

Havant and Bedhampton Informal Stakeholder Workshop
2nd February 2012, 18:00 – 20:00

As part of the process of initiating the production of the Allocations Development Plan Document (DPD) the Council have undertaken a series of early informal workshops for each of the five established areas in the Borough. The workshops focused on potential housing sites and community representatives from each particular area were invited to give their initial comments and views.

The purpose of this early consultation is for the Council to gain an initial understanding of the communities views on the suitability or unsuitability of sites, prior to a wider community consultation event in the summer.

The Havant and Bedhampton workshop was divided into five tables and each table went through the potential sites in the area and assigned them as green, amber or red. Green is assigned to a site that participants feel is suitable for development, amber is for a site they are undecided about or believe should come forward in the longer term, and red is for sites that are thought to be unsuitable. Each site and the results are recorded below along with comments expressed. The proposed potential number of dwellings at each site is shown in brackets.

Questions that emerged at the workshop can be viewed on the Frequently Asked Question webpage www.havant.gov.uk/havant-12136 along with the Council's response to these.

Site H6, Warblington School Field (Land at New Lane) (56 dwellings)

2 x Amber, 3 x Green

- Access is an issue and there would be an impact on local traffic particularly close the school
- Could be considered developable if it was linked to site H7
- Good site as long as access is improved
- Benefit to school
- Road needs to be widened
- Could be a higher number of dwellings, 79 for example
- Needs to be accessible for emergency vehicles
- Railway crossing needed when gates are down
- In principle site is good subject to access and transport issues
- Pedestrian/cycle access off Southleigh Road

Site H7, Wessex and Network Rail Land, New Lane, Havant (81 dwellings)

4 x Green, 1 x Green/Red

- Concerns over the achievability of density proposed
- Good site if not too high density and adequate parking is provided
- Potential sub station on site
- Max 70 dwellings, 81 is unreasonable
- Ground level should be used for car parking and flats could be built from 1st floor upwards

- Contamination issues

Site H10, Market Parade Havant (125 dwellings)

5 x Green

- Could increase the density at this site
- Need a proactive approach to the town centre by Havant Borough Council
- Good site but design is very important
- Should be seen as a gateway location that gives a sense of place
- Great potential and development is critical for the future of the town
- Get as much as we can from it
- Feeling that this should be demolished and redeveloped
- Could include the Star Public House
- Residents strongly believe bus station should be moved next to train station to create a public transport hub
- Concerns expressed over the shifting town centre
- Potential beyond Market Parade
- Concerns that it could be too high density
- Advantage should be taken of adjacent park
- Height of development should be considered carefully as it could set a precedent
- Could be considered as an upmarket residential quarter
- Needs to give Havant a better mix of community
- Needs to give a sense of prestige

Site H14, Portsmouth Water HQ (48 dwellings)

5 x Green

- Site is okay subject to access being taken from West Street
- Should address site as a whole
- Comprehensive masterplan needed to guide development
- Protect and conserve older buildings
- Should arrange a meeting with PWC to discuss land holdings, there is a new managing director to meet with
- Possible access off Brockhampton Road
- Concern that if developed in a conservation area it would set a precedent, but if the conservation area is not an issue then considered a good site
- Density proposed seems appropriate
- Concern over West Street access and parking
- Development would need adequate parking
- Consider 'McCarthy and Stone' type dwellings appropriate
- Retain PWC in Havant on site
- Almost gated naturally
- Lakes provide nice aspects

Site H17, North and South of Ranelagh Road (53 dwellings)

5 x Green

- Concerns over flooding
- Street parking needs to be well designed and adequate off road parking should be provided

- Should incorporate green open space and a children's play area
- Loss of allotments is an issue
- Could extend development onto land adjacent to the west
- Fairly logical extension of recent development

Site H18, Portsmouth Water Site (108 dwellings)

3 x Amber, 1 x Green, 1 x Green/Amber

- Access should not be from Ranelagh Road as it is under unknown ownership and could be a possible ransom strip
- Impact on conservation area
- Need some employment land included
- Allotments should be provided as part of any scheme
- Good employment site if accessed from Marples Way
- Drainage/spring/water issues need to be sorted out beforehand
- Require housing numbers to be reduced, 54 max
- Loss of greenfield is an issue HBC should build on brownfield
- Recreation land is needed
- Off street parking is required

Site H19, Land at end of Palk Road (21 dwellings)

4 x Green, 1 x Red

- Ideal site subject to issues with access
- Parking needs to be considered e.g. undercroft parking
- PWC holding
- Concerns over getting in and out of the site given the railway crossing
- Current traffic situation needs to be sorted before site can be developed
- Reduce overall density of site to about 30 dwellings per hectare
- Off street parking is required so development doesn't exacerbate existing parking situation on West Street

Site H21, Former Post Office, East Street, Havant (20 dwellings)

5 x Green

- Good location
- Good site, Edward VII cipher should be retained and incorporated
- Keep façade of old post office if possible
- Make use of high profile location to generate good visual design to the general public
- In principle a good site provided there is off street parking
- Heights need to be carefully considered
- Three storeys maximum like opposite buildings

Site H22, Car Park behind Bear Hotel (11 dwellings)

3 x Green 1 x Red, 1 x Red/Amber

- Needs to be developed in conjunction with retention of hotel
- Would be a shame to lose hotel
- Should be sufficient car parking left for the hotel
- Good town centre site
- As it is in the setting of a listed building it should be sympathetic in design

- High quality, visible site and design of development should reflect this
- Could develop more but issue of car parking and access restricts this
- Need to look at site comprehensively not just 11 houses on their own.
- Would jeopardise opportunity for comprehensive development if comes forward on its own
- Concerns it may affect the character of the area detrimentally

Site H68, Havant War Memorial Hospital (12 dwellings)

5 x Green

- Okay for sheltered housing or care home
- Good site, conversion is preferable
- Logical - conversion to residential occupancy
- Recommend care/nursing home
- Could be converted

Site H69, Land at former Oak Park School (22 dwellings)

5 x Green

- Flooding issue on part of the site
- Good site, could increase density
- Potential for homes for older persons
- Potential for extra care housing and family housing
- Concern about size of open space/play area
- Could see room for some housing with a hospital

Site H72, Town End House Havant (19 dwellings)

5 x Green

- Okay for conversion
- Retain parking
- No problem with redeveloping this site
- Keep car parking for The Spring
- Build higher in this location to increase dwelling numbers
- Could be an office development
- Concerns about any potential loss of The Spring venue
- Car parking needs reviewing
- Good site

Site H75, Land at River Way (10 dwellings)

5 x Green

- Similar to H69
- Good site, could potentially increase density
- Flooding issues
- Concern about flooding but if this is alleviated then considered developable

Site H76, Land north east of Havant College, New Road (41 dwellings)

4 x Green, 1 x Red

- Potential site for landmark building
- Good site, high density good quality houses should be built
- Development okay subject to college requirements

- Some opposition – area is a ‘green lung’
- Could have potential if a smaller proportion of the of the site is developed – approx 20 houses
- Concern over loss of green space recreational land
- Havant College could expand so space could be needed

Site H79, Job Centre Plus site, Elmleigh Road (35 dwellings)

5 x Green

- Good site, potential for hotel
- There should be several options for use in addition to housing
- The current building is an eyesore
- The site should come forward as part of a comprehensive review of the whole area with the potential for a development brief
- Good station site
- Should be seen in the context of Public Service Village SPD
- Good site for housing

Site H144, Barncroft School (34 dwellings)

4 x Green, 1 x Amber

- Good site
- Retain adjacent open space
- Flooding issues
- Trees cover small part of site
- Rat running concerns – Jessie Road, Barncroft Road
- Off street parking is essential
- Reduce density to 20 dwellings
- Access is an issue

Site UE3a, Land North of Bartons Road (30 dwellings)

4 x Green 1 x Amber/Red

- Good site
- One member of a table questioned where they were going to take their lawn mower if this site is proposed
- Good access, not a bad site
- Cannot develop this in a piecemeal fashion
- Need to address access, bridge over railway line
- Impact and mitigation measures needed for Warblington Level Crossing
- Traffic issues should be addressed and agreed prior to development

Site UE3b, Land South of Bartons Road (203 dwellings)

3 x Green, 2 x Amber

- Potential to enlarge site
- No real concern about encroachment into countryside
- It is an arable greenfield site
- No issues, possibly more dwellings could be proposed
- New road bridge over the railway needed
- Only access from Bartons Road not through Locks Farm

Site UE4, Strides Farm and Copseys Nursery (175 dwellings)

1 x Green, 1 x Green/Amber, 1 x Green/Red, 1 x Red, 1 x Amber

- Logical rounding off
- Fields and glasshouses at the moment, but has potential for development
- There are issues with the railway crossing, possible bridge needed
- Surface water flooding present
- Access and level crossing an issue as it is extremely congested. If a vehicular bridge is provided over the railway with a new road to the east then it could work but this is very unlikely
- 3 metre differences in land levels
- Traffic from UE13 potential development
- Increasing housing in this area would increase traffic on Southleigh Road and from Hampshire Farm

Site UE5, Land at Portsdown Hill (80 dwellings)

1 x Green/Amber, 3 x Amber, 1 x Green

- Access issues
- Impact on properties fronting Portsdown Hill Road
- Potential site for low density, high quality houses
- Very visible site hence needs to give good impression as part of the gateway into Havant
- Less affordable housing and more executive homes on the site
- Need to get the greenspace secured
- Issues with schools
- Type of dwelling is an issue
- Encroachment on local gap, access and noise are issues
- Too many houses proposed – houses have to be in keeping with the area
- Less objection if it were a smaller site
- Concerns about 'jamming' the roundabout
- Reduce number to 40 dwellings

Site UE7, Scratchface Lane Bedhampton (65 dwellings)

1 x Green/Amber, 1 x Amber, 2 x Red, 1 x Not Assigned

- Noise is an issue for nearby houses particularly residents in social housing
- Density seems too high
- Appeal will deal with it – no comment
- Drainage poor
- Access roads unsuitable
- Traffic would converge at Belmont roundabout, already at maximum capacity
- Noise from A3(m)

Site UE28, Littlepark House Bedhampton (47 dwellings)

2 x Green 1 x Amber/Red 1 x Green/Red, 1 x Amber

- Potential to be a larger site than that proposed
- Potentially a good site but should be lower density
- It is a rural site and houses should be designed appropriately
- Too many dwellings proposed

- Suggest some sort of care/nursing home/extra care housing or retirement facility for the surrounding area
- Site is not flat so there could be drainage problems
- Access is poor

Site UE30, Land south of Lower Road Bedhampton (250 dwellings)

3 x Red/Amber, 2 x Red

- Access is a major issue, difficult to see a highway solution
- Too many dwellings proposed
- Lovely area adjacent to a conservation area
- Road is much used by people walking and families
- Prime agricultural land – currently farmed every year
- Access is restricted via a narrow, very twisty single road which would need to be changed
- Potentially suitable for a small amount of executive housing
- One member of a table has lived opposite for 27 years and is firmly opposed to any development – area should be for community and is very picturesque
- Too many dwellings proposed
- Highways and access has not been looked at in this proposal
- Minimum 200 – 400 extra cars, 25% will exit between 7am and 9am causing traffic at Rusty Cutter Junction
- No pedestrian access
- Would have to take out existing houses to create access
- Drainage, Brent Geese and noise levels are all issues
- Could have a few large houses on frontage
- There will never be a bus route
- Reduce number to 10 dwellings
- Detrimental to character of conservation area
- Approach roads inadequate
- Flood risk area
- Safety issues in Brookside Road – narrow, no pavements – children recently knocked down there

Site UE33, Eastleigh House (5 dwellings)

3 x Green, 2 x Amber

- Good site
- Could it be linked with development of UE3b
- Need to preserve setting of Eastleigh House
- Potential conversion of the house seems appropriate
- Okay subject to trees and listed building

General Comments

- Windfall sites should be factored in to calculations
- HBC should try to increase town centre density to minimise greenfield use elsewhere
- Adequate parking should be provided on all sites
- Town centre development could be built higher to increase density

- In some places it was considered that the affordable mix need to be carefully considered to ensure it integrated with the surrounding area
- A comprehensive and realistic masterplan of Havant Town Centre is needed. This masterplan needs to consider how the Civic Centre sites, such as the Job Centre Plus site might fit
- Map needs to be updated to show H17
- Considered it also important to think about the soft infrastructure, such as schools and health