

# **Statement of Common Ground**

**Havant Borough Council & Grainger plc**

**Havant Borough Council  
Examination into the Core Strategy**

**Woodcroft Farm respondent ref. 06/0642(B)**

Savills  
Brunswick House  
Brunswick Place  
Southampton  
SO15 2AP



grainger plc



## 1 Introduction

This Statement of Common Ground is provided jointly by Havant Borough Council and Grainger plc in respect of the identification of Woodcroft Farm as a strategic site within Policy CS16 and Strategic Site 5 (page 108-109) within the Havant Borough Submission Core Strategy. The statement is structured to provide the Inspector with a summary of the areas of agreement in respect of the wording for the submitted CS specifically in relation to Woodcroft Farm.

### **Grainger plc and Havant Borough Council agree on:**

## 2 Site Allocation

- All parties agree that Woodcroft Farm is 'available, suitable and achievable' as per the terms of PPS3 to deliver an urban extension as part of the spatial strategy contained within the Submitted Havant Borough Core Strategy.
- It is acknowledged within the Havant Borough Core Strategy that through the Winchester City Council and East Hampshire District Council Core Strategies, there may be the potential for the development to expand across these administrative boundaries. Delivery of the land within Havant Borough is not dependant on any future expansion into the neighbouring Authorities.

## 3. Vehicular Access

- Access to the strategic development site is achievable across land controlled by Hampshire County Council, with the road and junction configuration proposed at Eagle Avenue deemed sound (see separate SoCG between Grainger plc and Hampshire County Council Assets & Development Section for agreement over principle of access).

## 4. Land Uses

- The site can deliver approximately 340 dwellings, with associated landscaping, while providing for a new sports pitch for the proposed Woodcroft Primary School (formerly Meadowlands Infants and Junior School).
- Masterplan will facilitate the diversion of the Bridleway to improve supervision and security within the reconfigured Woodcroft Primary School site
- Site benefits from close proximity to existing Local Centre at Milton Road and is well served by the existing bus service along Eagle Avenue.

## 5. Development Template

- While there is disagreement over the wording of some Policies contained within the Core Strategy, as drafted, the Development Template would not prevent the site coming forward a timely manner

## 6. Delivery

- On the assumption that a Planning Application is approved in Summer/Autumn 2011, the following completion trajectory is considered achievable:

2012/13	20 dwellings
2013/14	100 dwellings
2014/15	100 dwellings
2015/16	100 dwellings
2016/17	20 dwellings

- Both the Authority and Grainger plc are committed to realising delivery from this Strategic Allocation early in the Plan period.