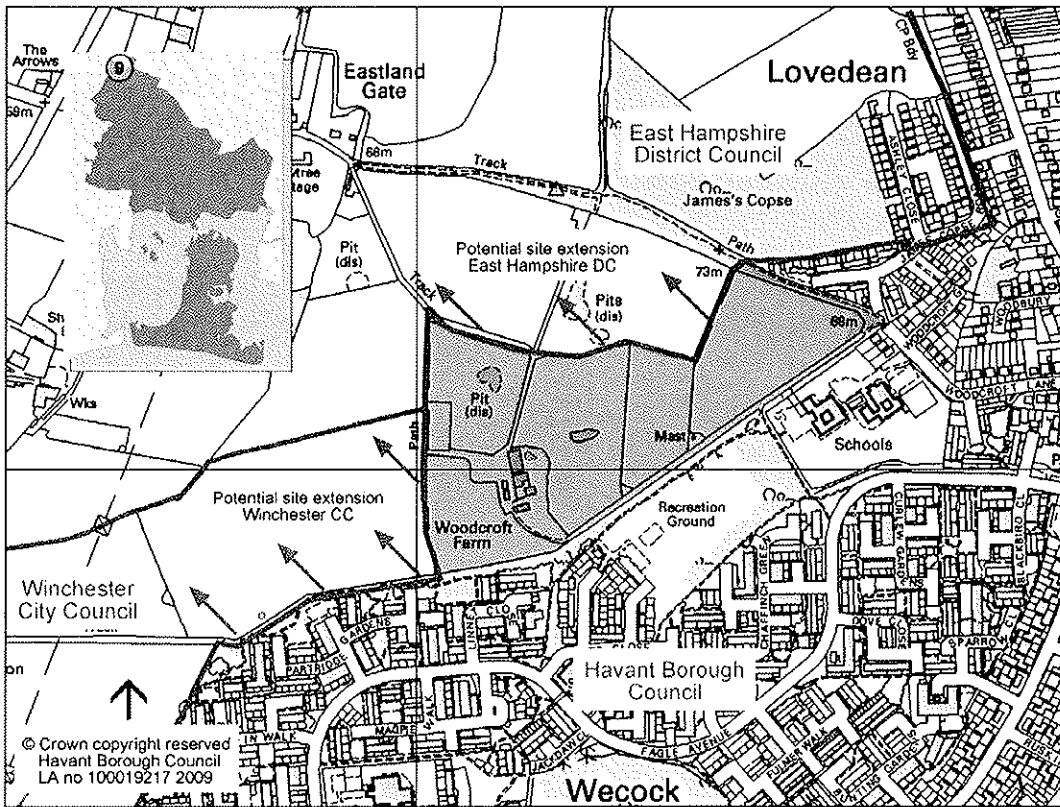
## **APPENDIX D**

**Copy of Strategic Site Profile for Woodcroft Farm**

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**STRATEGIC SITE PROFILE**

<b>Site Location:</b> Site 9	Woodcroft Farm, Cowplain, Waterlooville
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<b>Why is this site critical to achieving the Core Strategy vision?</b>	This site is important in order to maximise regeneration opportunities in the Wecock Farm area of Waterlooville. In addition to this the size of the site and the likely number of homes delivered is significant when considered against the overall housing target for the borough.
<b>Type of development:</b>	Residential development (approximately 340 homes). This site could be further extended to include land within Winchester City Council and East Hampshire District Council (as indicated on the accompanying plan). This will be considered as part of the individual authorities' Local Development Frameworks and in total the entire site could deliver approximately 700 homes.
<b>Key site constraints:</b>	<ul style="list-style-type: none"> <li>• James Copse woodland adjacent to the site is a Site of Importance for Nature Conservation (SINC).</li> <li>• There are some trees on the site covered by Tree Preservation Orders</li> <li>• The most appropriate access point will be through a school site and the principle for this has been established through negotiations with Hampshire County Council in relation to their partial disposal of the Meadowlands school site.</li> </ul>
<b>Infrastructure:</b>	<ul style="list-style-type: none"> <li>• A bus route is adjacent to the site</li> <li>• Improvements may be required to the nearby highway</li> </ul>

<p><b>Development requirements:</b></p>	<p>network.</p> <ul style="list-style-type: none"> <li>• An Environmental Impact Assessment (EIA) leading to the production of an Environmental Statement is required in accordance with Schedule 2 of the Town and Country Planning Act (Environmental Impact Assessment) (England and Wales) Regulation 1999</li> <li>• Development will have regard to the adjacent SINC designation and include measures to prevent unnecessary or inappropriate disturbance that may result from residential development in this location</li> <li>• Wider regeneration benefits should be identified and delivered</li> <li>• Development will have regard to highway impacts beyond the immediate site</li> <li>• Suitable re-provision of sports facilities/play space will be provided to offset access arrangements through Meadowlands school site</li> <li>• A flood risk assessment will be required as the site is over 1 hectare in size</li> <li>• On site renewable energy provision should be provided</li> <li>• Meet relevant Code for Sustainable Home requirements and provide on site renewable energy provision</li> <li>• Provision of a mixed community to include private market housing</li> <li>• Tree loss as part of development (including to provide access) will be minimised and replacement compensatory planting will be provided on the site.</li> </ul>
<p><b>Delivery and phasing:</b></p>	<p>The owners of the site are keen to develop the site for housing purposes.</p> <p>Should the only viable access be that through the school site then the delivery of this site will be dependent on the project being progressed by Hampshire County Council in relation to releasing some of the adjacent Meadowlands School site. Positive discussions have been made to ensure access is possible and therefore the delivery of the site is considered to be achievable.</p> <p>The delivery of the section of land in Havant Borough is not dependent on the delivery of further housing allocations on the potential extensions to the site identified in East Hampshire and Winchester City.</p>

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## **APPENDIX E**

**Extract from Local Plan Inspectors report re Woodcroft Farm**

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## **INSPECTOR'S CONSIDERATION AND CONCLUSIONS**

- 11.12.1 Statements of Common Ground between the Council and the site's promoter (Bellway Estates) confirm that the Council see no constraints in principle for the development of this 10.2ha site for housing and employment use. The Plan identifies 2.2 ha for employment uses and 1.0ha for a landscaping buffer zone. The Council state that residential development on the residual 7.0ha will need to provide open space in accordance with Policy R22 in the Revised Deposit Plan. The Council believe that the maximum density acceptable on this site is 50 dwellings per hectare, and calculate that this would give a maximum capacity of 275 dwellings to include the necessary open space provision.
- 11.12.2 Bellway Estates point out that the site was considered suitable as a Reserve site for 285 dwellings in the First Deposit Draft, which was altered to a Baseline proposal for 255 dwellings in the Revised Deposit and then increased to 275 dwellings in the Pre-Inquiry Changes. Also, in the figures submitted at the Housing Round Table session of this Inquiry, a figure of 287 houses was put forward for this site, although the Council points out that this was never formally accepted and maintain that the estimate should remain at 275. Nevertheless the objector believes the Council have accepted the site's suitability for 285 or 287 dwellings, and have prepared a master plan to show how 300 dwellings might be accommodated on the site to make the best use of available land.
- 11.12.3 The Council consider 300 dwellings could accommodate some 690 persons, which, if the National Playing Fields Association (NFPA) standard of 2.4 ha of open space per 1000 people is applied in accordance with Policy R22, would amount to 1.65 ha. That would leave a developable area of 5.35 ha, giving a density of 56 dwellings per hectare. The promoter points out that the Council's evidence does not recognise that the NPFA standard is broken down into two elements – 1.6 ha per 1000 people for outdoor sport and recreation, and 0.8 ha per 1000 people for children's play space. In addition, Policy R22 allows for some of this to be provided off-site, such as playing fields and courts, if there is an alternative acceptable location.
- 11.12.4 The Council acknowledge that when a higher number of houses was previously considered on this site, it was on the basis of some open space, such as children's play space, being provided within the landscape buffer zone and other provision, such as playing fields and courts, made off-site. They refer to the immediately adjoining Wecock recreation ground, where playing fields are being improved in association with a redevelopment now under way of the Wecock local centre. However, the Council argue that, as the redevelopment entails loss of part of the existing recreation ground, and the provision of 100 new houses, this already places additional pressure on the local playing field provision. Due to this, the Council no longer find the provision of playing fields off-site to be acceptable, particularly

bearing in mind the guidance in PPG17 aimed at maintaining an adequate supply of open space and sports and recreation facilities. However, the Council concede that the Pre-Inquiry Change to increase the numbers of dwellings on the site, in August 2002, does post-date both the granting of the Wecock local centre planning permission (March 2001) and the publication of the latest revised PPG17 (July 2002).

- 11.12.5 Bellway also points out that in the definition of net housing density given in Annex C to PPG3, children's play areas are included. Given that some element of that provision could be provided in the landscape buffer zone, the NPFA standard could be reached with the provision of 1.6 ha per 1000 people of outdoor sport and recreation space within the site. While the objector does not accept that all outdoor sport and recreation facilities need be provided on site, it is nevertheless argued that if the standard of 1.6 ha per 1000 people were provided on-site, this would amount to some 1.1 ha for 690 persons. This would leave a net developable area of some 5.9 hectares, upon which the provision of 300 dwellings would amount to a density of just under 51 dwellings per hectare.
- 11.12.6 Bellway's master plan shows three density zones, ranging from 30 to 55 dwellings per hectare (dph), that would require 3 or 4-storey development, which the Council consider to be inappropriate in this location close to open countryside. Although this site would have reasonable access to public transport and schools and new jobs are intended to be provided within the site, objectors to this allocation consider the Council's accepted limit of 50 dph to be excessive for the locality and cited numerous disadvantages with the location. In particular, the new access proposed to serve the housing and employment area would run through a group of mature trees close to the school and open space/leisure facilities.
- 11.12.7 Although it was argued that the site's allocation would assist the regeneration of Wecock, the Council have already approved a significant redevelopment at Wecock centre for this reason, that also involves the use of part of the recreation ground. In addition to 100 houses, it will provide a community centre, youth centre, play school, housing office, take-away and improved playing areas. That scheme already has funding for regeneration and does not depend on the allocation of Woodcroft Farm for its implementation. Indeed, building has already commenced. The scheme also involves the loss of local shops and hence, the substantial allocation of new housing at Woodcroft Farm would be relatively remote from the remaining local shopping in the area. Whilst the Council argued that additional population generated by the new housing would provide greater revenue for the Milton Road shops, I do not find that to be a persuasive argument in favour of this large housing allocation.

11.12.8 It was also claimed that the new employment is required to address unemployment amongst the existing population in the locality, but it seems to me that adding further significant housing would provide additional residents competing for those jobs. If this were to be the main justification, the employment provision could have been made without the housing allocation. Moreover, evidence was also given that the locality would be unlikely to be attractive to employers due to its remoteness from good transport links and that housing here would compete with housing in the Waterlooville MDA. Although the site's promoters denied both these assertions, as they regard the two areas as having separate catchments, I consider there would inevitably be a degree of competition between the two areas if this allocation were to remain. To my mind, the Waterlooville MDA warrants preference over this locality due to its more comprehensive package of proposals and its more favourable location to transport links. I have neither seen nor heard any sound justification from the Council why this allocation should be substituted for an allocation at the MDA.

11.12.9 Finally although the majority of the allocated site is Grade 4 agricultural land, and the area is not within a defined Strategic Gap, the locality forms part of an area of similar landscape character to the north and west in the adjoining Districts of East Hampshire and Winchester. The boundary of this development allocation has been defined to coincide with the Borough boundary, seemingly without regard to the potential effects on the adjoining areas. To my mind, this is a parochial approach, which is an inappropriate manner in which to shape the urban form hereabouts. The road serving it would be from a single point of access off Eagle Avenue passing alongside the western boundary of Meadowlands School, resulting in the ensuing development being relatively impermeable to vehicular traffic. This factor adds strength to those who claimed the locality would not be attractive for buses or to potential employers.

11.12.10 I have had regard to the other aspects raised by objectors to this proposal including fears about impact on the James Copse SINC, possible problems associated with drainage, flooding, ground conditions, loss of riding stables and the telecommunication mast. However, none of these outweigh the fact that a significant level of housing development is already committed in Wecock. In view of the Plan aim of providing a dispersal of development throughout the District, I do not consider a major allocation at Woodcroft Farm is desirable or necessary, either as a Baseline or Reserve housing site.

## **RECOMMENDATION**

11.12.11 That the Plan be modified by the deletion of the allocation of this land either as a Baseline or Reserve housing site, with the area reverting to designation as countryside.

11.13 H4.15 – Land North and South of Ranelagh Road, Bedhampton

## **OBJECTIONS TO FIRST DEPOSIT**

148/5480	-	Hale
272/6537-6538	-	Godden