

POG

Protect Our Gaps

A non-political shared initiative by local residents and groups

HAVANT BOROUGH
COUNCIL

26 AUG 2016

RECEIVED

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Mrs D Haywood
Planning Services
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant, Hampshire PO9 2AX

24.8.2016

Response re. Planning Application APP/16/00774
Site: Land west of Selangor Avenue/north of Havant Road

Dear Mrs Haywood,

We object to this application on the following grounds:

1. The current Local Plan. This application goes against two important policies in the current Local Plan – Policy AL2 (Maintenance of Urban Area Boundaries & Undeveloped Gaps between Settlements), and Policy CS17 (Concentration and Distribution of Development Within Urban Areas).

These policies have not yet been abandoned, and neither has the discounted status of the site changed. **This application is premature, and presumes the outcome of the current Public Consultation.**

2. The value of the Havant / Emsworth Gap.

i) Attempts by ACD on behalf of the applicants to undermine the status of the Emsworth Gap and that this site UE02b is included within the narrowest part of the gap are dubious. The ACD Gap report is highly partisan and shows disregard of the value placed on the Gap by residents and the electorate as an important, long-standing and tranquil means of separation of the historical settlements in the area.

There is a well-established principle regarding the value of the Gap. For example, see Hampshire County *Integrated Character Assessment*, May 2012 below. This reiterates damage/loss of the Gap as a Threat, and outlines the opportunity to improve Gaps:

7.3 <i>Nationally important agricultural land quality remains in local / strategic gaps and provides an essential separation between settlements.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
All	Threats: Potential permanent loss of agricultural land to urban extensions particularly in the Havant Emsworth Gap. Possible change in use due to pressure for Gaps to provide greater range of uses and as a green infrastructure resource. Urban fringe related land management changes such as proliferation of horticulture related fields and formal amenity areas on land which traditionally supported market gardening/dairying.