

Statement of Community Involvement



A summary of the community involvement programme for

Havant Retail Park, Portsdown Hill Road,
Bedhampton

Created for

Linden Homes Southern and Ankers &
Rawlings Developments Ltd.

March 2013

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1. Introduction

- 1.1 Linden Homes Southern (Linden Homes) has acquired an interest in the Havant Retail Park situated on Portsdown Hill Road, Bedhampton and is proposing a scheme of 86 new homes.
- 1.2 Linden Homes is committed to consulting local stakeholders and local communities with regard to its planning applications. As a result, Linden Homes has a strong track record of consulting and communicating with members of local communities, community groups, local councillors and other relevant stakeholders. The process adopted in respect of these proposals closely follows previous consultation programmes undertaken when operating within Havant Borough Council (HBC).
- 1.3 This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by Linden Homes in respect of its proposals for the Havant Retail Park.
- 1.4 This document will provide a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that Linden Homes proposes to undertake post-application.
- 1.5 In order to assist with its community consultation and communication activity, Linden Homes appointed Remarkable Engagement, a specialist communications consultancy, to form part of its project team.
- 1.6 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

- 2.1.1 The site comprises the entirety of the Havant Retail Park, which covers an area of approximately 2 hectares, located off Portsdown Hill Road and adjacent to the A3 (M). The site is somewhat sunken in nature and historically served as a chalk pit.

Havant Retail Park has been identified by HBC in its draft Local Plan (Allocations) under Policy HB3 as a mixed use allocation including 33 new dwellings. The policy seeks either the retention of the existing bowling centre or the provision of an alternative community facility.

2.2 Proposal

- 2.2.1 In light of the fact that Havant Retail Park is struggling to compete with newer, better located retail parks in Havant and given the stretching housing land supply targets in the borough, Linden Homes is now seeking full planning permission for a wholly residential scheme.

- 2.2.2 Linden Homes' submitted scheme proposes 86 new homes, including:

- 9 x one bedroom apartments
- 28 x two bedroom apartments
- 24 x three bedroom houses
- 21 x four bedroom houses
- 4 x five bedroom houses

With regard to meeting the requirements of Policy HB3, as AMF Bowling has indicated its intention to cease operating a facility at the Havant Retail Park, Linden Homes is in discussions with the Council about the reprovision of an alternative community facility, potentially at Bidbury Mead.

Subject to viability, the proposals will include financial contributions towards local infrastructure such as open space and education.

2.3 Statement of Community Involvement (SCI) review

2.3.1 HBC's SCI was formally adopted in October 2006 and sets out the Council's objectives with regard to community involvement. The SCI sets out the community involvement techniques which may be required for different types of applications at each stage of the process.

In the Pre-Application stage:

- *Press release*
- *Leaflets*
- *Written consultation*
- *Exhibitions/displays*
- *Consultation with Community Boards and Residents' Associations*
- *Public meeting/presentations*

During the Application:

- *Press release*
- *Leaflets*
- *Written consultation*
- *Exhibitions/displays*
- *Public meeting/presentations*

Applicants will be particularly encouraged to make use of Community Boards and Residents' Associations. Applicants for significant applications will be encouraged to present their ideas to the relevant Community Board and Residents' Association before finalising their proposals and submitting a planning application.

3. Pre-Application Consultation

3.1.1 Government guidance and HBC's Statement of Community Involvement encourage pre-application discussions and community involvement from the outset.

3.1.2 Prior to submitting the formal planning application for the site, Linden Homes, in line with its commitment of engaging the local communities in which it is seeking to operate, undertook a programme of local consultation with neighbours, elected members and other representatives, commensurate with the SCI.

3.2 Engagement with statutory consultees

3.2.1 Prior to submission, Linden Homes met with HBC officers on three occasions to discuss the proposals. Meetings were held on the following dates with Linden Homes' Director of Planning & Design in attendance as well as representatives of WYG Planning & Design (town planning consultants and agents) and Pope Priestley Architects (scheme architects):

- 20 September 2012 – initial meeting with planning officers
- 18 October 2012 – formal pre-application meeting with planning and highway officers
- 29 January 2013 – post DCF meeting with planning and highway officers

3.2.2 Aside from the above, liaison has also taken place with both Economic Development and Community Team officers.

3.3 Initial key stakeholder engagement

3.3.1 Prior to wider local engagement, Linden Homes undertook a programme of outreach with key local stakeholders, notably elected members of HBC and Hampshire County Council (HCC). Initial correspondence was issued to the following key stakeholders setting out Linden Homes' intentions and the offer of an individual meeting to allow for detailed discussions to occur:

- HBC ward members for Bedhampton
- HBC cabinet member for Environment and Neighbourhood Quality

- HBC cabinet member for Planning and Built Environment
- HCC members for Bedhampton and Leigh Park
- Chairman of Havant and Bedhampton Community First (local community board)
- West Bedhampton Residents' Association.

A copy of the correspondence issued is included in the Appendix.

3.3.2 Follow-up calls were placed and, as a result, a briefing meeting was arranged with one of the HBC ward members and one of the two HCC electoral division members. Whilst discussions were held with a representative of the Havant and Bedhampton Community First group, no individual meeting was arranged. Similar discussions were also held with the HCC Liberal Democrat electoral division member for Bedhampton and Leigh Park.

3.3.3 Linden Homes' Director of Planning & Design, a representative of WYG Planning & Design and a representative of Remarkable Engagement attended HBC's offices on Tuesday 11 December, 2012 to meet with the members indicated. Following an informal presentation of the proposals, a subsequent discussion took place covering the below points:

- Highways
- Access
- Type and mix of affordable housing
- Noise mitigation
- Scheme layout, notably separation distances between the planned new homes and Portsdown Hill Road
- Drainage.

3.4 Immediate neighbour one-to-one meetings

3.4.1 In parallel with the outreach held with key local stakeholders, immediate neighbours close to the site were issued with letters informing them about the forthcoming proposals. Invitations to arrange one-to-one meetings with members of Linden Homes' team were also extended. This correspondence was issued on 28 November 2012.

A copy of the immediate neighbour notification area as well as the correspondence issued can be found in the Appendix.

3.4.2 Following the issuing of the correspondence, the occupiers of two properties – 30 and 32 Portsdown Hill Road – confirmed an individual meeting with the team.

3.4.3 The immediate neighbour meetings were held at Havant Rugby Football Club on Thursday 5 December. The following items and comments were raised during the discussions:

30 Portsdown Hill Road

- Potential for flooding to occur
- Queried whether there would be affordable housing included
- Asked whether the cliffs would be safe
- Raised comment over the access arrangements and the wider potential impact of the development
- Questioned the timescales associated with the development

32 Portsdown Hill Road

- Commented that homes were originally located on the site.

3.5 Public exhibition

3.5.1 To provide members of the wider community with an opportunity to understand, discuss and also comment on the proposals prior to their submission, Linden Homes held a public exhibition on Tuesday 18 December 2012. The exhibition was held at Havant Rugby Football Club on Hooks Lane, Fraser Road, Bedhampton from 2.30pm until 8.00pm. Prior to the event opening to the wider public, a dedicated preview session was held between 1.30pm and 2.30pm for local stakeholders.

3.5.2 To publicise the event locally, an invite newsletter was produced and issued to over 250 properties in the relevant vicinity of the site, detailing both the proposals and the forthcoming public exhibition.

3.5.3 To help encourage initial feedback on the proposals, a pre-paid response card was issued alongside the exhibition invite newsletter as part of the mailing. In an attempt to ensure that recipients of the newsletter did not overlook the invite amongst their post, all envelopes were printed and issued with the following tailored strapline: *“Important information regarding proposals for the Havant Retail Park, Portsdown Hill Retail Park, Bedhampton.”*

3.5.4 The invite newsletter was issued to neighbours on Thursday 6 December, 2012. A copy of the invite newsletter as well as the area of notification can be found in the Appendix.

3.5.5 A copy of the invite newsletter was issued to the following key stakeholders, together with covering correspondence inviting them to attend the dedicated preview session, at the same time as the mailing to neighbours:

- HBC ward members for Bedhampton
- HBC cabinet member for Environment and Neighbourhood Quality
- HBC cabinet member for Planning and Built Environment
- HBC Development Management Committee members
- HCC members for Bedhampton and Leigh Park
- Havant and Bedhampton Community First (local community board)
- West Bedhampton Residents' Association
- Local Member of Parliament for Havant.

A copy of the covering correspondence inviting stakeholders to attend the dedicated preview session is included in the Appendix.

3.5.6 To further assist with generating awareness about the proposals, an advertisement was placed in The Portsmouth News on Thursday 11 December 2012. A dedicated news release was also issued to The Portsmouth News on Thursday 11 December detailing the public exhibition.

Copies of the press advertisement and news release can be found in the Appendix.

3.5.7 At the public exhibition, two sets of eight A1 exhibition panels were placed on display. The material on display covered the following topics:

- About Linden Homes
- Site background
- Scheme proposals
- Design and appearance
- Highways, access and parking
- Noise
- Next steps and timescales

3.5.8 All public exhibition attendees were provided with a feedback form through which to provide their comments. The feedback forms could either be completed at the venue or returned upon later reflection via the postage-paid envelopes that were made available on the day.

All initial response cards and feedback forms were collated and analysed; the issues raised as a result are detailed in a subsequent section of this report.

A copy of the feedback form is included within the Appendix.

3.5.9 Members of Linden Homes' project team were in attendance for the duration of the event to ensure that attendees were able to discuss the proposals, raise questions and provide feedback. Linden Homes' Planning Manager as well as representatives of WYG Planning & Design, Pope Priestley Architects, Bellamy Roberts (Highway consultants) and Remarkable Engagement were in attendance.

3.5.10 A total of 43 individuals attended the public exhibition, including the following stakeholders:

- HBC ward members for Bedhampton
- HCC electoral division members for Bedhampton and Leigh Park
- Members of West Bedhampton Residents' Association
- Local journalist, The Portsmouth News

- 3.5.11 A total of 26 written comments were returned following the public exhibition, including 12 feedback forms, three letters and 11 pre-paid response cards (from the initial exhibition invite mailing).

3.6 Development Consultation Forum

- 3.6.1 As part of Linden Homes' supporting consultation programme and in line with work completed in respect of previous proposals developed in the borough, members of the project team attended a council organised Development Consultation Forum on 17 January.

- 3.6.2 Following an initial presentation of the proposals, members of Linden Homes' professional team responded to questions raised by councillors and other stakeholders that were in attendance.

3.7 Supporting project website

- 3.7.1 As part of the supporting consultation mechanism, a dedicated project website was established at www.lindenhomes-consultation.co.uk/bedhampton.

- 3.7.2 Details of the project website were included on the invite newsletter, news release and press advertisement.

- 3.7.3 The website includes information on:

- The site
- The draft proposals
- Site / scheme progress
- Linden Homes

- 3.7.4 The site, which features information and updates in relation to the project, has been visited 19 times since its launch on Tuesday 18 December 2012.

- 3.7.5 Following the submission of the formal planning applications, key information will be posted online.

3.8 Freephone information line

- 3.8.1 During the consultation, access to a telephone enquiry line was offered to those who wished to find out more about the proposals or register their comments. Details of the information line number were publicised on the invitation newsletter, poster and news release.
- 3.8.2 This telephone enquiry line was staffed between the hours of 8.30am to 5.30pm, with a message facility for out of hours.
- 3.8.3 The telephone number was **0800 298 7040**.
- 3.8.4 Information was given to callers where possible and, if questions were of a technical nature, they were passed to relevant people within the team for comment.

3.9 Review of consultation feedback

- 3.9.1 Overview of feedback received:

Total no. of responses	Supporters	Supporters with caveats	Non-Committal	Objection
26	2 (7.7%)	7 (26.9%)	5 (19.2%)	12 (46.2%)

3.9.2 Summary of the responses from the feedback questions:

1. In light of the future viability of the site in commercial terms, what are your views on the use of this site for new homes?

Comment	Road
<i>I feel that it has potential for housing however...I believe the number of homes proposed are too many</i>	Pennant Hills
<i>A very good idea and a good use of a brown field site</i>	Fortunes Way
<i>Brilliant but not at the expense of losing the bowling alley</i>	Hooks Farm Way
<i>I am in favour of the change of use of this area from retail park to dwellings however, there are too many dwellings for the size of the plot</i>	Pennant Hills
<i>Having lived here for 78 years, I remember when there were houses on the site, also the main chalk pit was used by a coal company. I don't object to housing but question the amount</i>	Bedhampton Hill
<i>Cost of replacement bowling centre must be factoring into viability of proposal. Non-profitability of bowling centre not proven</i>	Brooklands Road
<i>It's disgraceful. How many people would be put out of work</i>	Brooklands Road

<i>(retail & leisure) just so you can cram in 86 houses into a completely inappropriate site. The bowling alley is well used and a lot of people will be angry that they can't play anymore</i>	
<i>Proposed plans show too many dwellings on a small site. Would prefer site to be used for community facilities</i>	Bedhampton Hill
<i>I am concerned that nearly 50 jobs would be lost at Homebase and also jobs at the bowling alley. I would rather it remains a retail/leisure site. The bowling club needs more publicity</i>	Oaklands Road
<i>No problem with residential BUT this proposal is <u>too intensive</u> with too many dwellings</i>	Portsdown Hill Road
<i>Considering the options available; retail, industrial etc. housing is the best choice. It would have been an ideal site for bowling greens, tennis courts etc.</i>	Pennant Hills
<i>In the light of the commercial situation at the retail park, something needs to be done and this scheme is an acceptable proposal in the main</i>	Woodstock Road
<i>Given the pressure for new homes, use of a brownfield site is much preferred as it reduces the pressure to destroy precious greenfield sites around the Borough</i>	Pennant Hills

The feedback gave a variety of responses regarding the development of Havant Retail Park. Very few preferred the site to remain a retail park and the majority expressed their support for residential use. Despite this, however, those in favour mentioned the number of homes proposed as too high for the size of the site.

2. What are your views about the approach taken to the scheme's layout & design?

Comment	Road
<i>Difficult to envisage, but seems OK!</i>	Bedhampton Hill
<i>I hope that all the new dwellings will be designed with the ability to use renewable energy from sun and/or wind in the original plan</i>	Pennant Hills
<i>Brilliant but not at the expense of losing the bowling alley. Concerns about Belmont roundabout volumes & entrance/exit from site has always been 'hidden'</i>	Hooks Farm Way
<i>We understand that HBC have said this is a 'gateway' for Havant as it is visible from A3M. We consider this is an incorrect labelling, which has determined the design of the A3M boundary. Housing is about 'PEOPLE' not a brief view from a motorway. A modern noise barrier (not an earth bund) is needed on the A3M boundary; similar in design to that used on French/Italian motorways – a slatted metal horizontal construction</i>	Fortunes Way
<i>Overall it seems to look OK however...I can see that the height of the ridge line as proposed will far exceed the height of the existing building...with a proposed 86 new homes there will be an increase in cars wanting to use the site entrance on the way out or on their return to home</i>	Pennant Hills

<i>Too many dwellings. Not enough communal amenity area considering the number of flats proposed. First line of defence against motorway noise should be an acoustic barrier then solid wall of flats</i>	Brooklands Road
<i>Traffic access into/out of site onto Portsdown Hill Road – visibility of traffic coming from right up Portsdown Hill – difficulty in turning right – traffic speed coming down Portsdown Hill from left – island required for site road junction</i>	Bedhampton Hill
<i>How can anyone even think of putting people right next to the A3M? The Rusty Cutter roundabout is one of the noisiest in the country and the area is highly polluted. When the recession is over, there will be even more traffic on the motorway. The traffic backs up the slip road at peak times, so standing traffic will cause even more pollution</i>	Brooklands Road
<i>I feel that this will increase traffic problems already experienced in Bedhampton. Portsdown Hill Road is a fairly narrow road and traffic leaving and entering site will cause congestion problems and dangerous conditions around Belmont roundabout</i>	Bedhampton Hill
<i>Your document is well presented. My main concern is the noise level for residents nearest to the A3M road. Could you achieve above code 4. Overshadowing in the SE corner from the chalk cliff</i>	Oaklands Road
<i>Parking issues leading to overspill parking in Pennant Hills... extra traffic generated by this development will put <u>huge</u> strain on local road...access onto Portsdown Hill Road is a blind spot...this development combined with others planned locally will lead to gridlock and accidents</i>	Portsdown Hill Road
<i>Would have preferred less dense, quality, character housing as I am not in favour of mixed development, affordable, private flats etc.</i>	Pennant Hills
<i>Layout and design OK, please keep the amenity area in the final proposals as this is highly likely to be dropped because of commercial pressure to maximise profit</i>	Woodstock Road
<i>I feel too many properties are being considered – drainage would be a problem...parking could be an issue, in Pennant Hills we are concerned about overflow parking</i>	Pennant Hills

The general consensus of feedback in answer to this question highlighted the increase in traffic, safety concerns over access to the site and noise from the A3M. Moreover, respondents raised their concern over the density of the housing and the loss of the bowling alley.

3. Do you have any general and/or other comments about the proposals?

Comment	Road
<i>I have two issues. Increased bottlenecks and traffic on the hill and therefore suggest a smaller number of homes to be erected. Secondly, the ridge heights of the existing building to serve as a bench mark for any new development. This will preserve the overall appearance of the sunken site and not cause further offence or concerns to existing local residents</i>	Pennant Hills
<i>Access to A3M turning out of this estate will increase traffic on a local narrow road – Glebe Park Avenue, which is already a rat run</i>	Fortunes Way
<i>I would personally only agree to the use of this site for homes ONLY if a new relocation for the bowling alley was paid for by Linden Homes in collaboration with other stakeholders. This bowling alley is a communal facility for a wider population that is a vital part of the community. What Havant needs is a cine-complex to include the likes of a bowling alley and other entertainment to keep people in Havant...first ensure the future the future of a beloved bowling alley – that would win you guys a community wide yes vote for the site to be used for houses – it makes sense</i>	Hooks Farm Way
<i>At the time of the building of the existing retail units, local people were told that it was impossible to put housing on this site because of problems with the main drainage in the area...There are not enough parking places shown on the plan for a number of dwellings</i>	Pennant Hills
<i>Concern about pressure on drains</i>	Bedhampton Hill
<i>Excessive off-site works required to ensure safe access from Portsdown Hill Road. As local primary schools are full, Hampshire Education will require contribution to additional classrooms</i>	Brooklands Road
<i>Road access at the Belmont junction. What would be the level of parking?</i>	Oaklands Road
<i>Layout would be better with fewer houses</i>	Bedhampton Hill
<i>The entrance/exit onto the Portsdown Hill is very risky (from the site). There is only one small pavement and pedestrians have cars racing past them, extremely closely. Totally unsuitable for families living there, and perhaps to walk their children to school. It is a retail & leisure complex and should remain so. The roundabout at the bottom of the hill is also difficult to access, and at times, dangerous</i>	Brooklands Road
<i>Portsdown Hill Road is a busy main road and as it exists is too narrow, the pavement is inadequate and on the wrong side of the road. The bank to its south of Pennant Hills is unstable as a recent land slide confirms</i>	Pennant Hills
<i>I think that the 5 storey flats facing the motorway are unacceptable however much screening you employ they will not be pleasant to live in. You should limit them to 3 storeys</i>	Woodstock Road
<i>Portsdown Hill Road consists of houses not flats.</i>	Portsdown Hill Road
<i>Will change nature of this road and will look wrong...tanks and armoured personnel carriers also use the road...too much strain</i>	

<i>on local schools if aimed at young families...no objection to smaller development with different access for safety...No Flats!!</i>	
<i>Portsmouth Hill Road is a very busy narrow road – this proposals could make it more so...pedestrian access onto the Portsmouth Hill Road is quite difficult with a narrow pavement – this could be dangerous</i>	Pennant Hills
<i>I like the current retail park and do not think the local area needs or can support yet more housing and additional traffic this would bring</i>	Bedhampton Hill
<i>Our concern is for the apartments which would be adjacent to the A3(M) (and) as traffic is already busy on Portsmouth Hill Road at these times it seems likely that there will be a great increase in congestion and delays. The Belmont roundabout at the bottom of Portsmouth Hill Road is too small for the amount of traffic currently using it at peak times</i>	Pennant Hills

The general comments further highlighted concerns over increased traffic, access and the development's effect on local infrastructure.

3.9.3 Additional comments on feedback cards:

Below is a breakdown of additional comments mentioned on the 11 feedback cards.

Comments	Road
<i>I like the current retail park and do not think the local area needs or can support yet more housing and additional traffic this would bring</i>	Bedhampton Hill
<i>This has to be a better site to develop than Scratchface Lane – at least it's partly shielded from the motorway!</i>	Maylands Road
<i>Access from the site is currently very poor as you cannot see – this needs to be taken into account when re-developing the site</i>	Glebe Park Avenue
<i>Numerous issues to be discussed – for example – drainage for site, housing density, parking provision, pedestrian access across Portsmouth Hill Road, degree of disruption, noise, demolition, damage to local house foundations</i>	Pennant Hills
<i>With the imminent development off Scratchface Lane, more housing in this small area would have a disastrous effect on traffic and local resources. I vehemently oppose this</i>	Maylands Road
<i>Access to Portsmouth Hill Road difficult and blind to upcoming traffic. Dangerous.</i>	Portsmouth Hill Road
<i>I don't support this development as it will harm the current fragile environment in this area, increase the A3M noise and traffic, add more pressure on local services, school and health care system in an already crowded area</i>	Glebe Park Avenue
<i>Most unsuitable. Have you considered car access/ water/ drainage/ traffic congestion? Portsmouth Hill Road is very, very congested now so with these extra houses, traffic will come to a stand still</i>	Pennant Hills

<i>The proposal is not in accordance with the draft plans set out in HBC Plan 12731. Clause 5.31 states the retail park (designated H80) is for 'mixed use application' and any development for housing (max 33 dwellings) will need to retain the bowling centre or provide alternative community facility. Please explain!!</i>	Bedhampton Hill
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3.9.4 **Issues analysis:**

The table below highlights the issues raised as well as the frequency they have been mentioned in responses received to date.

Comments	Frequency
Traffic issues: Bedhampton Hill, Belmont Roundabout, Glebe Park Avenue, Portsdown Hill Road	15
Development too dense	7
Concerns over site access	7
Concerns over proximity to A3M: noise and boundary	7
Concerns for pressure on drains	7
Object to development	4
Narrow pavements surrounding site	4
Insufficient parking	4
Schools will be strained	4
Good idea	4
Loss of jobs	2
Overflow parking will stretch to Pennant Hills	2
Loss of bowling alley	2
Worried about construction noise and disturbance	2
Development flats not in keeping with existing architecture	2
Relocate bowling alley	2
Housing should be environmentally sustainable	2
Health service will be strained	1
Height of ridge line will exceed height of existing building	1
Ridge heights will affect views from properties in Pennant Hills	1
Insufficient communal area on site	1
Ensure amenity area is in final proposal	1
Tanks & armoured personnel carriers use surrounding roads	1
Flats should be limited to 3 storeys	1
Will harm the fragile environment	1
Proposals not in accordance with HBC Plan 12731 Clause 5.31	1
Safety concerns of south bank from recent landslide	1
Concerns over influx of people combined with Scratchface Lane development	1
Unsure if there is such demand for 5 bedroom houses, recommend more 3 & 4 beds	1
East of development receives little sun	1

As the table above illustrates, the main concerns for those who have submitted feedback are, in descending order of frequency: traffic issues on surrounding roads, the density of the scheme, the proximity of the development to the A3M and the noise and boundary issues which arise, the issues surrounding access onto the site and pedestrian safety. Furthermore, respondents have raised common concerns regarding the loss of the bowling alley, insufficient parking, additional strains on local infrastructure and the difference in the design of the properties to existing buildings.

3.10 Response to comments received

3.10.1 The feedback received during the consultation period has been reviewed and considered by Linden Homes' project team as it has sought to finalise the scheme for submission. While positive comments should be noted, Linden Homes' response to the key concerns raised through the pre-application consultation period is detailed below.

- *Impact of development on existing traffic and wider local highway network*

Various discussions have been held with HBC's Highway Officer in connection with the proposals and a draft Transport Assessment and Travel Plan have been submitted. As a consequence of the findings of the Assessment, which included traffic counts at the Belmont Roundabout junction and traffic speeds along Portsdown Hill, the proposals will be modifying the existing right turn lane serving the site.

Traffic flow information obtained for the Belmont Roundabout illustrates that queuing occurs along Bedhampton Hill Road in the evening peak hour period back to the Rusty Cutter Roundabout. Whilst queuing does currently occur along this section of Bedhampton Hill Road, it is intermittent; furthermore, as a consequence of these proposals, traffic generation in the immediate area would reduce, particularly during the evening peak hour period, compared with the traffic associated with the lawful use of the site.

- *Concern over site access*

Linden Homes appointed an experienced highways consultant to review all highway and transportation aspects of the proposals, including the access arrangements for the site. The current arrangements are considered to be sub-standard and do not accord with current design requirements. As a result, should permission be granted, Linden Homes would make improvements to the existing arrangements ensuring that current standards are duly met.

As part of these improvements, visibility around the access would be enhanced through the trimming of all existing trees and hedges that presently overhang the road. In total and through the new design, a 2.4m x 40m visibility splay on either side would be achieved while new tactile crossing slabs would be incorporated at the existing uncontrolled crossing.

It is understood that Highway Officers have raised no concerns over the access arrangements to date.

- *Concern over proximity to A3 (M) - noise*

Comments raised over the relationship of the site with the A3 (M) have been duly noted. A dedicated noise consultant was appointed at the outset of the project and the findings of the work completed have been used to inform the approach to the scheme. As a result, it is proposed that the planned apartments would assist in counteracting the impact of any noise generated by the A3 (M). The apartment buildings themselves would, however, be constructed in a manner that would ensure the amenity of occupiers is not unduly compromised.

- *Pressure on local drainage infrastructure*

Linden Homes' drainage consultant, AMA, has undertaken a thorough review of all aspects of the site and has devised a drainage strategy which is currently being discussed with Southern Water.

- *Narrow pavements in vicinity of the site*

Linden Homes recognises this concern, however, the land in which these narrow pavements are situated is not within the highway adoption area and therefore it is not possible for Linden Homes to make any alterations to these areas.

- *Insufficient parking*

Linden Homes recognises the importance of ensuring the adequate provision of parking spaces on all its developments. With regard to these proposals, it should be noted that the current amount of parking included meets HBC standards.

- *Impact on local schools*

Concerns have been expressed over the impact the proposals would have on local schools. To ensure that the effect of the development on educational provision in the area can be mitigated, a financial sum will be made as part of a wider series of contributions.

Following the public exhibition, Linden Homes has also become aware of increased concern expressed locally over the loss of the existing bowling alley. It is understood that the site's owners, Ankers & Rawlings, are in receipt of formal correspondence from the bowling alley's operators confirming that the facility is not functioning as a viable outlet. In light of this, concerns expressed over the loss of the facility are, in Linden Homes' view, not materially relevant to these proposals as, if the operators confirm that the facility is not trading as it should, there is little that can be done to change this. However, it should be noted, as outlined at an earlier point in this report, that Linden Homes is presently in discussions with HBC about the reprovision of a facility elsewhere in the borough.

4. Post-Application Consultation

4.1 Ongoing communication

4.4.1 As part of Linden Homes' commitment to engagement, ongoing communication will be maintained with the community and key stakeholders following the submission of the final planning application.

4.4.2 To this end, an update newsletter will be issued to the following recipients:

- Local neighbours
- HBC ward members for Bedhampton
- HBC Cabinet member for Environment and Neighbourhood Quality
- HBC Cabinet member for Planning and Built Environment
- HBC Development Management Committee members
- HCC members for Bedhampton and Leigh Park
- Havant and Bedhampton Community First (local community board)
- West Bedhampton Residents' Association
- Havant Bowling Club
- Local member of Parliament for Havant

4.4.3 Those who requested further information by telephone, letter or email will be responded to in the most appropriate manner.

5. Appendix

- Copy of initial stakeholder correspondence
- Copy of immediate neighbour correspondence
- Copy of immediate neighbour notification area
- Copy of public exhibition invite newsletter
- Copy of public exhibition notification area
- Copy of stakeholder public exhibition preview invite correspondence
- Copy of public exhibition press advertisement
- Copy of public exhibition news release
- Copy of exhibition display material
- Copy of exhibition feedback form

28 November 2012

Information line: 0800 298 7040

Dear Councillor *<as appropriate>*,

Proposals for Havant Retail Park, Bedhampton

I am writing to you in connection with the above site and in light of your role as *<as appropriate>*.

As you will be aware, Havant Retail Park in Portsdown Hill Road has been trading for some years but its present owners, Ankers & Rawlings, with whom Linden Homes is now working, has reviewed its future viability. The recent completion of two retail parks in the centre of Havant has drawn trade away from it, and following the completion of an extensive marketing exercise, it has become clear that the site has no commercial future. As a result, and following initial discussions with council officers, Linden Homes is now advancing proposals in partnership with Ankers & Rawlings for the site's development with open market and affordable homes.

Ahead of the submission of a formal application, Linden Homes will consult the local community and plans to hold a public exhibition as well as participating in discussion through the council's own Development Consultation Forum. Before wider consultation takes place and given your position, members of the team would be pleased to have an opportunity to meet you informally to discuss the proposals. Appreciating the pressures that are no doubt on your time, the team would be happy to meet at your convenience and if helpful, alongside officers.

For your information, Linden Homes is proposing to engage immediate neighbours shortly and will be extending invitations to these residents to meet with the team on 5 December 2012. Should you be free on this day, we would be pleased to meet you.

If you would like to discuss arranging a convenient opportunity to meet, I would be grateful if you could contact me on **07887 846 699**. I will, however, look to contact you in the coming days to introduce myself personally and to further discuss the prospect of a meeting.

I look forward to speaking to you.

Yours sincerely

Matthew Turpin
For and on behalf of Linden Homes Southern

28 November 2012

Information line: 0800 298 7040

Dear Resident

Proposals for Havant Retail Park, Bedhampton

I am writing to you in connection with the above site and in recognition of your position as an immediate neighbour.

As you will be aware, Havant Retail Park in Portsdown Hill Road has been trading for some years but its present owners, Ankers & Rawlings, with whom Linden Homes is now working, has reviewed its future viability. The recent completion of two retail parks in the centre of Havant has drawn trade away from it, and following the completion of an extensive marketing exercise, it has become clear that the site has no commercial future. As a result, and following initial discussions with council officers, Linden Homes is now advancing proposals in partnership with Ankers & Rawlings for the site's development with open market and affordable homes.

Ahead of the submission of a formal application, Linden Homes will consult the local community and as part of this work plans to hold a public exhibition, details of which have yet to be confirmed. However, before this wider consultation takes place, members of the team would be pleased to meet you to discuss the proposals, should you be interested.

Members of Linden Homes' team will be in the area on 5 December 2012, so should you wish to arrange an opportunity to meet, I would be grateful if you could contact me on **0800 298 7040** at your earliest convenience.

Further information regarding the proposed public exhibition will, of course, be issued to you once all details have been confirmed.

I look forward to hearing from you.

Yours sincerely

Matthew Turpin
For and on behalf of Linden Homes Southern



Proposals for Havant Retail Park

BEDHAMPTON

Forthcoming public consultation

Havant Retail Park on Portsdown Hill Road has been trading for a number of years but present owner, Ankers & Rawlings, has recently reviewed its future viability. With trade having now been drawn away from it by other retail parks in the area, Linden Homes is working with Ankers & Rawlings to advance proposals for the site's development with new open market and affordable homes.

Following initial discussions with council officers and having advanced draft proposals, Linden Homes has now reached a stage where it would like to share its plans with the local community.

As a result and to provide a chance for you, as a local resident, to provide feedback on the proposals, a public exhibition has now been arranged. Linden Homes hopes that you will be able to attend this event and looks forward to discussing its proposals with you.

In the meantime, if you have any questions or queries, please call Linden Homes' freephone information line on **0800 298 7040**.



Site location plan

WHAT'S PROPOSED?

In light of present housing needs but with consideration given to the size and nature of the site, Linden Homes has devised a draft scheme of approximately 86 new homes.

At present, the plans include a mix of open market and affordable properties, including:

- 8 one bedroom apartments
- 29 two bedroom apartments
- 25 three bedroom houses
- 20 four bedroom houses
- 4 five bedroom houses

34 of the 37 proposed apartments would be located in a series of linked buildings adjacent to the site's western boundary with the A3 slip road. Importantly, a series of measures would be included as part of the construction of the properties to counter any potential noise from the A3 (M). The remaining 49 new houses would be spread across the site taking the form of terraced, semi-detached and detached properties, with the additional three flats near the main entrance of the site.

The proposed scheme, which would generate a less intensive use of the site in traffic terms, would retain the existing access off Portsdown Hill Road.

INTERESTED IN FINDING OUT MORE?

If you wish to find out more about what is planned for Havant Retail Park and would like to have an opportunity to have your say on the proposals, please do take the time to attend the forthcoming public exhibition on **Tuesday 18th December 2012**. More details regarding this event can be found on the reverse of this newsletter.





HAVE YOUR SAY ON THE PLANS

As part of its local consultation, Linden Homes will be hosting a public exhibition at which the proposals for Havant Retail Park will be on display. Linden Homes would be pleased if you would be able to attend this event, to review these proposals and provide the team with your comments.

The public exhibition will be held on:

Tuesday 18th December 2012

Between 3.30pm – 8.00pm

Havant Rugby Football Club, Hooks Lane, Fraser Road, Bedhampton, PO9 3EJ

Members of the Linden Homes project team, including planners, architects and highway consultants will be on hand to discuss the proposals with you and to answer any questions that you might have.

We look forward to seeing you on the 18th December. In the meantime, if you have any questions, please do not hesitate to get in touch with the team.

Please note that this event will be held on the first floor. Should you have mobility issues, we would be grateful if you could contact us to ensure we can make appropriate arrangements.

GETTING IN TOUCH

Should you have any questions about the proposals or if you require any further information, please do not hesitate to contact Matthew Turpin on the project's freephone information line **0800 298 7040** or visit **www.lindenhomes-consultation.co.uk/bedhampton** which will go live on the day of the exhibition.





6 December 2012

Information line: 0800 298 7040

Dear Councillor XXXXXXX,

Proposals for Havant Retail Park, Bedhampton
- Public Exhibition

I am writing to you in connection with the above site, which as you will be aware has been trading for some years.

Present owner, Ankers & Rawlings, with whom Linden Homes is now working, has reviewed the future viability of the Havant Retail Park in light of the completion of two further retail parks in the town centre. With trade having now been drawn away by the other retail parks in the area and following initial discussions with council officers, proposals are now being advanced by Linden Homes for the site's development with new open market and affordable homes.

Following recent contact with immediate site neighbours and local representatives, Linden Homes is now seeking to engage the wider community and has arranged for a public exhibition to take place on **Tuesday 18th December 2012 at Havant Rugby Football Club, Hooks Lane, Fraser Road, Bedhampton, PO9 3EJ, between 3.30pm and 8.00pm**. Ahead of the event opening to the public, a **dedicated stakeholder preview session** will be held between **2.30 and 3.30pm**, which Linden Homes would be pleased if you could attend. Should this session prove inconvenient, you are more than welcome to attend the public exhibition at any other time.

For your information, please find enclosed a copy of an invite newsletter which has been issued to properties in the vicinity of the site. Furthermore, a project website will also be launched shortly to coincide with the public exhibition, which will be able to be viewed at www.lindenhomes-consultation.co.uk/bedhampton.

Linden Homes hopes that you will be able to attend the forthcoming public exhibition and looks forward to discussing its proposals with you. In the meantime, should you have any questions, please do not hesitate to contact me on either **07887 846 699** or freephone **0800 298 7040**.

Yours sincerely,

Matthew Turpin
For and on behalf of Linden Homes Southern

Enc.



Press Release

10 December 2012

Embargo: Immediate

Public launch of new homes plan

Local residents in Bedhampton will be provided with the chance to have their say on draft proposals for the future of the Havant Retail Park as plans for the site are to be launched at a consultation event on Tuesday 18 December at Havant Rugby Football Club.

Site owner, Ankers & Rawlings, has recently completed an assessment of the site's future viability in light of competition from other retail parks in the town centre which has seen trade drawn away from it. In light of this and given local housing needs, site owners Ankers & Rawlings are working with Totton-based house builder, Linden Homes, to advance plans for new open market and affordable homes.

The current proposals would see the site developed with 86 new homes ranging from one to five bedroom properties. A proportion of the homes proposed for the site would be designated as affordable properties. The draft plans will go on show to the public between 3.30pm and 8.00pm on the 18 December 2012.

Michael O'Brien, Linden Homes' Director of Planning & Design said:

"We recognise the need that exists locally for both open market and low cost housing and with retail space now catered for elsewhere in the town centre, the proposals we are developing present a good opportunity see this site effectively used in future."

Michael added:

"During the development of all our proposals, we always seek to ensure the local community is provided with the chance to discuss them and more importantly, to provide us with feedback. As a result, we look forward to meeting local residents next week and to hearing their thoughts on our plans for Havant Retail Park."

Scott Rawlings of Ankers & Rawlings, commented:

"With trade having now been attracted to other centres, we have carefully considered the site's future viability as a retail park. In light of this, we have thought it appropriate to work alongside leading local housebuilder, Linden Homes, to understanding the potential that exists for the site's development with new homes, especially given the requirements across the borough."

Linden Homes' programme of consultation will continue into the New Year with attendance at the council's own Development Consultation Forum also confirmed.

For those unable to attend next week's public exhibition event, information can be obtained by calling Linden Homes' dedicated freephone line - 0800 298 7040. A website will be launched to coincide with the event, which will be available to view at www.lindenhomes-consultation.co.uk/bedhampton

ENDS

For further information, please contact:

Matthew Turpin – 01962 893 868 / 07887 846 99 / matthew.turpin@remarkablegroup.co.uk

Notes to Editors

- The site is owned by Dorset based business, Ankers & Rawlings, with whom Linden Homes has an agreement.
- The scheme proposed for the site presently features 86 new homes, with the following mix:
 - 8 one bedroom apartments
 - 29 two bedroom apartments
 - 25 three bedroom houses
 - 20 four bedroom houses
 - 4 five bedroom houses
- A provision of affordable housing would be made in line with the requirements of Havant Borough Council.
- The community consultation now taking place follows initial discussions held with Havant Borough Council planning officers.

About Linden Homes, Galliford Try's Housebuilding Division

Linden Homes is Galliford Try's award-winning housebuilding division and is the sixth largest residential developer in the UK, specialising in high-quality, individually designed schemes across the country.

Currently developing around 2,200 homes annually, Linden Homes holds a landbank of 10,000 plots, 80% of which are on brownfield sites. The company is also leading the way in sustainable construction with its flagship development, Graylingwell in Chichester, the UK's largest zero carbon scheme.

Linden Homes builds homes from Cornwall to Lincolnshire and from West Sussex to North Yorkshire. www.lindenhomes.co.uk

Proposals for
Havant Retail Park,
Portsdown Hill Road

BEDHAMPTON

PUBLIC EXHIBITION

Havant Retail Park on Portsdown Hill Road has been trading for a number of years but present owner, Ankers & Rawlings, has recently reviewed its future viability. With trade having now been drawn away from it by other retail parks in the area, Linden Homes is working with Ankers & Rawlings to advance proposals for the site's development with new open market and affordable homes.

As part of its supporting local consultation, Linden Homes has arranged a public exhibition at which the draft proposals will be on display for review, comment and discussion. The public exhibition will be held on:

**Tuesday 18th December 2012
at Havant Rugby Club, Hooks Lane,
Fraser Road, Bedhampton, PO9 3EJ
between 3.30pm and 8.00pm**

Members of Linden Homes' project team will be on hand to answer any questions you may have.

Linden Homes hopes that you will be able to attend its public exhibition on Tuesday 18th December.

In the meantime, if you have any questions regarding these proposals, please contact Matthew Turpin on freephone: **0800 298 7040**.


Linden
HOMES

LINDEN HOMES

Proposals for Havant Retail Park, Portsdown Hill Road, Bedhampton

Welcome

Welcome to Linden Homes’ public exhibition in connection with its proposals for a range of high quality new open market, affordable homes and open space on the site of the Havant Retail Park.

Today’s exhibition has been arranged to provide you with an opportunity to review and provide feedback on the draft proposals for this site ahead of the preparation and submission of a formal planning application. Hopefully, you will find this event helpful.

Before you leave today, please do take the time to complete one of the comment forms available as local feedback is greatly valued.

Thank you for your interest and for taking the time to attend today’s event. Linden Homes looks forward to receiving your comments.



Previously completed Linden Homes developments

AT THE EXHIBITION TODAY:

SITE BACKGROUND

SCHEME PROPOSALS

DESIGN AND APPEARANCE

HIGHWAYS AND ACCESS

NOISE

NEXT STEPS AND TIMESCALES

POPE PRIESTLEY ARCHITECTS

alan saunders associates | acoustics



remarkable[△]



LINDEN HOMES

Proposals for Havant Retail Park, Portsdown Hill Road, Bedhampton

Site background

Site owner, Ankers & Rawlings, has recently reviewed the future viability of the Havant Retail Park in light of the operations of others in the local area. With trade being drawn away, it has been concluded that the site's future as a commercially viable retail park is somewhat limited.

Given this conclusion, Ankers & Rawlings has taken the decision to explore the potential that exists for the site's future to be secured with other forms of development. Both Homebase and AMF have indicated a likelihood they will not renew their leases, hence Ankers & Rawlings are planning ahead to avoid the potential of having a vacant site from next year.

With Havant Borough Council (HBC) having a requirement to see circa 1,250 new homes delivered in Havant and Bedhampton on greenfield sites alone in the next 22 years to meet housing needs, Linden Homes is now working with Ankers & Rawlings to advance proposals for the site's residential development. This site, of course, is brownfield and preferred in development terms.

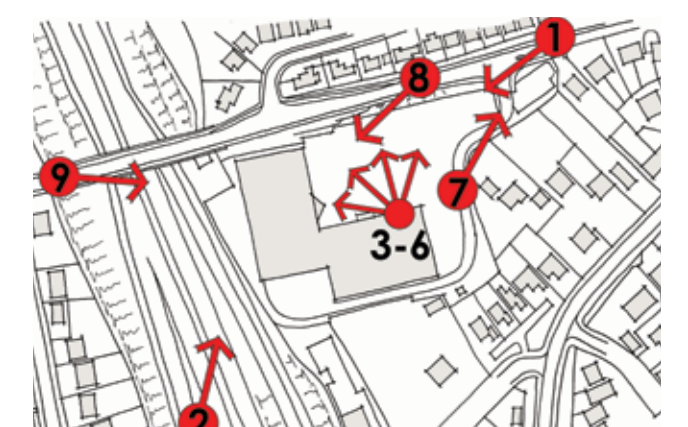
Given the enclosed and sunken nature of the site, it presents itself as a logical location in which to build new homes. Linden Homes is, however, aware of the wider considerations that need to be taken into account as part of its work in advancing its proposals, such as traffic and highways, noise and geological matters.

To date, technical work relating to highways and geology has been carried out, which has presented no insurmountable issues. Work, however, remains on-going especially around matters connected to site access and the local road network.

Given the stage now reached, Linden Homes wishes to understand the thoughts of the community on its draft plans for this site.



Location plan



Existing site

Photo location key

LINDEN HOMES

Proposals for Havant Retail Park, Portsdown Hill Road, Bedhampton

Design and appearance

The design approach to the development is a direct response to the constraints and opportunities afforded by the unique qualities of this former chalk pit site. It also takes into consideration the character and context of the surrounding area and its topography.

The rectilinear form of the proposed street pattern and terraces of houses and apartments reflect the scale and form of the chalk cliffs that surround the site and provide its setting and predominant character. The terrace of proposed apartments and the tree belt (which is to be extended and enhanced as part of the development) that line the western boundary, screen the rest of the site from the motorway.

Views over and across the development from the surrounding residential area to the north will be retained due to the much lower ground levels within the site. Views of the proposed housing from these surroundings will therefore be predominantly of their roofscape, which has been designed to incorporate the pitched roof aesthetic of the locality. Materials have also been carefully considered to reflect the surrounding character in their type, colour and texture, using a predominance of brickwork, with some horizontal board cladding, all in a manner which will result in a development of an attractive cohesive character and individual identity.

The design of the layout also satisfies the essential criteria of creating a safe environment, with dwellings that provide surveillance over all areas of the public realm. Amenity and public realm spaces are located adjacent to the cliff faces to facilitate additional planting to these areas, together with maintenance access. Additional planting and public landscaped areas are also proposed to the Portsdown Hill Road frontage.



Proposals for Havant Retail Park, Portsdown Hill Road, Bedhampton

Highways and access

Various discussions have been held with HBC's Highway Officer in connection with the proposals, and a draft Transport Assessment and Travel Plan have been submitted. As a consequence of the findings of the Assessment, which included traffic counts at the Belmont Roundabout junction, and traffic speeds along Portsdown Hill, the proposals will be modifying the existing right turn lane serving the site, as illustrated on the plan.

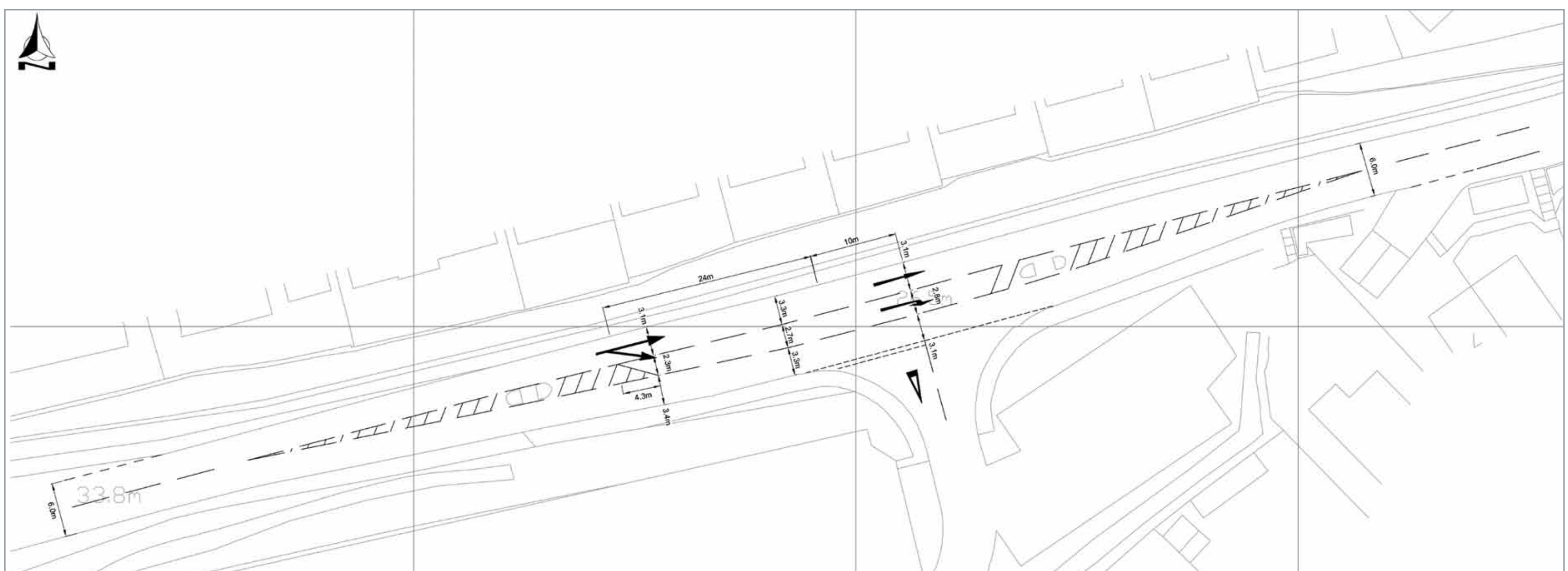
The existing access layout is sub-standard and does not accord with the current design requirements. The amended arrangement fully complies with standards.

When considering the traffic generation associated with the lawful uses of the site i.e. retail and leisure, the residential scheme will reduce traffic flows.

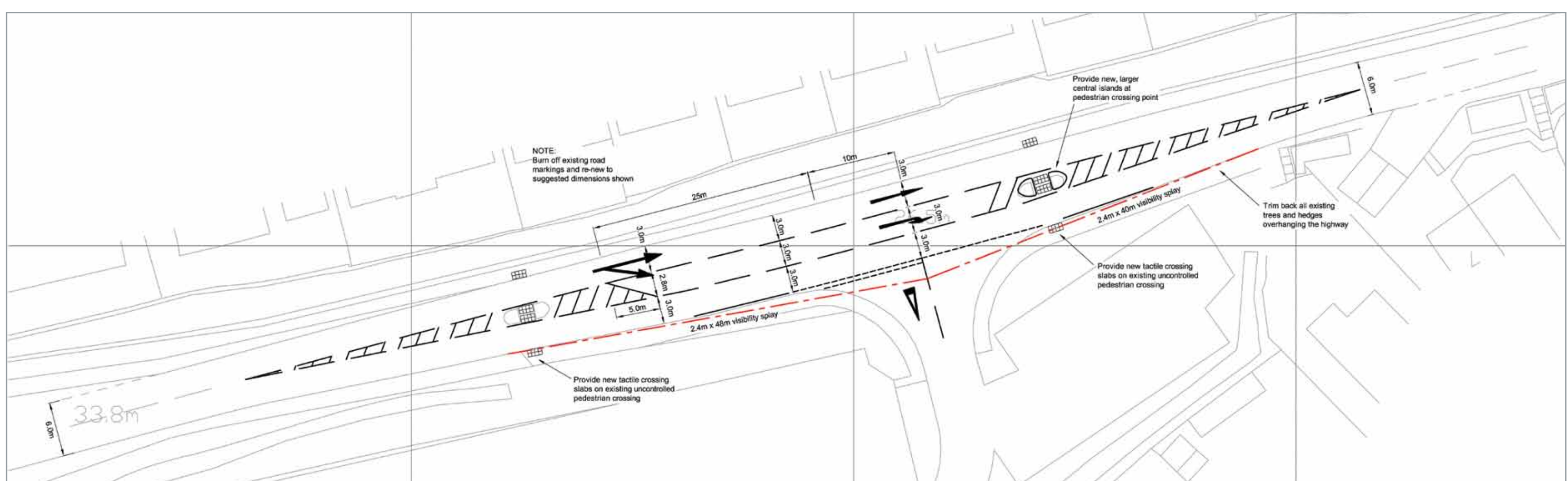
Traffic flow information obtained for the Belmont Roundabout illustrates that queuing occurs along Bedhampton Hill Road, in the evening peak hour period back to the Rusty Cutter Roundabout. Whilst queuing does occur along this section of Bedhampton Hill Road, it is intermittent, particularly as traffic tends to be platooned along its length due to the signalization of the Rusty Cutter Roundabout.

As a consequence of these proposals, the traffic in the immediate area, particularly during the evening peak hour period, would reduce, compared with the traffic associated with the lawful use of the site.

The internal arrangement will accord with the latest design manual for residential streets, as set out within Manual for Streets Volumes 1 and 2. The car parking provision fully accords with HBC's Parking Policy.



Existing road layout



Proposed road layout

LINDEN HOMES

Proposals for Havant Retail Park, Portsdown Hill Road, Bedhampton

Noise

The Havant retail park site is exposed to high levels of traffic noise from the A3(M) motorway and exit slip road, plus a more modest contribution from Portsdown Hill Road. From the outset it has been clear that the site layout and building designs will need to address this key environmental constraint, which has been a contentious issue at Scratchface Lane, nearby.

The proposed scheme provides noise shielding to the body of the site from the 'barrier block' running along the boundary with the motorway, which has been articulated and differentiated to avoid a monolithic appearance while shielding traffic noise effectively. These dwellings will be constructed with very high levels of façade insulation and a modern, sustainable ventilation system to ensure residents have suitable levels of amenity in both noise and internal comfort.

Detailed acoustic modelling techniques have been employed to optimise the screening of the rest of the development, with specific attention paid to the corner structures, the cliff interface, and the drive-through car park access at low level. This approach provides for the maximum reduction of noise levels across the body of the site, improving the quality of both private external amenity and common realm areas, improving on the external amenity of the now approved Scratchface Lane site.

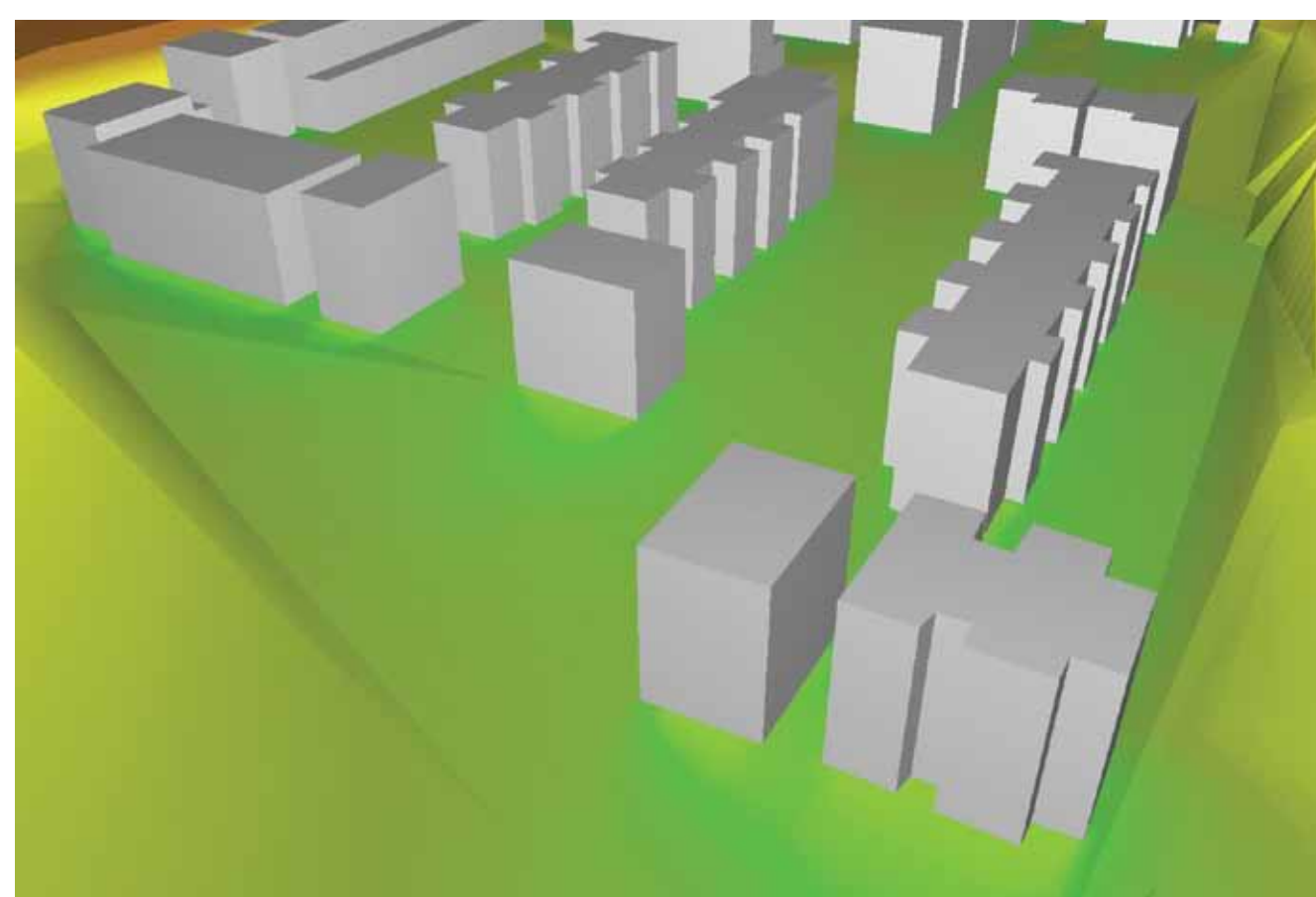
The bowling alley and retail store currently occupying the site provide an immediate demonstration of this effect.



View of 'barrier block' from the A3(M)



Overhead view of site noise model



Site noise model in 3D viewed from NE



Screening from existing buildings on site

LINDEN HOMES

Proposals for Havant Retail Park, Portsdown Hill Road, Bedhampton

Next steps and timescales

Thank you for taking the time to attend today’s exhibition about Linden Homes’ proposals for the Havant Retail Park.

We do hope that you found the event helpful and we would be grateful if you could take the time to complete one of the comment forms available.

Following the exhibition, Linden Homes will review the feedback received, taking into account comments where possible. There will be a further opportunity for you to provide comments to the Council during the statutory consultation period that will be held following the formal submission of the plans.

Thank you

DECEMBER - JANUARY	REVIEW OF CONSULTATION FEEDBACK FURTHER LIAISON WITH HBC AND HAMPSHIRE COUNTY COUNCIL (HCC) OFFICERS ATTENDANCE AT HBC’S DEVELOPMENT CONSULTATION FORUM SUBMISSION OF FORMAL APPLICATION
FEBRUARY	ONGOING LOCAL ENGAGEMENT STATUTORY PUBLIC CONSULTATION PERIOD ONGOING DISCUSSIONS WITH HBC AND HCC OFFICERS
APRIL	LIKELY DECISION TO BE REACHED ON THE APPLICATION

If you have any questions or would like to discuss the proposals at any point, please contact:

Freephone information line
0800 298 7040

Or visit
www.lindenhomes-consultation.co.uk/bedhampton



Previously completed Linden Homes developments

LINDEN HOMES

Proposals for Havant Retail Park, Portsdown Hill Road, Bedhampton



Let us know what you think about the detailed proposals here today.

The comments made will be fed back into the planning process before the application is made. We'll also keep you informed regarding the progress of the application.

You can pop your comment form in the freepost envelope supplied and send it to us by post, or respond by fax or email.

Telephone: 0800 298 7040
Fax: 01962 893 883
Email: feedback@consultation-online.co.uk
Post: Remarkable Consultation, The Pump House, Garnier Road, Winchester, SO23 9QG

Please let us know your contact details and the best way of keeping in contact with you.

Name:

Address:

Email:

Telephone:

☐ Please keep me informed of changes to these proposals

Please return your completed feedback forms no later than
Friday 4 January 2013

In light of the future viability of the site in commercial terms, what are your views on the use of this site for new homes?

What are your views about the approach taken to the scheme's layout and design?

Do you have any general and/or other comments about the proposed?

I understand that Linden Homes will use my information for the purpose of administration, statistical analysis and profiling.

I consent to Linden Homes contacting me about proposed developments unless I have ticked this box. **DO NOT** contact ☐

Please indicate any method by which you do NOT consent to be contacted:

Do not phone ☐ Do not post ☐ Do not email ☐ Do not SMS ☐