

# Have Your Say

ON HAVANT BOROUGH COUNCIL'S (HBC)

## Draft Local Plan 2036 & Local Plan Housing Statement

*By changing the current Local Plan, (approved by a Government Inspector and adopted only 2 years ago) Havant Borough Council aims to abandon two key policies that restrict green field developments across South East Hampshire. The current Local Plan is still in force for two more years.*

**1. TO BE CANCELLED – Policy AL2** which restricts development on the green Gaps between existing built up areas.

But these Gaps are important to:

- Help define the separate identities of our small towns and villages.
- Prevent settlements merging into a South Hampshire urban sprawl.
- Keep our special environment of green spaces, chalk streams and wildlife habitats which have been lost to Southampton, Portsmouth and many other parts of South Hampshire long ago.

? **Do you want to lose the few remaining green fields under bricks & tarmac?**

? **Why not give all our Gaps “Green Belt” status.** A Green Belt designation is a planning mechanism, not simply an environmental description?

**2. TO BE CANCELLED – Policy CS17** aimed at concentrating on reinvigorating existing urban areas where redundant and underused buildings and land cause blight. Shouldn't we instead focus on promoting homes, jobs and shops where people want them? That is, close to shops, schools, public transport and health facilities.

Local Infrastructure is full to bursting:

- Primary schools are overstretched,
- Doctors surgeries are overloaded,
- Our roads are heaving with congestion, noise and pollution.
- Even our waste water systems are officially “at capacity”.

? **Is the proposed “affordable housing” going to be affordable to local people, or commuters?**

? **Havant Town Centre, for example, is desperately in need of revitalisation and needs ‘new’ affordable housing at the centre, a revamped shopping centre and a better transport interchange. Why is Policy CS17 (see above) being dropped from the DRAFT LOCAL PLAN 2036 when Havant town centre (and other towns nearby) are in need of such major assistance?**

? **Should such major housing developments proposed before the existing community infrastructure that is overloaded now be improved?**

? **Should such major housing developments be proposed when based on research by a research and advisory group called PUSH set up to advance the concept of a Solent City, based on PRE-BREXIT economic data.**

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***South Havant, its harbours and mudflats are internationally important sites for many species of birds, insects, invertebrates and plant life. This rich ecosystem, and our enjoyment of it, will become increasingly damaged if the essential Green Corridors of our few remaining open spaces that support it are sacrificed.***

- ? **Should the open spaces be sacrificed for essentially speculative** commuter housing (with only 30% affordable units), especially given the regeneration needed in towns?
- ? **A New Junction on the A27** is proposed at the Emsworth Service Station to provide access for future commuter housing development of a minimum of 1650 homes on the green spaces to the north of the motorway. However that does nothing to improve the congestion at the Havant interchange, or the approach to Hayling Island.
- ? **The proposed policy changes** are based on the projections of a non-statutory body (Partnership for Urban South Hampshire, PUSH). The Government recognises that while Plans should be kept updated, this does *“not automatically mean that housing assessments are rendered outdated every time new projections are issued.”* [Planning Advisory Service (PAS), 27.4.16.] This change is HBC’s choice, and reflects the PUSH concept of a so called ‘Solent City’.
- ? **The research and economic models** behind the South East business and housing projections produced by PUSH were all arrived at before Brexit was decided. All of these were fully dependent on the UK as a continuing member of the EU, with others being partly dependent on EU funding, which has now slowed down, is on hold or stopped.
- ? **What’s the rush.** HBC claims it may lose control over developments in the borough, and miss out on funding for infrastructure without a revised Local Plan. But *“Local plans should also engage with those matters of greatest concern to local communities including biodiversity, heritage, place making & quality of life.”* [see *“Local Plans: Report to the Communities Secretary & to the Minister of Housing & Planning”* March 2016]
- ? **Why change the Local Plan we have in place** which has a five year land supply in place that safeguards essential Policies?
- ? **Should there be an extension to the Public Consultation?** Havant Borough Council recognises the risk in using a non-statutory Housing Statement based on PUSH projections which are untested. Also we have a valid 2 year old Local Plan in place that safeguards essential Policies. This rushed Public Consultation, with very limited public access on critical revisions over the August summer holidays, must be seen as questionable.

**Deadline for responses is 9 September 2016**

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