



Briefing Note

Land West of Hulbert Road, Bedhampton
Development Consultation Forum, Tuesday 2nd April 2019
On behalf of the Jackson Trust

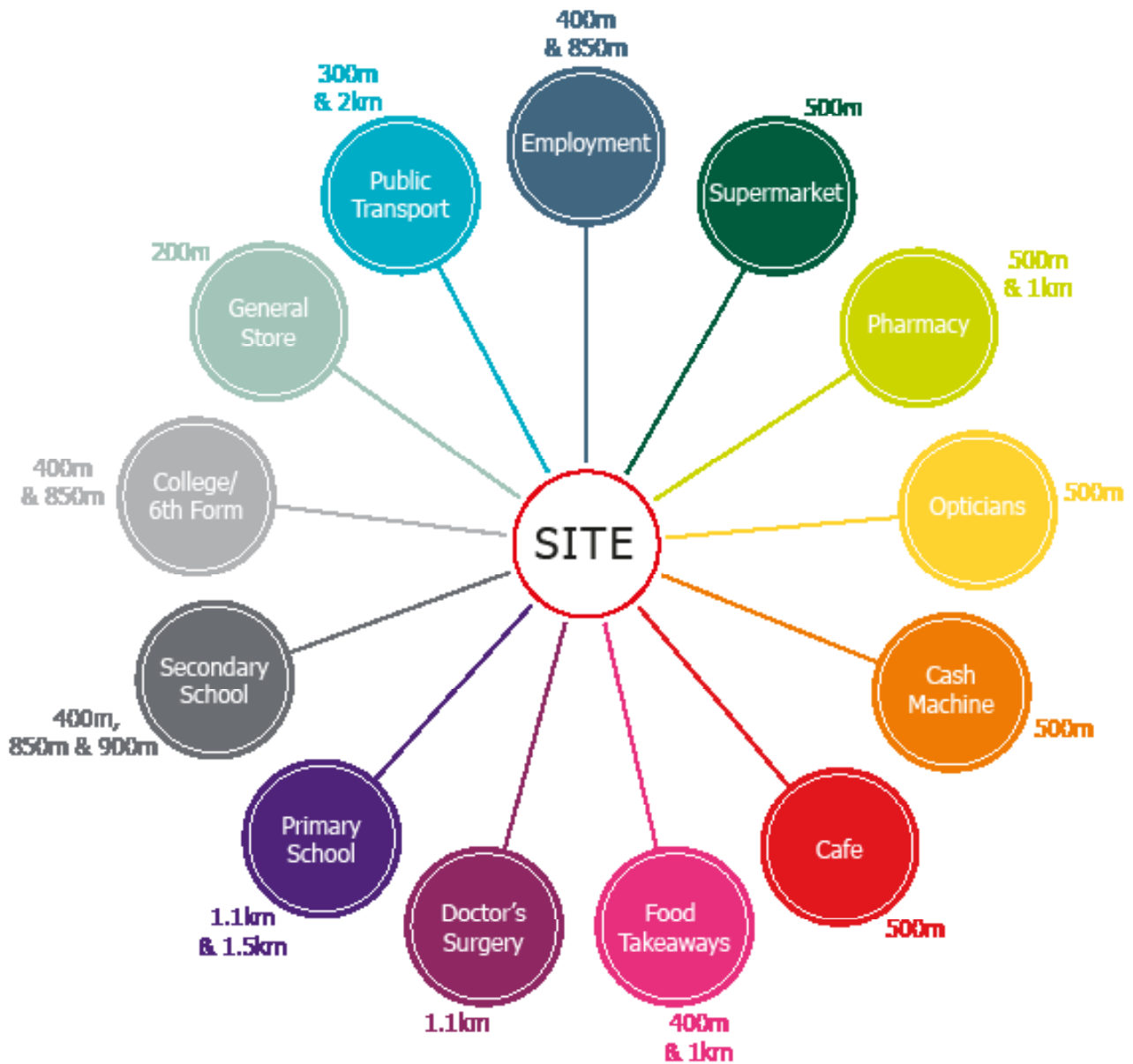
The site is located on the western side of Hulbert Road and is currently an open clearing amongst the trees lying close to the B&Q superstore with an existing access, which was used to get equipment onto the site when oil exploration was taking place. Unfortunately, the site has recently suffered one of the worst episodes of fly-tipping that has taken place in the area and so the landowners (trustees of the Jackson Trust) are keen to find a suitable solution.

Given the demand for housing in Havant and the lack of sites to choose from, this site is suitable for housing with very few neighbours to object to more housing, good access to local facilities and a superb setting amongst the trees. The site is approximately 3.8 hectares in size, and therefore could deliver around 120 dwellings with a mixture of apartments and houses with a generous open space in the middle for residents to use.

The site can be developed with acoustic screens next to the road to ensure noise can be contained, the woodland will provide an attractive setting, and it is intended to have a cycle and footpath link to the south to link the site with the existing community. Ecological surveys have been carried out and there are no technical reasons why the site cannot be developed.



The site is in a highly sustainable location with a host of facilities within one mile's walking distance, including the Asda supercentre (with pharmacy, opticians, Paypoint service, cash machine, travel money, cafe), B&Q, KFC, McDonalds, Co-op, pharmacy, pet shop, several takeaways, Park Lane medical centre, Barncroft Primary School, South Downs College, and at least one pub.



The Council has previously supported the site in the Employment Land Review in July 2016 as suitable for employment purposes but has since discounted it as only being suitable for an emergency services hub. This idea has not progressed to date and it is not considered that the landowner should be required to provide a site for the emergency services when the site could be used for housing. Given that the emerging local plan has had to make controversial decisions about other sites that are much less sustainable, we believe this site should have been assessed in comparison to other housing sites, and if that had happened then it would have been viewed favourably. The public and Councillors should have had the opportunity to consider the site rather than it simply being dismissed.

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