



LANGSTONE RESIDENTS ASSOCIATION

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Local Plan Housing Statement
Planning Policy Team
Havant Borough Council
Public Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

Dear Sirs

DRAFT LOCAL PLAN – Housing Statement

The Langstone Residents Association (LRA) wish to comment on the recently published Draft Local Plan – Housing Statement.

To begin with one has to question the premise used to justify such an enormous expansion of the housing stock in southern Hampshire. If, as the document argues, this part of the Country has not grown significantly through immigration, it is difficult to accept the population will grow normally to require all this new housing. However, Government Policies are set and the Borough Council is, one assumes, required to comply.

The major points of deep concern are:-

- 1) The overloading of the coastal strip of Hampshire and the consequential pressure on an already inadequate infrastructure.
- 2) The loss of identity for historic local communities as separating gaps are lost.
- 3) The proposal in Guiding Principle 4 to suspend Allocation Policy AL2 and Core Strategy CS17. Such actions will inevitably lead to attempts in the future by Planning Consultants to challenge the plan in other parts of the Borough for purely financial gain.

Taking each point in turn:-

- 1) These plans transport one back to the 1960's and Professor Colin Buchanan's "Traffic in Towns" – and the Solent City Concept. The infilling of every available green space will see a conurbation from the borders of the New Forest eastwards into West Sussex. Such large scale development will render current proposals to reorganise Local Government in South Hampshire inevitable as each distinct district merges into its neighbour.

Housing, without all the supporting infrastructure – employment opportunities, schools and surgeries, leisure and entertainment facilities, and critically the road and general transport systems, will cause the Borough to lose the essential qualities which make it such an appealing place in which to live.

The proposals for Hayling Island (555 additional dwellings) cause particular concern. Technically, the island is a cul-de-sac and its connection to the mainland road system is the Langstone Interchange – the junction of the A3023 with the A27. This junction, and all the feeder roads to or from it, is gridlocked at peak traffic times causing delays to business and leisure journeys and deep frustration for drivers. This has been exacerbated in recent weeks following the opening of two new stores in Solent Road and this experience should be included as a major constraint upon any proposal that may generate an additional traffic load on the A3023.

- 2) The loss of identity for existing communities, if they become swamped by new housing, is self-evident. Any new large scale development will have its own sense of place, created in part by its designers and then by the people who move to live there. Often there can be friction between the old and the new communities. This is admittedly not a consideration for Planning, but any Local Authority should be concerned about the sociological impact of a decision to create growth on this scale.
- 3) Finally, the proposal to suspend Allocations Policy AL2 and Core Strategy CS17 must be opposed. One accepts the Local Plan was written before the currently anticipated rise in housing demand, but its purpose was to safeguard the Borough from indiscriminate development. To overturn these two key policies, as proposed in Guiding Principle 4, must be resisted. The Housing Statement was drafted based on data which may prove to be inaccurate or subject to significant change, in post June 23rd Referendum Britain. Until the whole Country settles down with the new conditions which may affect population growth, proposals such as those set out in Guiding Principle 4 should be postponed.

The Langstone Residents Association urge all Councillors charged with decision making on this critical matter to consider carefully our comments.

Yours faithfully

David Pattenden
Secretary
Langstone Residents Association

c.c Mrs E Kilbey - Chairman

All LRA committee members