

Mr M Hawthorne, WYG Planning Consultants  
Hulbert Road Deputation

On behalf of the landowner, we are promoting land situated west of Hulbert Road, north of Purbrook Way and east of the A3(M) for a mixed-use development. I understand that David Hayward has circulated a location plan earlier today to you all.

This land was submitted to the Council during the Call for Sites in February of this year, when part of the site was identified for employment uses but not the mixed residential/employment uses we were seeking. However, in the Plan that is before you Officers have completely removed the site.

We understand that Officers were minded to allocate the site in line with our aspirations, however they didn't due to concerns over crossing the site's streams, providing access without the removal of trees, potential bat activity and the need for buffers as well as tree removal in the wooded areas.

We understand that Officers recognise this site is one of the most sustainable sites in the Borough and there is an opportunity to create a pedestrian and cycle link between Dunsbury Park and Purbrook Way, which we are happy to support.

However, none of these concerns should stop the allocation of the site as no streams will be crossed, the site already has existing access points which do not require the removal of any trees and the suggested development areas have been changed to avoid the removal of any woodland and to provide buffers for any potential bat activity.

We have consequently suggested that the open area in the centre of the site could be identified for residential use, which is suitable for 80-100 houses. The open area in the south, situated to the west of B&Q and to the north of ASDA, is appropriate for commercial / employment development. Also, we have been approached by the Office for the Police and Crime Commissioner and the Hampshire Fire and Rescue Services, who would like a quick response site in the northern part of this land. Development in the north would require the removal of some trees but this could be compensated by a comprehensive Ecological and Woodland Management Plan; as the woodland area is currently in a poor condition. There may also be an opportunity for additional employment development adjacent to the emergency services unit.

As with various other identified sites an allocation policy for land west of Hulbert Road could require that specific assessments are necessary to support a planning application; such as ecological assessment, transport assessment, noise impact assessment, arboricultural assessment etc.

On this basis, the land west of Hulbert Road is a deliverable and sustainable site that would make a considerable contribution to the Borough's housing and employment land supply as well as provide an important site for the emergency services.

I hope that you will consider that this is a deliverable and suitable site to allocate in this plan.

Thank you for your time.