

Havant Borough Council
Havant, PO9 2AX

18 June 2018

Dear Mr Oliver,

Unlike many environmental charities, Campaign to Protect Rural England (CPRE) Hampshire has no vested interests - we own no land, rely solely on donations and grants, and are politically independent. CPRE Hampshire make decisions based on policy and common sense, as much as we support the countryside, and are possibly the only green group which has a completely holistic approach. Planning, in particular, is all about looking at the bigger picture, and our remit means we have to consider the whole of Hampshire - rural and urban - when creating policy. Our vision is that the countryside be viewed as a national asset, helping create a healthier, less stressed nation where residents are in tune with the environment and aware of their impact on it.

Based on our vision we strongly object to the development proposed for Forty Acres, Bedhampton and view this as detrimental to the countryside and health and well-being of Havant's own residents.

CPRE Hampshire are aware that Councillor David Guest, Cabinet lead for Planning and Place-Making said, "The emerging Local Plan has to balance the need for land for development coming forward with the continued protection of the high quality environment that makes Havant an attractive place to live and work and visit. (<https://www.havant.gov.uk/news/residents-are-invited-comment-next-stage-draft-local-plan-2036>)

Reference the above statement we seriously question that development of Forty Acres would protect the high quality environment that makes Havant an attractive place to live or improve the health and wellbeing of residents. Especially relevant if we consider child safety playing alongside a motorway, railway line, water ponds and SUDS, this is not conducive to a high quality environment.

By building on Forty Acres Havant Borough Council (HBC) are destroying Grade 1 agricultural local green space. Development of the site blurs the boundaries between Portsmouth and Havant, leading to an urban sprawl adjacent to the South Downs National Park. This type of development will have a detrimental impact on the attractiveness of the Borough which HBC state is "nestled in the alongside the South Downs National Park".

HBC documentation states that Forty Acres is a site of ecological value to waders, Brent Geese, bats, reptiles and dormice. It is difficult to see how building 322 homes and a care home contribute to the ecological conservation of Forty Acres. CPRE Hampshire believes we should be utilising the full potential of Forty Acres rather than building a community that will become isolated, stranded between a railway line and an eight lane motorway.

The Wintering Bird Survey report presented by HBC uses data from October 2015 to March 2016 which is outdated. Observation of the recent Solent Bird Watch scheme shows that there have been over 150 Brent Geese recorded over the winter period from late 2017 to early 2018. Therefore to cite '2' in the published report (2015/16) is widely incorrect when more recent data suggests an increasing trend in 'amber' species using this site.

The Tree Protection Plan shown by HBC does very little to protect trees. The plan lists 67 trees of which 41 are being felled. To put into context circa 62% of the trees on Forty Acres are being destroyed. Felling 62% of the trees does little to enhance the local environment.

CPRE Hampshire questions the likely adverse health and wellbeing of those living on and around the Forty Acre development, with potential increases in environmental based ailments such as asthma and eczema from the pollution generated by proximity to the motorway traffic. This in turn will burden GP surgeries and local hospitals. To date we are unaware of any local GP surgery coming forward to expand its business to accommodate the proposed population of Forty Acres.

But most importantly we view this application as premature to the Local Plan process, and suggest that granting permission now will undermine the validity of an independent examination into the sustainability of individual sites and the soundness of the plan overall. CPRE Hampshire believes that HBC now have an approximate 5 year housing land supply and can thus await the course of the examination without the need to rush into permitting every application. The inclusion of this site in the Housing Statement and the in February's local plan consultation does not equate to it having passed all the tests for soundness.

Kin Lynam, CPRE Hampshire