



**HAVANT BOROUGH COUNCIL
LOCAL DEVELOPMENT FRAMEWORK
CORE STRATEGY EXAMINATION**

**Statement addressing Inspectors Questions
for Hearing Session considering**

STRATEGIC SITES

**Statement
of
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**On behalf
of
BARRATT HOMES SOUTHAMPTON Ref:- PPUD/08/0434**

**and
HEDLEY GREENTREE ASSOCIATES Ref:-PPUD/08/0489
(on behalf of CAPCO)**

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Question 17

Are the strategic sites justified, supported by sound evidence?

- 1.1 The draft Core Strategy published in June 2009 proposed 9 strategic sites. This has been reduced to five. This was hardly surprising as only three of the nine strategic sites provide more than 250 dwellings.
- 1.2 Strategic proposals are intended to be fundamental to the Strategy. The remaining five sites cannot be regarded as fundamental to the future of the Borough. Only two relate to housing provision. West of Waterlooville (600 units) and Woodcroft Farm (340 units). Thus, of the 6300 units required by the South East Plan only 940 are expected to be provided from the strategic sites.
- 1.3 A further 2400 dwellings are proposed in the area of Winchester District. Thus, there are 3340 dwellings proposed on the western extremity of the Borough.
- 1.4 The 600 units in the West of Waterlooville MDA are commitments and will proceed in any event. I have questioned the merits of developing Woodcroft Farm until the proposed development of 3000 dwellings at the MDA/SDA is well advanced. Woodcroft Farm is not fundamental to the Core Strategy and should be removed as a Strategic Site.
- 1.5 The Council has an overly optimistic expectation of units to be provided within the existing urban area. However, the Council still acknowledges that it has to rely upon 'greenfield' or 'Urban Extension' sites as they are called in the CS. This means that a very high proportion of the residual requirement will have to be provided on Urban Extension Sites. Given this context, there seems to be little point in calling the sites in West of Waterlooville and at Woodcroft Farm Strategic Sites.

Site Specific Issues

Question 18

Civic Area – Link to town centre; Funding; Infrastructure; Delivery mechanism?

- 2.1 The proposal to provide a Public Service Village is interesting but again I do not believe that this is a Strategic Site. The provision of new concentrated civic facilities may well be a valuable provision for the residents but, again, this is not fundamental to Core Strategy.

- 2.2 The proposal is very modest and according to the Brief most of the existing organizations have no proposals to change in the Plan Period (Havant Public Service Village Supplementary Planning Document (SPD) Adopted, February 2010). The SPD states that

The following landowners have indicated that they are unlikely to relocate in the future: Havant Methodist Church, Magistrates, the Police Services, BT Telephone Exchange and Jobcentre Plus

- 2.3 It understood that the proposal to provide a cinema and theatrical facility has been abandoned.

- 2.4 The remaining development comprises the refurbishment of the Civic Offices and the possible provision of a footbridge link to the Town Centre subject to the availability of funding. It is difficult to see the relevance of this to the Core Strategy or for its inclusion as a 'strategic proposal.'

Question 19

Thicket Reservoir – Cross boundary co-operation?

- 3.1 It is difficult to understand the strategic nature of the proposal for the Reservoir. Portsmouth Water Company which is responsible for the proposal has advised that it is not fundamental to its requirements. There is no finance programmed and the DEFRA has raised concerns. It is understood that this could lead to a Public Inquiry and a possible five year delay with then a ten year programme to complete the project.

- 3.2 The Council is hopeful that the Reservoir will provide significant recreational benefits as a secondary feature of this proposal. This may well be a

consideration for those in the immediate area but Havant has a 48 km coastline including Langstone and Chichester Harbours which provide nationally significant sailing and recreational facilities.

- 3.3 The Thicket Reservoir proposal is uncertain and it clearly is not fundamental to the future of the Borough.

Question 20

Dunsbury Hill Farm – Can safe and suitable access be achieved? Will unacceptable transport effects result? How will services and electricity pylons be dealt with? How will the Cross Borough Transport Route be delivered? Is the mix of commercial development correct? How will the development be funded; can it be delivered?

- 4.1 I have drawn attention in the Employment submission that Dunsbury Hill Farm is expected to be delayed by at least five years. The main issue is the cost of the provision of the access.
- 4.2 Dunsbury Hill Farm is a major employment proposal. Its delay is very regrettable and it clearly demonstrates the inflexibility of the Core Strategy as there is no contingency while the Council has already discounted the site at Brockhampton West.

Brockhampton West and Forty Acre Farm.

- 4.3 The integration of Dunsbury Hill Farm with the rest of the Borough also relies on the aspiration for a new east-west public transport link. On the other hand, Brockhampton West lies close to the junction of the A3(M) and the A27.
- 4.4 In the Employment Land Workshop held in 2007 the Stakeholders concluded that:-

West of Broadmarsh Industrial Estate: there was a general agreement that development to the west of the existing industrial area would be desirable, indeed potentially very attractive to the market. The latter condition is however tied to maximising the coastal aspect that the location benefits

from, and this would imply a marine-led scheme embracing a marine technologies cluster, with additional scope northwards to the A27 for numerous uses including interpretation centre/conference facilities, R & D, office and industrial uses. Those present generally acknowledged that such a scheme was 'for the future'. A substantial part of this location is being promoted through the Council's LDF. Land bordering Langstone Harbour is however adjudged to be of substantial environmental sensitivity and cannot be considered.

There was also mention of industrial development at the Forty Acres Farm site south-west of Bedhampton. This, it was proposed, would be linked to a new parkway rail station and associated park and ride facility.

4.5 The Stakeholders had strong support for both proposals. The statement is found on page 41 of Appendix 3 of the Employment Land Review 2006-2026 (March 2008) Evidence Base Study (HLDF 32).

4.6 Brockhampton West has been dropped as a Strategic Site without a full and detailed investigation of its merits or the detailed examination of the issues that have been raised against its development. The Ecological Report prepared by my clients has been appended to my Employment Statement.

Question 21

MDA and Waterlooville Town Centre – Have cross boundary issues been resolved? Is the Asda relocation feasible and viable? How will integration with the town centre be achieved? How will the proposal be delivered? Can the proposed trajectory of development be achieved?

5.1 I have attended the West of Waterlooville Forum over many years and I understand that ASDA is unwilling in the present market conditions to redevelop its site. This redevelopment was fundamental to the integration of the MDA with Waterlooville Town Centre. This is unfortunate and I assume that the Council will report more fully upon this issue.

Question 22

Woodcroft Farm – Have cross boundary issues been resolved? Is the location sustainable? Can proper access be achieved? Can the proposal support adequate infrastructure and affordable housing?

- 6.1 It is anticipated that 340 dwellings will be provided at Woodcroft Farm. This area has been put forward as a possible joint SDA with the two adjoining authorities Winchester and East Hampshire although it is admitted that this area does not appear in either of their Core Strategies!!

- 6.2 It is situated in a location that the Council recognises as unsustainable but this fundamental weakness is outweighed according to the Council by the benefits of the regeneration of Wecock Farm. This area is recognised as suffering serious deprivation but it is not clear how its further development will benefit the local community. It is dominated by a limited range of housing at the lower end of the rental and private housing market. It is difficult to see how an area of land on its outer edge will be able to create any improvement on its social balance. It is more likely to reinforce existing social imbalance.

- 6.3 There are other significant issues. The site lies to the north of the West of Waterlooville MDA and it is difficult to see how it can compete with this development and provide any benefits in the short term. The Council also admits that there are significant access problems which relies upon negotiations with the County Council to provide access across school grounds. It is also remote from employment areas. The Council also recognises that its development involves a significant tree loss which will require compensatory planting.

- 6.4 The statement that identifies the characteristics of the site also indicates that it “might have a flood risk issue.” It is evident that this site is not certain and it is subject to further detailed investigations.

- 6.5 It is difficult to see why this site is regarded as fundamental to the Core Strategy. It also fails the other objectives of sustainability and the criteria that the Council applies to other housing proposals. It is also obvious that there must be a contingency to allow for the probability that this site will not come forward or at least not provide the 340 dwellings stated.