

## Havant Borough District-Wide Local Plan

Frances Jannaway

The Havant Borough District-Wide Local Plan is soon to be adopted in its final form. This plan was subject to a Public Inquiry in 2002-03 and modifications following the Inspector's Report (2004) were published for public consultation in early 2005.

The Council has produced a statement setting out its decisions in respect of all the representations received following this consultation giving its reasons for each decision.

You can read this statement at the Civic Offices (ground floor reception), Civic Centre Road, Havant or in Emsworth library. Or visit the ERA website at: [www.emsworth-residents.co.uk](http://www.emsworth-residents.co.uk), under 'Latest News' where there is a direct link to the statement.

Havant Borough Council have adopted the plan without any further modifications. The decisions which affect Emsworth are given below with a summary of the reasons for the decisions.

### Employment

**Land between A27(T) and railway** - 38 objections were received. All the objectors were concerned about inadequate access from New Brighton Road. According to HBC, site access could be provided from New Brighton Road adding on to the traffic signal arrangement proposed for the employment site on the eastern side of New Brighton Road (the Interbridges site which already has outline planning approval). A Transport Assessment provided by the developer demonstrates, according to HBC, that the adjoining local highway network would be able to cater for the increase in traffic generated. Incidentally, the development of this site is dependant on the provision of the A27(T) Service Area for emergency access.



Industry to replace horses

HBC concurred that highway issues remain problematic for this site, but concluded: "If the market is able to beneficially develop this under-used land with a restricted access then that opportunity should be taken".

### Housing

Housing was the most contested of all the recommendations made by the inspector. Both **Hampshire Farm** (now a Reserve Housing site for 250 houses) and **Oak Tree Drive** (Baseline site for 55 houses) have been approved despite 248 (19.5% of all representations) and 211 (17%) objections, respectively.

A wide variety of objections were received for both sites, ranging from highways issues, lack of public transport, inadequate facilities and too high housing density to impact on the countryside, loss of wildlife, flooding, loss of rural character, loss of amenity and loss of the Strategic Gap especially between Emsworth and Westbourne.

However, HBC concludes, "Detailed consideration has been given to the significant level of representations made to this allocation particularly as they were omission sites. However, no new significant issues have been raised that were not either discussed at the Public Inquiry or are of a detailed nature that cannot be resolved through the Development Brief and planning application process". The two sites have one very significant difference. Oak Tree Drive is now 'Baseline Housing', which means that the owners can apply for permission to develop it as soon as they like, and will almost certainly get it. Hampshire Farm on the other hand is a 'Reserve Housing site', it cannot be developed unless the County Council calls it forward because more house building is urgently needed in the area. Unless or until this happens it must be treated as countryside and managed properly. Both these sites have now been removed from the Strategic Gap.

### Recreation

**Open space provision at Hampshire Farm** (17 hectares) to the east of the designated housing site. Objectors were concerned that the proposed location would be of more benefit to West Sussex residents. Incidentally, this open space will only be delivered as part of a Hampshire Farm housing development. This land is now included in the Emsworth/Chichester Strategic Gap and thus has some protection from development.

## 300 houses a year for Havant Borough ... what do you think?

### South East Plan rewrites planning rules.

ERA committee

The South East Plan is a new type of Plan, which when approved by Government, will provide a *statutory regional framework for development in the south east of England up to 2026*. It aims to provide a Regional Spatial Strategy with broad locations for change. It intends, among other things, to integrate with other regions through the preparation of *New Local Development Documents and Local Transport Plans*.

This Regional document covers an area from Berkshire, Oxford, Kent, Surrey, East and West Sussex, to Hampshire. **Over 8 million people!** These all-encompassing strategic policies intend to deal with regional and sub-regional programmes that have a bearing on land use activities. (South Hampshire is an economic Sub Region).

In January 2005, Consultation Papers were produced by SEERA (South East England Regional Assembly) designated as the (remote) responsible body charged with undertaking their preparation. This consultation was on the overall South East Plan. This plan has now been adopted.

Local Plans will continue to provide the basis of planning decisions up to 2011. The South East Plan will start to be implemented from 2006 and replace *Local Plans* with the *Local Development Framework*.

Housing is covered in the document Where shall we live? This is a consultation document published by Hampshire County Council under the South East Plan rules as the first of the new local development documents. It is a public consultation on where the planned houses should be built.

### 4,000 houses a year for South Hampshire!

Many of the detailed implications of the South East Plan are still to be finalised, however, it is already having an effect. In July 2005, approval was given for an overall annual average of 28,900 dwellings for the South East Region. 4,000 houses a year are proposed for South Hampshire.

To achieve the total 4,000 houses p.a. in South Hampshire there are to be two Strategic Development Areas. One will be in Fareham Borough, north of the M27 towards Wickham, for 10,000 homes and the other will be in Eastleigh Borough north and north-east of Hedge End for 9,000 homes.

Since these homes will not be built for some time, it is planned to develop urban extensions in the period 2011 to 2016. The one that affects Havant will be on the edges of Leigh Park and has three options for 1500, 1250 or 1000 homes. The exact location is to be decided later.

### Making your views known

The overall South East Plan forms the context within which Local Development Documents and Local Transport Plans need to be prepared. These local documents, which constitute the *Local Development Framework*, are important in deciding the details, such as where houses will go.

You have the opportunity to make your views known when they are made available for public comment, but you have to be quick. Six weeks only are allowed for consultation between the publication of a document and its closing date.

The consultation on the proposals for the number of houses to be built in Havant Borough and the rest of the area, as outlined above, is now under way. Details are available in the document "Where shall we live" available free from the South East Plan help-line 01962 845025 or on the web: follow the links from the ERA website [www.emsworth-residents.co.uk](http://www.emsworth-residents.co.uk)

*You have until 21st October to make your views known.*

### Other consultations

Other consultations planned for the future are the *Core Strategy Development Plan*: consultation from July-August 2006; and the *Allocations Development Plan Document* Consultation from November -December 2007. We will publish details of these nearer the time both in The EMS and on the website.

**Open Space provision at junction of Horndean Road and Emsworth Common Road.** This site was previously allocated as a Woodland Cemetery in an earlier version of the Local Plan. It appears that this site is not suitable for a cemetery because of issues with drainage.

In the Modifications to the Local Plan, this site has now been added to create a larger area of public open space. In addition to playing fields and courts, there will be more informal uses which would minimise the impact on the surrounding wooded areas.

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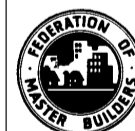
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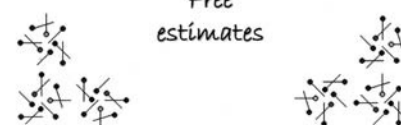
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