

Brockhampton West.

Panning meeting 28th April 2022.

The application site is part of the Broadmarsh Coastal Park and if you look at the Ordnance Survey mapping, part is a playing field. A large part of the Broadmarsh Coastal Park at 40 Acres is currently being developed with housing.

I was concerned when the agreement was made to sell the site that the land was just described as a former landfill site with no reference to open space or a playground. It took me nearly six months to get a response from Planning at Havant BC when I contacted them for further information and only finally received reply after making a complaint.

From 2004 to 2012 when I retired I represented the four wards in the Leigh Park area and also Bedhampton on Hampshire County Council. During that time I had considerable involvement in the Broadmarsh Coastal Park as the plans for the Teardrop Junction was being drawn up and later constructed.

The information in the papers states that the playing fields fell out of use about 1999. In fact it was in use for football with a Portaloo on site until the land was used from 2005 as a depot for the contractor during constructing the Teardrop Junction.

In order to set up a compound for the contractor a secure gate was installed at the access to the open space. The junction was completed in 2007 and the contractor used the site for a while after this undertaking some work on the local HBC car park. After they vacated the site the security gate remained as a barrier in place and the site was no longer accessible by car and not used for sport.

Para 9 of the NPPF sets out that: open space.....including playing fields should not be built on unless **A. an assessment has been undertaken which clearly shows the open space is surplus to requirements or B that that it should be replaced.** I could not find any evidence of an assessment being undertaken and a decision made that it was no longer a playing field.

The **Feasibility Study for Employment Development at Brockhampton West** published in 2012 commissioned by Havant BC appears to disregard the playing field because it did not comply with walking distance standards set by HBC more than 5 minutes walking distance from a dwelling.(Open Space 3.7)

Page 34 of the Feasibility study quotes PPG17 The Open Space Assessment describing the site as an multi-functional green space Section. 3.7 of the study talks of mitigation to offset any loss of green space (specifically a natural green space) and classified as high quality and high value.

6.4 : Of the Feasibility Study: Loss of some or all of the open space can be overcome by improving the quality and accessibility of other open space in the area or retain other areas of this site.

7.56 : As to mitigation and compensation measures there would be secured a legal agreement to ensure improvement to Broadmarsh Coastal Park or elsewhere if found appropriate. It is not clear what these compensation measures will be.

Against a background of hundreds of new homes at 40 Acres and at Lower Road Bedhampton and possibly hundreds more at Campdown in Purbrook good quality open space will be lost at Broadmarsh. 40 Acres which was part of the Broadmarsh Coastal Park is already being developed and this proposal will remove another large section of the Coastal Park. I appreciate the need for employment space but the cumulative impact must be considered and not just here but across the Borough and I feel will not result in Ecological Gain.

Increasing population will require open space and the Borough but already has a deficit. More people visiting a smaller area will lead to disturbance.

I am concerned that I could not find much clarity in the committee papers regarding Mitigation, Compensation and Enhancement and wonder if it is even possible to compensate for the loss of this open space.

If you are minded to approve the planning application this evening could you please consider including the **condition** very clearly set out on **page 99 of Appendix R** by Havant's Ecologist.

The Ecologists **PROPOSED CONDITION** includes a detailed **Ecological Mitigation and Compensation and Enhancement Study**. SEE Appendix R on page 99.

Please also include in the Conditions a Construction Environment Management Plan.

Ann Buckley