FROM HOUSING ESTATE TO SUSTAINABLE COMMUNITY

LEIGH PARK STRATEGIC FRAMEWORK

July 2006
FROM HOUSING ESTATE TO SUSTAINABLE COMMUNITY
Leigh Park Strategic Framework

Contents

1 Creating quality places and the vision for Leigh Park
2 What the strategic framework aims to do
3 Housing development
4 Jobs and training
5 Urban design and environmental improvements
6 Social infrastructure deficits
7 Accessibility and movement
8 Developers’ contributions
9 Proposed actions

10 Action Tables
   Housing Actions
   Transport Actions
   Local Identity Actions
   Leisure and Open Space Actions
   Crime and Safety Actions
   Enterprise Actions
   Social Infrastructure Actions

11 Achieving the strategic framework

Appendix 1:
New build investment in Leigh Park 2002-2005
Appendix 2:
Leigh Park Urban Design Guidelines
Appendix 3: What some of the terms mean
Appendix 4:
Sustainability Appraisal-non technical summary

Adoption Statement
FROM HOUSING ESTATE TO SUSTAINABLE COMMUNITY
Leigh Park Strategic Framework

1 CREATING QUALITY PLACES AND THE VISION FOR LEIGH PARK

1.1 Over recent years there have been a range of initiatives contributing to the regeneration of Leigh Park, most notably the Single Regeneration Budget funding and the Creating Quality Places Project (CQP). Enquiry-by-Design events (EbD) have raised residents’ interest in regeneration opportunities and how they can be delivered by working together. It is essential that the Borough Council, Portsmouth City Council, Hampshire County Council and the South East England Development Agency – the CQP Partners – continue their involvement in Leigh Park and maintain the interest in regeneration which has grown from the CQP project and the EbD events.

1.2 What is needed now is a planning framework which provides developers with a clear overview of development potential in Leigh Park and shows how the Council and the local community expect development to contribute to regeneration.

1.3 The success of regeneration will go a long way to delivering the Council’s aspirations for a cleaner, safer and more prosperous Borough in line with the objectives established in Focus on Our Future, the Council’s Corporate Strategy, and the actions set out in the Community, Regeneration and Cultural Strategies.

1.4 The key to achieving effective regeneration is a comprehensive spatial planning approach. Put simply this means that everyone who has something to do with Leigh Park, be it local residents, Portsmouth, Havant or Hampshire Councils, the health authority, local businesses and other local groups are all working together to achieve a shared vision. This vision has already been established in Enterprising Leigh Park, the Single Regeneration Budget Round 5 Delivery Plan 2005-2006. This vision sees Leigh Park as:

“…an inclusive and aspirational community, a vibrant and distinctive part of Havant which is home to thriving and sustainable residential and business communities; supported by other facilities set within a high quality environment…”

1.5 The Borough Council believes that this vision is already happening. Attitudes to Leigh Park are changing and new investment from both the public and private sectors is being attracted to the area. At the latest count £35m has been invested over the last 5 years with a potential £120 million in the pipeline (see Appendix 1). The area’s housing is now predominantly owner occupied, the quality of the schools is improving, the community spirit is strong and there really is ‘pride of place’.
1.6 Over the next 20 years there is inevitably going to be more private and public investment in Leigh Park. Much of that will be in new housing and employment development. This growth in development is set out in the emerging South East Regional Plan.

1.7 The recent sub-regional consultation report “Where shall we live?” identifies Leigh Park as a potential area for housing growth. “Where shall we live?” has a range of housing growth options from 1,000 to 1,500 new homes being built in the Borough in the period up to 2026. That number is in addition to the housing developments that are either in the pipeline or could come forward as part of the adopted Havant Borough District-Wide Local Plan (HBDWLP) such as garage courts and underused open spaces. There is also a major employment proposal at Dunsbury Hill Farm which, combined with other employment proposals nearby at Waterlooville and Broadmarsh, represents a major source of jobs and opportunities for Leigh Park residents.

1.8 But what is in it for the existing residents of Leigh Park? That is the question that this Strategic Framework will help to answer.

1.9 This Strategic Framework is being prepared under the Planning Act as a Supplementary Planning Document (SPD). As such the contents of the SPD are constrained by rules and regulations. It cannot name new development sites and can only add detail to the existing polices in the Local Plan, most importantly Policy UA3. The regeneration of Leigh Park has a long timescale. The Strategic Framework will continue after the Local Plan has been superseded by the Local Development Framework which will include site allocations.

**UA3 Leigh Park Regeneration**

The Borough Council seeks the regeneration of the Leigh Park housing estate and adjoining areas. Development will only be permitted where it can be combined with improvements either on the site of the proposal or elsewhere in Leigh Park. Proposals should result in one or more of the following:

- The modernisation of the estate so that it can cater effectively for community requirements which were not considered in its original design.
- Redevelopment of rundown or underused land or buildings.
- The provision and upgrading of community facilities.
- Housing to meet local needs which should be regarded as a regeneration priority.
- A range of employment and training opportunities.
- The maintenance and enhancement of accessible open space of different types including development for sport and recreation.
- Improvements to the accessibility of shopping centres, schools and open spaces.
- Improvements to roads and footways to make them safer and more attractive to use.
- Enhancing the appearance of the estate, including good quality urban design and investment in landscape improvements.
- Continued enhancement and protection of the Hermitage Stream and its tributaries.

The specific proposals for development and improvement should be based on consultation with the local community through the process of the Creating Quality Places project which will co-ordinate the types of improvements listed above.
1.10 The Borough Council, through this Strategic Framework, is expressing its commitment to working with its key public sector partners - many of whom are major Leigh Park landowners - and also with the local community, to ensure that the potential growth can provide benefits for Leigh Park. In contributing to environmental and community improvements this document can help Leigh Park get even further on the road to fully achieving its vision. To achieve this vision a range of actions are included in section 10 of the Strategic Framework.

1.11 In addition to the Strategic Framework a Sustainability Appraisal (SA) has been produced in accordance with the requirements of the new planning system. The SA report has been produced in parallel to the Strategic Framework. The conclusions of the SA report are that the majority of the proposed actions have a positive impact on sustainability. The issues that need further consideration in terms of sustainability are the impacts of greenfield development, the use of renewable energy and material resources. The Non-technical Sustainability Appraisal summary follows at Appendix 4.
2 WHAT THE STRATEGIC FRAMEWORK AIDS TO DO

2.1 The purpose of the Strategic Framework is to facilitate development and to ensure that regeneration results and contributes towards an urban renaissance for the Borough. The intention is to regenerate Leigh Park as a shining example of a sustainable community by securing regeneration that can be delivered with the help of the planning system. This potential has been recognised in the Government’s Creating Sustainable Communities in the South East (2005) and also in Neighbourhood Revival: towards more sustainable suburbs in the South East which was produced for the South East England Regional Assembly (SEERA) in 2004.

What are sustainable communities?

“Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.”

Sustainable Communities: People, Places and Prosperity (extract from Appendix 1, p.56)

2.2 The Strategic Framework is a Supplementary Planning Document (SPD) in the new planning system. As such aspirations can be established and regeneration progressed by identifying the main direction, ideas and priorities rather than reacting to incremental planning proposals on an ad hoc basis. The adoption of the SPD by the Borough Council as early as possible reinforces its commitment to planning-led regeneration. An Action Area Plan may be prepared in the longer term since the new planning system does not allow the SPD to allocate sites.

2.3 The Strategic Framework relates to all Leigh Park which comprises the wards of Barncroft, Battins, Bondfields and Warren Park and a small part of Bedhampton east of Hulbert Road and north of Bedhampton Road/New Road. To provide the clear focus for the actions throughout these wards regeneration objectives and requirements will be focussed on the following themes:

- Housing development
- Jobs and training
- Urban design and environmental improvements
- Social infrastructure deficits
- Accessibility and movement

2.4 The Strategic Framework integrates the CQP project into the statutory planning system by building on policy UA3 and other policies in the Havant Borough District–Wide Local Plan (HBDWLP). The work undertaken to progress the CQP project has identified six key community objectives during an Enquiry-by-Design (EbD) event in 2003.

These objectives are to:

1. Improve transport.
2. Articulate a local identity and instil civic pride.
3. Introduce leisure facilities and improve existing open spaces.
4. Tackle crime and safety through physical change.
5. Facilitate small scale enterprise.
6. Bring schools and their facilities more effectively into the community.

2.5 The Borough Council is committed to meeting these objectives
and will ensure that they are secured through appropriate contributions being sought in relation to new housing and other significant development proposals. Such contributions will normally be secured by Section 106 agreements linked to the granting of planning permission.

2.6 The Strategic Framework identifies actions, for achieving these objectives, which need to be set in motion over the next five years with an emphasis on physical regeneration. The Summary document of Enquiry–by-Design event (August 2003) points out that, “The aim of the Creating Quality Places initiative is to be the catalyst for regeneration primarily through physical improvements with the focus on how Leigh Park works as a place and a community…”
3 HOUSING DEVELOPMENT

Housing Supply and Demand

3.1 A total of 2,000 dwellings could be built in and on the edge of Leigh Park over the next 20 years because of its accessible location and potential for contributing significantly to regeneration. This total is based on the assumption that sites are developed at densities of 40 dwellings per hectare but there is potential for exceeding this density with innovative and distinctive designs without building high-rise blocks. This supply of housing comprises the development of:

- a total of 460 dwellings already in the pipeline with planning permission at Woolston Road, the former Parkhouse School and at the former Procter and Gamble site;

- an estimated 740 dwellings in accordance with policy H1 and paragraphs 173 to 178 in the HBDWLP (see below);

- an estimated minimum of 800 dwellings in the urban fringe of Leigh Park to contribute to the requirements of the South East Regional Plan.

3.2 A recent assessment by Kit Campbell Associates has recommended to the Borough Council that the need for open spaces should be reviewed at Blendworth Crescent, Bitterne Close, St. Christopher’s Road, Kingsclere Avenue, Hollybourne Road as well as the Hooks Lane Recreation Ground.

3.3 The proposed relocation of the Havant Rugby Club to Campdown (HBDWLP policy R3) could release some of the ground for housing development. Other large sites are expected to come forward for development over the next 20 years because there is a clear requirement to identify land for new housing as a consequence of the growth set out in the emerging South East Regional Plan.

Sources of Housing Potential Identified in HBDWLP

- Surplus school playing fields and other underused open spaces
- Redevelopment of existing housing and non-residential buildings
- Unused garage courts and other surplus parking areas
- Left over land which is not serving a useful purpose
- Conversion of upper floors in the town centre
- Large back gardens
- Infilling
- House extensions and house conversions
3.4 The recent sub-regional consultation report “Where shall we live?” identified options for public comment ranging from 1,000 to 1,500 dwellings “…in Havant Borough on the edge of Leigh Park with other locations making a modest contribution”. Although the potential at these other locations is not identified, urban capacity analysis suggests that at least 800 would be a reasonable estimate of the potential on the edge of Leigh Park.

**Housing Development and the Community’s Objectives**

3.5 Housing development can contribute significantly to achieving the community’s objectives. For example:

- New housing development provides an opportunity to secure contributions from developers to provide a range of community benefits.
- Additional population can stimulate and justify improvements to public transport and the provision of other services such as shops. Increasing the critical mass of potential custom can make community facilities more viable and effective.
- Well-designed housing at prominent locations would articulate and reinforce the identity of Leigh Park and the local sense of place.
- New development, especially if it is of the highest quality design, can contribute to regeneration and foster civic pride.
- The potential for the development of surplus or underused open space is indicated in the HBDWLP (Para. 177). The development of rundown openspaces would use urban land more effectively and provide opportunities to secure investment in improving the quality of retained open space which would enhance local identity.
- Housing can be designed so that it overlooks open spaces and footpaths thereby helping to improve safety. Crime and anti-social behaviour can be tackled through the redevelopment of garage courts and other backland sites.
The co-ordination of housing development with the programmed investment by service and utility providers is essential so that infrastructure is provided at the right time.

Where sewers would become overloaded as a result of developments of any size, the Water Industry Act 1991 enables developers to requisition, at their expense, the new or improved sewerage which is required.

Sustainable Drainage Systems (SUDS), if appropriate, could limit the future load on surface water sewers from larger developments. The design and effectiveness of SUDS depends on the local geology, hydrological conditions and a programme for long term maintenance, since adoption by Southern Water is not currently a possibility.

Housing Type and Tenure

More housing will be available to meet local needs while diversifying the housing stock. There is potential for a range of affordable dwellings, including those built for rent by Portsmouth City Council and registered social landlords, as well as low cost, sub-market housing. More private sector and housing associations development would change both the appearance and perception of Leigh Park.

Since the problems of unemployment and low earning potential will not disappear entirely there will continue to be a need for more social rented accommodation. This requirement must be balanced against the need to ensure that positive change occurs in the local housing market in terms of quality, type of dwellings, tenure and design. This means that the Borough Council must develop an improved partnership with local landowners, Portsmouth City Council and other registered social landlords to maximise housing opportunities.

Redevelopment of housing that does not meet residents’ expectations, or cannot be modernized economically, could increase the number of dwellings and improve the choice of accommodation. Alternatively, modernisation may be possible and Portsmouth City Council is improving tenants’ amenities as part of the Decent Environment programme which forms part of the Decent Homes agenda.
4 JOBS AND TRAINING

4.1 Leigh Park has higher levels of unemployment than the rest of the Borough, a problem which has been worsened by changes in employment patterns. For example, there has been a loss of jobs in manufacturing at the Procter and Gamble site. Unusually for the South of England, the Borough has a strong presence of traditional manufacturing business particularly in New Lane, West Leigh.

4.2 The Strategic Framework can identify the potential for new jobs as well as contributing to making access to employment easier for Leigh Park residents. In this respect it is important for jobs to be available for new entrants to the labour market and for initiatives to improve skills, education levels and childcare provision. More jobs are required that are open to Leigh Park residents and are easy to reach without long and costly commuting.

4.3 Future developments at the former Procter and Gamble site, Dunsbury Hill Farm, the West of Waterlooville Major Development Area (MDA), the former depot site at Broadmarsh and in Havant Town Centre will be important for Leigh Park residents in this respect. The building of the reservoir at Havant Thicket (HBDWLP policy US 1) can also provide further construction and recreation job opportunities close to Leigh Park.

4.4 The Dunsbury Hill development (HBDWLP policy EMP1.4) will create a large number of jobs as well as providing space for start-up businesses and land for relocation of existing businesses. These developments will respond to the community’s concern about facilitating small scale enterprise as well as introducing larger businesses. All these developments provide opportunities to show that industrial and business buildings can be well designed to indicate successful economic development and regeneration. There is potential for the further enlargement of the Dunsbury Hill Farm employment site at a later date should this be deemed to be justified as a consequence of the growth set out in the emerging South East Regional Plan.

4.5 The potential for employing and training local people in construction work should be considered as part of ‘local labour in construction schemes’. There is significant construction work about to take place in the Major Development Area at Waterlooville as well as in the Leigh Park where these schemes could be considered.

4.6 The expansion of the Apex Centre and the Leigh Park Craft Initiative (Making Spaces) will provide opportunities for training in constructional and craft skills. Economic development and training are also closely linked with the idea of Leigh Park as a ‘creative community’. The Apex Centre, Sure Start and Making Space are the beginnings of the Leigh Park Learning Quarter which is a major part of the Council’s Regeneration Strategy for the Borough. These developments
complement the ‘state of the art’ radio and TV studio provided in partnership with the BBC at Park Community School. This initiative clearly demonstrates confidence in the creative potential in Leigh Park.
5.1 The development of Leigh Park over the next 20 years needs to cater effectively for community requirements that were not considered in the original design. To a significant extent the layout and townscape do not offer what is expected in the 21st Century. Generally, Leigh Park has an ordinary suburban identity which has been reinforced by the negative perception of public housing.

5.2 The Summary document of Enquiry-by-Design event (August, 2003) saw the focus for Creating Quality Places as being “Formulating a centre for Leigh Park and shaping a new heart for the Warren”.

5.3 More recently a Public Realm Design Framework has been prepared for the Borough by Roger Evans Associates. This report contains a strategic assessment of urban design potential in Leigh Park including identification of visual barriers, street improvement and gateways thereby reinforcing the CQP emphasis on physical regeneration. The key recommendations of this report have been incorporated into the proposed actions of this Strategic Framework.

5.4 The Leigh Park Urban Design Guidelines are included in Appendix 2. These have been introduced to raise design standards through the control of development. Everybody applying for planning permission has to show how they have taken these guidelines into account so that their proposal contributes significantly to improving the appearance of Leigh Park. Developers are encouraged to adopt innovative design approaches. These should achieve the most efficient use of land as well as conforming to standards relevant to the location and type of development.

Central Leigh Park

5.5 Park Parade, Greywell and the surrounding area are the key to local identity and civic pride. A main centre with a range of facilities, distinctive architecture and spaces is essential to the revival of Leigh Park. This is a priority because all the residents of Leigh Park share the Centre.

5.6 Although there has been recent refurbishment, the outward appearance of the Centre remains unattractive since it turns its back on the adjacent roads. Where development fronts onto roads there are benefits from passing trade as well as providing a stronger, more visible identity. The Briefing document for Enquiry-by-Design event (August 2003) illustrated some imaginative ideas for modernisation including the development of car parks and tree planting along roads.

5.7 It is important to consider the role the Centre can play in the future of Leigh Park. The diversification of the Centre so that it comprises a mix of attractions rather than being mainly a place to shop needs to be considered. One major opportunity to consider is the potential
for redeveloping empty shops for indoor leisure. The Borough Council is strongly committed to regenerating its town centres and has commissioned Urban Design Frameworks for Havant and Waterlooville. This approach will be extended to Central Leigh Park.
Warren Park

5.8 The layout of housing and roads in Warren Park are poorly-defined with a lack of distinctive landmarks. There is a lot of ‘left over’ space which is not used effectively for the benefit of the local residents. The routes across Warren Park are generally unattractive and the linkage with the proposed housing and school development at Woolston Road needs to be strengthened.

5.9 The Primary School, Sure Start and the Employment Resource Service Centre are significant regeneration achievements but are not complemented by other facilities in the now rundown Strouden Court shopping centre.

5.10 A number of urban design proposals are contained in the Warren Park Concept Master Plan (May 2005) and the Summary of Warren Park Neighbourhood Plan (October 2005) which have been produced by consultants Llewelyn–Davies. These proposals will be adopted within the Strategic Framework thereby integrating them within the planning system.

Modernisation

5.11 Leigh Park has a uniform appearance which has resulted from the development of local authority housing over a relatively short period. The townscape was planned around areas of greenspace, woodland and trees, which in some areas of Leigh Park have grown into environmental assets.

5.12 Leigh Park needs sustainable change that will last for generations. One of the keys to achieving a sustainable community is urban design. Good design can deliver in-built flexibility to meet the demands of changing patterns of use and ensure that the built environment remains relevant and continues to adapt to changing needs.

5.13 Leigh Park was developed when fossil fuel energy was relatively cheap and plentiful. Those days will not return. Sustainable construction, well-designed energy efficient buildings, the use of renewable energy and water conservation can contribute very effectively to a sustainable future for Leigh Park. It is therefore vital to design for the more sustainable use of resources. Housing should at least achieve the Building Research Establishment’s EcoHomes ‘very good’ standard, although the ‘excellent’ rating will be expected after 2012. Further details are available at http://www.breeam.org/ECOHOMES.html.
renewable energy-led design in Leigh Park, at Kyoto Terrace, off New Lane.

These recently completed eco-homes are a good example of modern design that could be built elsewhere in Leigh Park. Water efficiency is an important part of the EcoHomes standard and needs to be promoted in new development. Besides conserving water supplies there will be benefits for nature conservation in the Harbours. Stable water abstraction will have positive impacts on the themes in the Sustainability Appraisal including the consumption of resources, water quality and biodiversity.

5.14 The South East England Development Agency (SEEDA) has developed a web-based checklist for assessing the sustainability of development. The Borough Council is involved in the development of a new version of this checklist which can be integrated into the development control process to ensure that the awareness of sustainability is raised and that new developments achieve high sustainability scores.

Placemaking

5.15 Placemaking is the creation of successful, sustainable and attractive places. The CQP project has been focussed on placemaking in terms of the contribution of urban design to the regeneration process in particular the creation of places which are well-used, durable and valued by local residents. The concept of placemaking can establish a sense of identity and an attractive public realm that reinforces civic pride. An Urban Design Framework is needed for Central Leigh Park, which would build on the strategic assessment and design ideas contained in the Public Realm Design Framework.

5.16 Public involvement in the urban design process should be viewed as essential for the ‘ownership’ of public spaces. Unlocking the Potential, the Borough’s Regeneration Strategy, refers to improvements being generated and owned by Leigh Park residents. The potential of improvements for providing training opportunities and employment could also be considered to encourage ownership and care for local places.

5.17 Many residents take pride in the appearance of their properties both as tenants and owner-occupiers. However, their efforts can be undermined by the appearance of garage courts and the verge parking which has occurred over the past 20 years. The garage courts are unpopular, unsightly, can lead to crime and are an inefficient use of land. The verge parking is equally unsightly, particularly on the main routes through Leigh Park and where vans and lorries
are parked. The Liveability Project has started to address the issue of appearance with an urban design-led approach which combines parking provision with streetscape improvements. Liveability design ideas for improving parking are currently progressing. Opportunities should be considered for redeveloping garage courts in a co-ordinated manner to provide new residential accommodation and new parking space.
Public Spaces

5.18 Urban design should not be confined to improving the quality of individual buildings and should effectively link areas by creating attractive and well-used public spaces (HBDWLP policy D3). Good quality enclosure, linkage, safety, paving, planting, street furniture, signage and lighting are essential for public spaces. The Liveability Project demonstrates that incremental changes improve appearance and image. The Strategic Framework needs to continue this approach and co-ordinate public space enhancements with development and accessibility improvements.

Stream Valleys

1-3 Somborne Drive to Park Parade
4-6 Park Parade to Greywell through to rear of library
7-9 Rear of library to Dunsbury Way
10-12 Dunsbury Way

Walk through Leigh Park Centre
5.19 The policy requirement in the Havant Borough District-Wide Local Plan (L4) is the continued enhancement and protection of the Hermitage Stream and its tributaries, including the Lavant Stream. The stream valleys occupy substantial areas of land and therefore need to make an appropriate and proportionate contribution to the regeneration process in terms of landscape, sustainable urban drainage (SUDS) - if appropriate - and urban design. They contribute to the visual structure and image of Leigh Park, to the system of traffic-free routes and are important for biodiversity by providing for migration, dispersal and genetic exchange. The potential for improvement and linkage needs to be assessed. In this respect housing could be considered positively where it could provide overlooking of isolated sections and because the valleys provide a good residential environment. However, the extent of appropriate sites for development will be constrained by the risk of flooding.

5.20 It is expected that the Hermitage Stream Valley will also be utilised as the route for a pipeline between Havant, Bedhampton Springs and the proposed Havant Thicket Reservoir. It is essential that any pipeline works also result in surfacing and landscaping enhancements along the route. Sites of importance for nature conservation should be avoided when carrying out pipeline work. Havant Thicket reservoir will be a major opportunity for Leigh Park and the Borough beyond. There are job opportunities in both the construction phase (around 2009) and in the longer term associated with the anticipated recreation uses.
6 SOCIAL INFRASTRUCTURE DEFICITS

6.1 The County Council and the Health Authority have a responsibility to provide for new residents. Health facilities are being sought on the former Procter and Gamble site. This provision, the healthcare developments at Petersfield Road and the proposed community hospital on the former Oak Park School site are expected to contribute substantially to meeting needs resulting from housing development in Leigh Park. These facilities are expected to be sufficient for development within the urban area but further facilities may be needed to cope with any additional development over a 20-year period.

6.2 There is only one community centre for all Leigh Park at Dunsbury Way. The absence of local provision elsewhere in Leigh Park is an issue. To some extent, however, churches and public houses supplement this deficiency. Schools also provide a focus for the local community, including childcare, sports facilities and adult education which is encouraged by the County Council. Community facilities, including a ‘youth café’, are being sought on the Procter and Gamble site. More effective use must be made of the existing community provision, including schools and churches, before new centres can be justified.

6.3 Community facilities depend on funding, on whether they can be delivered through development proposals and staffing by volunteers. The day-to-day running of community centres is very costly. Where facilities do not exist funding is clearly needed. This should contribute to making the land available and building the facility. Section 106 agreements with developers must take these requirements into account.
7 ACCESSIBILITY AND MOVEMENT

Accessibility of shopping centres, schools and open spaces

7.1 Schools, open spaces and local shops were relatively accessible on foot or by cycle until traffic flows and parking increased. Linkage with centres outside Leigh Park is also important, for example with Havant town centre, including the Civic Campus off Petersfield Road. A major issue is the safe access to these destinations without relying on cars. The continuity and the development of a network of routes are therefore important for regeneration since they can contribute to healthier lifestyles while reducing travel costs.

7.2 A Cycling Strategy for Havant Borough identifies routes for improvement and there is the potential for implementing these by combining accessibility and engineering requirements with urban design solutions as set out in the Public Realm Design Framework. There would be potential for connecting cycle routes footpaths and bridle paths from Leigh Park and Waterlooville with those around the proposed reservoir at Havant Thicket and through the Staunton Country Park.

7.3 The main centre at Park Parade and Greywell was planned so that it could serve all Leigh Park. However, the Centre is in decline but if access can be improved its viability is likely to benefit and thus its attractiveness for new investors. One issue to consider is the potential for housing development at higher densities within and around the Centre, where sites are available, in conjunction with pedestrian, cycle, bus and parking improvements.

7.4 The development at Dunsbury Hill Farm is proposed to include a new road which will connect with the A3(M). Whether the connection with the road network in Leigh Park beyond Park Lane should only be open to buses, cycles and pedestrians will be explored through Transport Impact Assessments related to planning applications and the evolution of the Local Development Framework for the Borough.

Safer and more attractive roads and footways

7.5 The road system was planned when car ownership was relatively low but when walking and cycling were not considered essential for sustainable communities. Footways often appear unsafe and unattractive to walk along, for example between the Civic Offices, the Leisure Centre area and Central Leigh Park. Along this route there are
poor quality footways where crime and anti-social behaviour can occur. At a number of locations there is the potential for better lighting, tactile paving, improved visibility, surfacing and infill housing from which paths can be overlooked. The improved street lighting which is expected from the County Council will have a major impact on the safety and appearance of public spaces.

towards more sustainable suburbs in the South East, which was produced by URBED in 2004, refers to the issue of ‘home zones’. These have been achieved in Dutch towns and elsewhere in Britain and require the reallocation of space to make conditions safer for children. This report also recommends the allocation of pavement and roadspace to provide safe, linked and direct cycleways which connect schools, health facilities, shops and bus stops.

7.7 The increasing demand for car parking has, however, resulted in roadside space being used which has led to an increase in danger especially for cyclists and pedestrians. However, the provision of secure parking is important for residents. A number of improvements need to be brought forward following those introduced as part of the Liveability project. These could be in association with the redevelopment of garage courts - and other unpopular parking spaces - and be related to the enhancement of public spaces for pedestrians and cyclists. Such development opportunities should result in realistically sufficient replacement parking spaces which are needed by existing residents.

7.8 Hampshire County Council (the Highway Authority) has continued to address road safety by traffic management and engineering methods such as lowering speeds, for example the 20 mph limit, and the introduction of traffic calming along Middle Park Way, Botley Drive, Dunsbury Way, Highlawn Way and Bramdean Drive.

Transportation Planning

7.9 Leigh Park is well-served by buses with frequent services within a five minute walking distance. However, it will be necessary to improve services between Leigh Park and planned employment areas in other parts of the
Borough. Development will be concentrated where sites exist close to public transport and other facilities such as centres and employment areas in accordance with policy H5 in the Havant Borough District-Wide Local Plan.

7.10 Development around transport hubs has the greatest potential to minimise the impact on the wider highway network. The closeness of housing and employment will also tend to reduce this impact. There is potential for combining homes and employment at strategic locations in the urban fringe at Dunsbury Hill Farm and on some sites where there are opportunities for mixed use.

7.11 The potential transport impact and existing traffic patterns will form a proactive input into the sustainable planning process. The Borough will assess the impact on the trunk road network of various planning options. Emerging policies will minimise demand at source and require the mitigation of trunk road impacts throughout all stages of development planning, implementation and operation.
8 DEVELOPERS’ CONTRIBUTIONS

8.1 Existing Borough Council policies provide the means for obtaining financial contributions from developers for projects in Leigh Park to improve the environment and the wellbeing of the local community. The Strategic Framework clarifies and strengthens the approach to these contributions. These may well be enhanced by funding from other sources such as the Area Investment Frameworks (AIFs) and Local Area Agreements (LAAs). Part of the LAA is a new block of economic development funding which includes the new Local Enterprise Growth Initiative (LEGi) programme that is directed to areas of deprivation. At the present time it is not clear how these sources of funding will be channelled into Leigh Park.

Playing Space

8.2 Policy R17 in the HBDWLP requires proposals for more than five dwellings to provide playing spaces for the new residents. This provision includes equipped and casual playing spaces for children and playing fields, pitches and courts. Many of the potential housing sites within Leigh Park are too small or unsuitable for the provision of playing space on site. However, larger schemes such as the potential development of the Hooks Lane Recreation Ground can be expected to provide significant improvements to playing space as well as enabling recreation development at Campdown, which will benefit the whole Borough and beyond. New developments of more than 5 dwellings will be expected to provide contributions for transforming existing recreation grounds and parks at accessible locations.

8.3 Contributions are related to the number of residents in each proposal. The contribution per person is currently £543.50 although this figure will be reviewed from time to time in the period up to 2011 taking into account inflation and other circumstances. On the basis of an average household size of 2.3 persons, and the current level of contribution, the 2000 dwellings comprising proposals in the pipeline and those expected to be developed within and on the edge of Leigh Park – could contribute up to £2.5 million. This could be used to improve existing open spaces such as Bushy Lease, Woodbury, Oak Park, St. Albans, Ramsdale Avenue and Wakefords Copse as well as providing new open space. These open spaces have been recommended for protection and enhancement by Kit Campbell and Associates in the audit of open space which has been carried out on the Council’s behalf.

Green Transport

8.4 Policy T11 in the HBDWLP allows the Borough Council to obtain financial contributions from developers of housing and other types of development towards improving footpaths, cyclepaths and bus services. These contributions are related to the floorspace of development proposals. Assuming that the average floorspace of a dwelling is 100 square metres the contribution would be £125 although this sum will be subject to
regular review taking into account inflation and other circumstances. When added together for all the 2,000 dwellings expected to be built in and on the edge of Leigh Park there is the potential to garner approximately £250,000 over 20 years.

8.5 Although this sum is fairly small there will be the further opportunity of combining it with the contribution sought by Hampshire County Council for transport infrastructure. Currently, this is £2,000 per dwelling, which will result in £4 million from the 2,000 dwellings over the 20-year period. This sum can have a significant effect on improving the accessibility of Leigh Park and minimizing the impact of traffic on the existing residential environment. It is expected that funding from these sources will be used for a range of transport related initiatives such as improving routes for walking, cycling and public transport. Funding would also be used to carry out road improvements.

8.6 ‘Affordable housing’ is for people who cannot afford to buy or rent from the open market. It includes social rented, shared ownership, key workers’ and low-cost market housing. On the basis of HBDWLP policy H8 the Borough Council will negotiate for 30 per cent of all dwellings proposed on sites of 0.5 ha or more, or for at least 15 dwellings, to be affordable.

8.7 As a guide 600 affordable dwellings out of the total of 2,000 are expected to be built in the period up to 2026. Some small sites could also deliver affordable housing because higher densities required by HBDWLP policy H5 will push the total proposed above the minimum of 15 dwellings. On sites developed by registered social landlords all the dwellings will usually be affordable.

Schools

8.8 Hampshire County Council (HCC) has recently published guidance on developers’ contributions. This confirms that contributions will be sought to ensure primary and secondary schools have both sufficient space and suitable facilities for the additional children who will live in new housing. Contributions are normally sought from proposals for 10 or more dwellings. The sums are currently £2,351 per dwelling for primary schools and £2,658 for secondary schools. Contributions may also be sought from larger developments for pre-school and youth provision.
8.9 The Hampshire County Council School Organisation Plan (June 2005) shows that currently there is significant surplus capacity in almost all the schools in Leigh Park. At this time HCC is therefore unlikely to seek these sums but some contributions may be sought to ensure that suitable facilities are provided. HCC are consulted on all applications for 10 or more dwellings.

**Percentage for Art**

8.10 Public art, including well-designed street furniture, contributes significantly to the distinctiveness of public spaces thereby adding to local identity and demonstrating civic pride. HBDWLP policy D3 (Public Spaces) provides for negotiations with developers for a contribution of up to 1 per cent of the capital cost of major proposals towards the commissioning of art and craft work. Major proposals include more than 100 dwellings and employment, leisure and retail developments of over 10,000 square metres. A sum of £25,000 is being provided from the development of the Procter and Gamble site. The Percentage for Art helps to keep the Liveability initiative alive.

Staunton Park. Bench created by Anthony Rogers

Library mural-Leigh Park Parade Stories Vol I & II 2006 Janet Curley Cannon
9 PROPOSED ACTIONS

9.1 To take forward the regeneration of Leigh Park into a vibrant and successful community the Borough Council has, in conjunction with its partners, identified actions for the next 20 years.

9.2 It is not possible to be precise about the deadlines for delivering the actions over such a long timescale. As a guide the actions are simply identified as ‘short term’ (within the next 3-5 years), ‘medium term’ (between 5 and 7 years) and ‘long term’ (over 7 years).

9.3 Implementation will involve Havant Borough Council (HBC) working with its CQP partners. Particular reference is made to Portsmouth City Council (PCC) and Hampshire County Council (HCC) in the Action tables below. Residents and other stakeholders will continue to play a large part throughout the implementation as established in the CQP project.
### 10 ACTION TABLES

10.1 The tables that follow bring together the actions that have been identified in relation to the criteria of Policy UA3, the four themes of the Strategic Framework and the objectives identified by the community. The relationship to the various criteria, themes and objectives is set out above each table.

Map 1 shows the pattern of interlocking actions and includes some examples of the potential improvements.

**Timescales**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Short</td>
<td>3 - 5 years</td>
</tr>
<tr>
<td>Medium</td>
<td>5 – 7 years</td>
</tr>
<tr>
<td>Long</td>
<td>over 7 years</td>
</tr>
</tbody>
</table>
### 10.2 HOUSING ACTIONS

**Theme:** Housing Development  
**Policy UA3 criteria:** (iv) Housing to meet local needs that should be regarded as a regeneration priority

<table>
<thead>
<tr>
<th>PROPOSED ACTIONS</th>
<th>IMPLEMENTATION</th>
<th>TIMESCALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop a range of housing types and tenures including private sale &amp; rented, social rented, low-cost and shared ownership dwellings</td>
<td>HBC, Registered Social Landlords (RSLs), PCC and housebuilders</td>
<td>Short, medium, long</td>
</tr>
<tr>
<td>Development of 460 dwellings by implementing proposals at Woolston Road, former Parkhouse School and the Procter and Gamble site.</td>
<td>HBC, HCC, housebuilders</td>
<td>Short</td>
</tr>
<tr>
<td>Identify opportunities for a minimum of a further 740 dwellings through the CQP project to:</td>
<td>HBC, Registered Social Landlords (RSLs), PCC and housebuilders</td>
<td>Short, medium, long</td>
</tr>
<tr>
<td>• provide for local needs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• benefit regeneration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• contribute to enhancement of key open spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• deliver urban design improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• provide for sustainable drainage systems (SUDS) where appropriate.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Identify sites for housing on the edge of Leigh Park in accordance with the South East Plan</td>
<td>HBC, HCC, Portsmouth Water</td>
<td>Medium, long</td>
</tr>
<tr>
<td>Bring forward garage courts and underused land and buildings for housing and combine developments with new parking.</td>
<td>HBC, PCC, local residents</td>
<td>Short and medium</td>
</tr>
<tr>
<td>Programme development to be phased with education and healthcare provision.</td>
<td>HBC, HCC, East Hampshire Primary Care Trust</td>
<td>Short, medium, long</td>
</tr>
</tbody>
</table>

### 10.3 TRANSPORT ACTIONS
**Theme:** Social Infrastructure Deficits, Accessibility and Movement  
**Community Objective:** Improve transport  
**Policy UA3 criteria:** (vii) Improvements to the accessibility of shopping centres, schools and open spaces, (viii) Improvements to roads and footways to make them safer and more attractive to use.

<table>
<thead>
<tr>
<th>PROPOSED ACTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connect Woolston Road and the A3(M) by building a new transport link as part of the proposed employment development at Dunsbury Hill Farm.</td>
</tr>
<tr>
<td>Work with bus operators to improve services to employment areas including West of Waterlooville Major Development Area and Broadmarsh.</td>
</tr>
<tr>
<td>Improve pedestrian and cycle routes between main destinations within and outside Leigh Park including implementing routes identified in the Havant Cycling Strategy.</td>
</tr>
<tr>
<td>Improve the pedestrian and cycle routes across Warren Park.</td>
</tr>
<tr>
<td>Provision of realistically sufficient replacement car parking for existing residents when garage courts and car parks are redeveloped.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IMPLEMENTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>HBC, PCC, HCC developers, bus operators</td>
</tr>
<tr>
<td>HBC, bus operators</td>
</tr>
<tr>
<td>HBC, PCC, housebuilders, schools</td>
</tr>
<tr>
<td>HCC, PCC, HCC, schools</td>
</tr>
<tr>
<td>HBC, PCC, housebuilders</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TIMESCALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
</tr>
<tr>
<td>Short, medium</td>
</tr>
<tr>
<td>Short, medium, long</td>
</tr>
<tr>
<td>Short</td>
</tr>
<tr>
<td>Short, medium, long</td>
</tr>
</tbody>
</table>

**10.4 LOCAL IDENTITY ACTIONS**
**Theme:** Urban Design and Environmental Improvements  
**Community Objective:** Articulate a local identity and instil civic pride  
**Policy UA3 criteria:** (i) Modernisation of the estate so that it can cater effectively for community requirements which were not considered in its original design. (ix) Enhancing the appearance of the estate, including good quality urban design and investment in landscape improvements. (x) Continued enhancement and protection of the Hermitage Stream and its tributaries.

<table>
<thead>
<tr>
<th>PROPOSED ACTIONS</th>
<th>IMPLEMENTATION</th>
<th>TIMESCALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop a policy for inclusion in the Local Development Framework which requires all new buildings to achieve excellence for renewable energy, water conservation, sustainable design and construction.</td>
<td>HBC, PCC, developers, RSLs, colleges, SEEDA</td>
<td>Short, medium, long</td>
</tr>
<tr>
<td>Produce a comprehensive urban design approach to the future development of Leigh Park including:</td>
<td>HBC, PCC, urban design consultants</td>
<td>Short, medium</td>
</tr>
<tr>
<td>• built form</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• landmark buildings, especially in centres and on prominent sites</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• main roads, roundabouts and junctions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• public open space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• public realm and streetscene</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilise SEEDA sustainability checklist to assess new development proposals in Leigh Park.</td>
<td>HBC</td>
<td>Short</td>
</tr>
<tr>
<td>Produce an urban design framework for the Leigh Park Centre that seeks to diversify the role of the Centre.</td>
<td>HBC, urban design consultants, PCC, land owners, retailers, mortgage providers</td>
<td>Short, medium</td>
</tr>
<tr>
<td>Implement use of Urban Design Guidelines in Development Control.</td>
<td>HBC</td>
<td>Short</td>
</tr>
<tr>
<td>Implement the neighbourhood plan for Warren Park, which focuses on urban design and public space.</td>
<td>HBC</td>
<td>Short, medium</td>
</tr>
</tbody>
</table>

### 10.5 LEISURE AND OPEN SPACE ACTIONS
**Theme:** Urban Design and Environmental Improvements and Social Infrastructure  
**Community Objective:** Introduce leisure facilities and improve open spaces  
**Policy UA3 criteria:** (vi) Maintenance and enhancement of accessible open space of different types including development for sport and recreation.

<table>
<thead>
<tr>
<th>PROPOSED ACTIONS</th>
<th>IMPLEMENTATION</th>
<th>TIMESCALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Invest in and rationalise existing public open space to create urban parks and opportunities for sport &amp; recreation activities in association with housing development where appropriate.</td>
<td>HBC, housebuilders, PCC, openspace consultants, Sport England</td>
<td>Short, medium, long</td>
</tr>
<tr>
<td>Ensure that provision for nature conservation and recreation is included in the proposal for the reservoir at Havant Thicket.</td>
<td>HBC, Portsmouth Water, HCC, Tourism South East</td>
<td>Medium, long</td>
</tr>
<tr>
<td>Establish “friends groups” for caring for greenspaces and limiting misuse.</td>
<td>HBC, Community Groups</td>
<td>Short</td>
</tr>
<tr>
<td>Ensure Staunton County Park retains its Green Flag award and that awards are secured for other existing and new parks.</td>
<td>HBC, HCC, PCC, Community Groups</td>
<td>Short – long</td>
</tr>
<tr>
<td>Produce masterplans for the improvement and development of the stream valleys which refer to increasing access, public use, recreation, conservation, landscape design and housing where community objectives can be delivered.</td>
<td>HBC, Portsmouth Water, PCC, HBC</td>
<td>Short, medium</td>
</tr>
<tr>
<td>Promote and improve the stream valleys as part of the strategic leisure route network.</td>
<td>HBC, HCC, Tourism South East</td>
<td>Short, medium, long</td>
</tr>
<tr>
<td>Ensure the development of a youth café and recreational attractions for young people</td>
<td>HBC, PCC, openspace consultants, Sport England</td>
<td></td>
</tr>
</tbody>
</table>

---

### 10.6 CRIME AND SAFETY ACTIONS
**Theme:** Urban Design and Environmental Improvements.

**Community Objective:** Tackle crime and safety through physical change

**Policy UA3 criteria:** (ii) Redevelopment of rundown or underused land or buildings. (viii) Improvements to roads and footways to make them safer and more attractive to use.

<table>
<thead>
<tr>
<th>PROPOSED ACTIONS</th>
<th>IMPLEMENTATION</th>
<th>TIMESCALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Combine development with off-road parking improvements as piloted through the Liveability project.</td>
<td>HBC, PCC, local residents,</td>
<td>Short, medium, long</td>
</tr>
<tr>
<td>Create ‘Home Zones and reduce vehicle speeds’.</td>
<td>HBC, PCC, HCC, Police, urban design consultants, local residents and community groups</td>
<td>Short, medium, long</td>
</tr>
<tr>
<td>Establish ‘Secured by Design’ as a requirement for all new housing development.</td>
<td>HBC, Police, housebuilders</td>
<td>Short</td>
</tr>
</tbody>
</table>

10.7 **ENTERPRISE ACTIONS**

**Theme:** Jobs and Training
**Community Objective:** Facilitate small-scale enterprise  
**Policy UA3 criteria:** (v) A range of employment and training opportunities.

<table>
<thead>
<tr>
<th>PROPOSED ACTIONS</th>
<th>IMPLEMENTATION</th>
<th>TIMESCALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop 13.2 ha of land at Dunsbury Hill Farm for employment in accordance with HBDWLP policy EMP 1.4.</td>
<td>HBC, PCC, HCC, SEEDA developers</td>
<td>Short - medium</td>
</tr>
<tr>
<td>Consider potential for a further enlargement of Dunsbury Hill Farm employment site in accordance with the South East Plan.</td>
<td>HBC, HCC, PCC, SEEDA</td>
<td>Medium, long</td>
</tr>
<tr>
<td>Develop a combination of small and medium-sized premises on the Procter and Gamble site.</td>
<td>HBC, developers</td>
<td>Short</td>
</tr>
<tr>
<td>Investigate the feasibility of introducing recruitment strategies which relate to local skills and job requirements.</td>
<td>HBC, developers, businesses</td>
<td>Short</td>
</tr>
<tr>
<td>Identify sites for the education, learning and skills actions in the Regeneration Strategy.</td>
<td>HBC, PCC, colleges, HCC, Portsmouth Water Company</td>
<td>Short</td>
</tr>
<tr>
<td>Investigate the potential for 'local labour in construction' schemes in major developments (including Havant Thicket Reservoir) and environmental improvements.</td>
<td>HBC, PCC, colleges, Portsmouth Water Company, developers</td>
<td>Short, medium</td>
</tr>
<tr>
<td>Identify sites for small businesses especially those involved in manufacturing.</td>
<td>HBC, PCC</td>
<td>Short</td>
</tr>
</tbody>
</table>
### 10.8 Social Infrastructure Actions

**Theme:** Social Infrastructure Deficits  
**Community Objective:** Bring schools and their facilities more effectively into the community  
**Policy UA3 criteria:** (iii) The provision and upgrading of community facilities.

<table>
<thead>
<tr>
<th>Proposed Actions</th>
<th>Implementation</th>
<th>Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure effective use of the existing community facilities before building new provision.</td>
<td>HBC, HCC, community and interest groups, schools, colleges, churches</td>
<td>Short - medium</td>
</tr>
<tr>
<td>Support the development of the Community Hospital on the former Oak Park School site off Petersfield Road</td>
<td>HBC, East Hampshire Primary Care Trust</td>
<td>Short - medium</td>
</tr>
<tr>
<td>Ensure the inclusion of community and health facilities on the former Procter and Gamble site</td>
<td>HBC, East Hampshire Primary Care Trust, developers</td>
<td>Short</td>
</tr>
</tbody>
</table>
11 ACHIEVING THE STRATEGIC FRAMEWORK

11.1 The Strategic Framework sets out actions for making Leigh Park a better and more sustainable place. But these actions will not be achieved without substantial further work and investment from developers wanting to develop sites. The Strategic Framework clarifies the aspirations to be taken into account so that this investment is not incremental but linked together to deliver regeneration as effectively as possible.

11.2 Some of the projects that are required to carry the Strategic Framework forward are listed in the following box. Further work is expected to be required as the Strategic Framework is rolled forward. This additional guidance should be read in conjunction with the Strategic Framework.

Suggested further studies
- Land availability and developability survey(s) including parking areas and garage courts
- Neighbourhood plans
- Central Leigh Park Urban Design Framework
- Dunsbury Hill Farm and environs masterplan
- Assessment of housing and employment potential in the urban fringe
- Urban design assessment and guidance including Stream valley masterplans

11.3 The process of implementation involves the sequence, co-ordination and monitoring of the actions to ensure that the regeneration will progress. It is preferable for this process to be set out in a separate report to avoid overloading the Strategic Framework.

11.4 Since developments and improvements will continue to come forward incrementally it is essential that these are co-ordinated so that the full benefits of sustainable regeneration can be achieved. Implementation needs to focus on:

- Bringing forward housing and employment developments that contribute to the Community’s objectives;
- Achieving short and medium term ‘wins’ which will foster community confidence and trust in the commitment to regeneration by the Borough Council and its Partners;
- Having a strong image which conveys a proactive and successful sustainable community, raises awareness of potential and promotes positive responses towards Leigh Park;
- Identifying champions for the Leigh Park regeneration in the Borough Council, Portsmouth City Council, Hampshire County Council, South East England Development Agency and the local Community;
- Strong partnerships and collaboration between Local Authority Members and officers, service providers and residents to achieve developments and improvements which are relevant to requirements in Leigh Park;
- Maximizing available funding including planning gain;
- Producing neighbourhood plans, development briefs and other supplementary planning documents which will implement the Strategic Framework in detail.
## APPENDIX 1 NEW BUILD INVESTMENT IN LEIGH PARK 2002-2005

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>PUBLIC/PRIVATE/PPP</th>
<th>AMOUNT (£m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. APEX CENTRE</td>
<td>Public</td>
<td>£1.0</td>
</tr>
<tr>
<td>2. YOUTH CENTRE West Leigh, including skatepark</td>
<td>Public</td>
<td>£0.3</td>
</tr>
<tr>
<td>3. SURESTART Warren Park</td>
<td>Public</td>
<td>£1.8</td>
</tr>
<tr>
<td>4. SURESTART (Undercroft)</td>
<td>Public</td>
<td>£0.3</td>
</tr>
<tr>
<td>5. MEDIA CENTRE Park Community School</td>
<td>Public/BBC</td>
<td>£0.1</td>
</tr>
<tr>
<td>6. SKATEPARK &amp; PLAY AREA Warren Park</td>
<td>Public</td>
<td>£0.2</td>
</tr>
<tr>
<td>7. SHARPS COPSE SCHOOL (Early Years Centre)</td>
<td>Public</td>
<td>£1.3</td>
</tr>
<tr>
<td>8. NHS TRUST OFFICES Petersfield Road</td>
<td>PPP</td>
<td>£2.0</td>
</tr>
<tr>
<td>9. GREYWELL FLATS (18)</td>
<td>Private/Public</td>
<td>£1.4</td>
</tr>
<tr>
<td>10. STAUNTON HEIGHTS (30)</td>
<td>Private/Public</td>
<td>£3.0</td>
</tr>
<tr>
<td>11. FLATS at ‘The Heron’ site (Angel Court) (34)</td>
<td>Private/Public</td>
<td>£3.0</td>
</tr>
<tr>
<td>12. OAK PARK Mental Health 44 beds</td>
<td>Public</td>
<td>£10.0</td>
</tr>
<tr>
<td>13. CATHOLIC CHURCH Dunsbury Way</td>
<td>Private</td>
<td>£1.5</td>
</tr>
<tr>
<td>14. CRAFT INITIATIVE ‘Making Spaces’</td>
<td>Public</td>
<td>£0.8</td>
</tr>
<tr>
<td>15. APEX CENTRE EXTENSION</td>
<td>Public</td>
<td>£0.3</td>
</tr>
<tr>
<td>16. OAK PARK Children’s centre</td>
<td>PPP</td>
<td>£4.0</td>
</tr>
</tbody>
</table>

**TOTAL NEW BUILD INVESTMENT 2002-1st Q 2005**  £31 m

### PROJECTS GRANTED OUTLINE PLANNING CONSENT

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>PUBLIC/PRIVATE/PPP</th>
<th>AMOUNT (£m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROCTER &amp; GAMBLE SITE (Dwyer)</td>
<td>PPP</td>
<td>£50</td>
</tr>
<tr>
<td>OAK PARK COMMUNITY HOSPITAL</td>
<td>PPP</td>
<td>£32</td>
</tr>
<tr>
<td>FLATS &amp; RESTAURANT at ‘The Greyhound’, Park Parade</td>
<td>Private</td>
<td>£2</td>
</tr>
<tr>
<td>HCC SCHOOLS SITES Woolston Road and former Parkhouse School</td>
<td>Public</td>
<td>£35 +</td>
</tr>
</tbody>
</table>

**FUTURE POTENTIAL NEW BUILD INVESTMENT 2005-2008**  £120m +

NB These figures exclude incoming investments in existing property, such as the purchase of the Greywell Shopping Centre for £10.75m by The Catalyst Group at the end of 2004.
APPENDIX 2 LEIGH PARK URBAN DESIGN GUIDELINES

Introduction: This Guide is written to help developers and their design team bringing forward proposals within Leigh Park before formal design guidance is adopted under the new Local Plan.

Objectives: The informal Guidelines aim to raise design standards and help improve the urban streetscape and buildings throughout the Leigh Park estate.

Summary of Urban Design Guidelines for Significant Developments:

- Bold, innovative, and inspiring architecture is encouraged to help dispel the uniformity of design across the estate, but new development should always respect its location and context.
- Sustainable mixed use development is encouraged where appropriate.
- The release and re-use of existing brownfield sites is encouraged.
- The Planning Authority believes that high-density development may be required for effective land use. It also helps secure sustainable shopping. However, to make high density successful, high quality design is essential.
- Proposals for new development will have to demonstrate how the direct infrastructure requirements they create will be addressed.
- New development should respect adjoining building lines, unless there is a clear benefit to the street scene.
- Preferred height of development is in the range of 2 to 4 storeys.
- Tall buildings could be considered in appropriate landmark locations such as corner plots and shopping centres.
- Flat roofs will not normally be permitted.

- Good quality, appropriate, and low environmental impact/low maintenance materials are preferred (red brick and slate are likely to be acceptable; shuttered concrete, corrugated steel, and softwood windows, for example, are not).
- Developers are encouraged to engage with the local community through the Leigh Park Area Residents Panels, whose comments on planning applications are given ‘significant material consideration’.

Urban Design Guideline Additions for Small Scale Developments:

Boundary treatment: Curtilage car parking is preferred, but it should have good quality treatment so that cars do not dominate the street (i.e. gates as narrow as possible to minimise the effect of vehicles).
APPENDIX 3 WHAT SOME OF THE TERMS MEAN

Commission for Architecture and the Built Environment (CABE): CABE, an Executive Non-Departmental Public Body, is the champion for better architecture, urban design and parks and public open spaces. CABE is funded by both the Department for Culture, Media and Sport (DCMS) and the ODPM.

Decent home: A home that is warm, weatherproof and has reasonably modern facilities.

Liveability: Liveability is concerned with improving local quality of life by improving and sustaining the quality of public spaces and local environments. This includes creating well planned, designed and managed parks and open spaces, and improving social use of public space by tackling crime, fear of crime and anti-social behaviour. It is being addressed across Government through Cleaner, Safer, Greener Communities programme.

Local development framework (LDF): The name for the portfolio of Local Development Documents, plus a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, that replace the Local Plan. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.

Local Strategic Partnerships (LSPs): Local Strategic Partnerships (LSPs) bring together local authorities, other public services, private, voluntary and community sector organisations to work with residents to improve local areas and services.

Mixed Development: a well integrated mix of land uses (retail, employment, leisure and other service uses as well as houses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes. Active management to secure mixed development is referred to as mixed tenure remodelling.

Regional Development Agencies (RDAs): Regional Development Agencies were set up by Government to promote sustainable economic development in England. Their main tasks are to help the English regions improve their relative economic performance and reduce social and economic disparities within and between regions.

Sustainable Communities Plan: A long term programme of action to tackle the shortage of housing in London and the South East and low demand and abandonment in the North and Midlands and to create places where people want to live and work now and in the future.
Sustainable development is often referred to as development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. To ensure that new developments do not conflict with the aims of sustainable development the Government requires that all local planning authorities test their plans using 'Sustainability Appraisal' (SA).

A full SA has been undertaken of the Leigh Park Strategic Framework. The SA is a lengthy technical document and is available, on the Council’s website, as a background report to the Framework. The SA report investigates the likely significant impacts on sustainable development that might arise if the options proposed in the adopted Framework are put into effect. The Framework has been adopted as a Supplementary Planning Document (SPD) which is a lower level plan that does not make development allocations. As such the level of detail required in the accompanying sustainability appraisal is not as great as for higher level plans.

The Council considers that an Appropriate Assessment under the Habitats Directive is not required for the Leigh Park Strategic Framework SPD. English Nature did not raise any objection to this view.

The Sustainability Appraisal considered the options proposed in the Strategic Framework and has reached the conclusions summarised below:

The appraisal found the proposed actions contained within the SPD have positive impacts for sustainability overall. Out of the 25 criteria for assessing sustainability, negative or doubtful effects are anticipated for 3 areas:

The **re-use of previously developed land** – Proposals to develop additional housing and employment sites will unavoidably entail the loss of greenfield land. This cost has to be weighed against the significant social and economic benefits to be gained for their development.

**Countryside and historic environment** – As noted, the proposed developments outside of the existing urban area will entail a loss of undeveloped land. However, significant mitigation could be secured providing new development schemes contain measures to secure public access to new areas of countryside.

**Consumption of resources** – Some of the proposed actions involve significant investment in new development. These have an associated environmental cost for the consumption of new resources. This is mitigated to some degree by the proposals to require new dwellings to achieve excellence for sustainable design.

These negative aspects have to be balanced against the substantial benefits to be gained. Overall, the assessment has shown a broad range of benefits received such as securing a range of investment and job opportunities in this area as well as opportunities for mitigating the effects of development and providing new habitats.

The Sustainability Appraisal of the Leigh Park Strategic Framework has been produced alongside the SPD itself. Ongoing monitoring will be carried out to see what progress is being made and assess if further action needs to be
Adoption Statement

The Leigh Park Strategic Framework was adopted as a Supplementary Planning Document by Havant Borough Council on 26 July 2006 in accordance with the Planning and Compulsory Purchase Act 2004.

Any person aggrieved by the Supplementary Planning Document (SPD) may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD.

Any such application for leave must be made promptly and in any event not later than three months after the date on which SPD was adopted.