

**Leigh Park Informal Stakeholder Workshop**  
**18<sup>th</sup> January 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 Leigh Park workshop was divided into four 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](http://www.havant.gov.uk/havant-12136) along with the Council's response.

**Site L4, Plaitford Grove (5 dwellings)**

1 x Red, 3 x Amber

- Limited road capacity
- It is a piece of green space in an area that is lacking
- Considered okay if really needed but must retain some open space
- Very high density housing would be the most appropriate approach to this site
- Five dwellings is acceptable, but no more than that as most of the green space should be kept for the benefit of the local residents
- A potential reduction in the amount of dwellings proposed would mean more open space

**Site L5, Parking Area off Sparsholt Close (5 dwellings)**

4 x Green

- Site has antisocial problems such as dumping and fly tipping
- Good site for development but the footpath that links to Hermitage Stream should be retained
- Housing would be a better use of the site than the current garage area

**Site L21, Kingsclere Avenue Open Space (40 dwellings)**

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

- Footpath links through the site are important and should be retained particularly the route to the school and adjacent park
- Site could potentially be used for ageing care housing

- Children play football on the access route and there is a problem with traffic in the area. Therefore access should be off Dunsbury Way.
- Good site but there should be fewer homes than suggested with the potential for 20 on the east side and no homes on the west side
- Questions raised on the potential of joining up development with the evangelical church site
- Topographical constraints on the site such as the narrow road and drainage
- Site is currently quite well used
- Desirable to retain some green open space

#### **Site L25, Strouden Court (60 dwellings)**

3 x Green, 1 x Amber

- Site is in need of improvement
- Site needs to keep a community function and any development should be mixed use
- The local centre and shops are really important and should be retained or replaced and improved especially the post office, playgroup and pharmacy.
- Financial support should be given to local businesses to help them survive

#### **Site L32, Land at Eling Court (5 dwellings)**

2 x Amber, 2 x Green

- Good site with no access problems
- Green space should be retained or replaced particularly for younger children

#### **Site L44, Prospect Lane Open Space (31 dwellings)**

1 x Red, 2 x Amber, 1 x Green

- Development would spoil the site as it is a successful and well used piece of open space and children's play area
- Considered a very boggy site
- Only half of the number proposed should be developed, 31 is too many
- Potential to develop a strip of land facing Leckford Road.
- Has potential for flatted development
- Positioning of development on the site is an important consideration to avoid overcrowding and ensure green space is protected
- Dwellings should be built along the edges of the site
- Antisocial behaviour is a problem on the green space
- Access issues for emergency vehicles

#### **Site L46, Land at Oakshott Drive (8 dwellings)**

3 x Green, 1 x Amber

- Site is considered less valuable than Plaitford Grove, but very accessible on a bus route
- Antisocial behaviour hotspot
- Constraints present at the site including fibre optics and sight lines.
- Viability issues
- Good site for development as it is currently not a good play area
- Site is mainly used as a thoroughfare

**Site L48, Parking Area off Oakshott Drive (2 dwellings)**

4 x Green

- Site could accommodate more dwellings than proposed considering the size of the space
- Development would enhance this area but there should be no more than two dwellings as there are car parking issues

**Site L62, Parking Area off Forestside Avenue (2 dwellings)**

4 x Green

- Site has existing problems with antisocial behaviour and needs to be policed
- Parking would need to be looked at should development come forward
- Site can accommodate no more than two dwellings.
- Site has potential for more dwellings than proposed

**Site L83, Riders Lane Allotments (70 dwellings)**

4 x Green

- Good site for development subject to allotments being re provided
- Care should be taken with access on Riders Lane with school children
- Propose 60 dwellings rather than 70
- Retention of trees and pipeline for the reservoir.
- There is wildlife present at the site including deer
- Could keep a percentage of the site as allotments

**Site L86, Blendworth Crescent Open Space (48 dwellings)**

4 x Green

- A footpath should be retained through the school
- Site is open space that is currently not used and is derelict. It has good access and should provide high density housing
- An element of green space should be retained
- Good site to develop. The area needs improving
- Nuisance is an issue in the area
- Flooding issues

**Site L89, Land Adjacent to 27 Holybourne Road (8 dwellings)**

1 x Amber, 3 x Green

- Concerns that dog walkers in the area won't have anywhere to go if this site is developed
- Some open space should be retained onsite
- Has potential for development subject to access
- Problem area that is not well used therefore development would improve it

**Site L92, Open Land off Priorsdean Crescent (4 dwellings)**

4 x Green

- Potential for more dwellings than those proposed
- Good site for development and access is adequate
- Need to retain TPO trees particularly Oak
- Protect and enhance the Hermitage Stream corridor

- Lots of green space in the immediate area

#### **Site L108, Fox Public House off Prospect Lane (8 dwellings)**

4 x Green

- Consider redevelopment of whole site including the shops but must include a community use or extended hours for Sure Start, as there is a lack of community use in West Leigh
- Loss of pub is not a problem as it has been closed for a while with little interest
- There is potential for more dwellings on this site
- Close to the school
- Very good site

#### **Site L130, Land at Oxenwood Green (8 dwellings)**

2 x Green, 2 x Amber

- Adjacent open space needs to be recognised
- The site is currently not used - children play in the play area opposite
- Trees should be retained
- Should not be an increase in housing density in Warren
- Access should be from St Clare's
- Good site, should be comprehensive development
- Ensure the open space remains as it is important for surrounding homes

#### **Site L131, Land at Hampage Green (20 dwellings)**

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

- There are problems with access
- Currently a safe children's play area
- Development would have to be planned comprehensively
- Losing more open space in this area is an issue for local people, open space is important
- Could reduce number of dwellings by at least half

#### **Site L132, Land at Plumley Walk (2 dwellings)**

1 x Green, 2 x Red, 1 x Amber

- Local community are likely to be opposed to this site
- Considered to have more potential than site L131
- Safe play area
- Potentially more houses could be accommodated as it is a bigger site
- May have issues with access
- Could develop just two dwellings on this site rather than the amount proposed

#### **Site L133, Land at Southfield Walk (4 dwellings)**

1 x Green, 2 x Red, 1 x Amber

- Loss of open space is not an issue but there are problems with access from Berrydown Road particularly for the fire brigade
- Development would help to stop fly tipping
- Small piece of land that is well used. Would struggle to get four dwellings here

**Site L134, Land at Larkwhistle Walk (7 dwellings)**

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

- Development here would probably constitute over development
- Should only develop part of the site informed by local knowledge
- Could develop the part next to the flats
- South east part of site should not be built on
- Access is considered good at this site
- There is sufficient open space elsewhere
- Potentially reduce the number of dwellings

**Site L135, Vacant Shops off Sharps Road (5 dwellings)**

3 x Green, 1 x Red

- Vacant shops should be replaced by housing
- Priority site for redevelopment
- Could extend Budworth
- Potential for more in the surrounding area

**Site L138, Leigh Park Centre (38 dwellings)**

2 x Green, 1 x Red, 1 x Amber

- It is very important to retain the shopping centre
- A better community centre is needed
- It is difficult to see how the number of dwellings proposed would fit in the centre
- There is an alcohol problem in the area
- Good site for development but need to be realistic and flexible
- The part of the centre backing onto Tidworth Road car park should be demolished
- NHS may vacate the centre
- Spare retail units could potentially go for housing
- Difficult to visualise empty land where homes could be built
- Development would be on where and what type
- Shops could be converted into flats
- Community Association is in the wrong place and could be knocked down with potential for new flats and a brand new community centre

**Site L141, Land at Inkpen Walk (2 dwellings)**

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

- Develop western part of the site only, not eastern
- Possibly more than two dwellings could be built
- Retain some green space for families as difficult to access open space elsewhere

**Site L142, Land at Rushmere Walk (2 dwellings)**

2 x Green, 2 x Amber

- Development could potentially continue the existing terrace so that it is designed appropriately
- Access is a problem and children play on the site
- Should be planned comprehensively
- Used solely as a thoroughfare

**Site L143, Land at Frogham Green (5 dwellings)**

3 x Green, 1 x Amber

- Good access, needs to be checked for any overlooking issues
- It would be a positive step to develop in this location
- Number of dwellings proposed is potentially too large
- Site area is confusing

**Site L145, SSE, Bartons Road (30 dwellings)**

4 x Green

- Considered a very good site for housing, but could be mixed use and could incorporate a community centre
- Ideal for housing, loss of jobs not an issue. Could potentially increase number of dwellings to 40
- Could be used for business purposes if viable
- Potential for Havant and Waterlooville Football Club and housing
- Potential for flats as they will match up with flats on the other side of the road
- More dwellings could be developed on this site
- Open space should be protected
- Ideal space for a McDonalds restaurant

**Site UE6a, Land North of Leigh Park (Cabbagefield Row) (92 dwellings)**

1 x Amber, 3 x Green

- Concerns about impact on SINC
- Potential for site to be used for species transfer in association with nearby reservoir
- Site has potential for development if sensitively done
- Development could improve the adjacent land and have a positive impact on the area
- Development must not encroach on reservoir
- Good access and no overlooking issues
- Could potentially increase the number of dwellings to 100 to take pressure off elsewhere - Warren Park is full
- Better to develop this site in order to free up open spaces in Warren Park
- Motorbikes travel through this area frequently and space should be provided for them
- Drainage and recreation should be considered when developing this site
- Road is a barrier and could set a precedent for further urban expansion of this area
- Strouden Court would be the local centre to serve this site and therefore this centre should be improved in order to better serve this larger housing site

**General Comments**

- Money from development sites should be used to provide more parking, improvement to other garages, dropped kerbs, and more parking elsewhere
- Don't build houses for Portsmouth County Council residents in Havant. It should be for people from Leigh Park with social housing need
- Build more in one specific area and keep other small green areas

- The lack of gardens for existing houses means the retention of green spaces is very important
- It is difficult to understand how much existing green space is in the area and how this relates to the proposed sites
- Development must be consistent with local character
- Potential for land for a new school should be looked at
- Issue with motorbikes in the area
- Concerns raised over the size of residential gardens and any new development should provide larger gardens
- Some wanted a comprehensive plan or for the development of garages and green spaces in Warren Park, to ensure development took place in a coordinated way and in the right places
- Need to take account of the Havant Thicket Pipeline Route
- Need to make sure that new development does not exacerbate the existing traffic and parking problems in the area
- The OS map was out of date, which was frustrating

### **New Sites Suggested**

- Site L38 could provide a car park with disabled access to Staunton Park
- Parking area off Eversley Crescent
- Holbury Court behind the Fox Public House
- Dunsbury Way Evangelical Free Church
- Public House at the corner of Dunsbury Way and Middle Park Way
- Land south of Middle Park Way
- Land north and south of Beaulieu Avenue
- The Wheatsheaf Public House, Botley Drive
- Land south of St Christopher's Road
- Sharps Copse
- Land west of Prospect Lane
- Garage courts Well Meadow and Winterslow Drive
- Land north of Middle Park Way