

30 June 2010

Our Ref: R00225

Freedom of Information Request – Daedalus

Thank you for your request dated 16th June 2010 made under the terms of the Freedom of Information Act 2000.

Your request is:

As a member of the planning committee I recently determined a retrospective planning application to build stables on the former HMS Daedalus recreation field to the East of Manor Way, Lee on the Solent. After the meeting I was left with concerns and would therefore appreciate clarification on the following points:

- 1. Why work to construct the stables was allowed to occur before planning permission was approved?*
- 2. Why the field was leased for grazing, this a use which can only provide a very small financial return, to the detriment of public finance and community use?*
- 3. Why regard for Gosport Council's view that the site would be perfectly suited for allotments was ignored bearing in mind the high unsatisfied demand for allotments in Lee - which in themselves could have realised a far greater financial return than will two horses?*
- 4. How long the lease for grazing is and is there a break point of any sort?*
- 5. That SEEDA supports community use of the land for allotments, as is being promoted by GBC?*
- 6. That you appreciating the existing severe congestion problems on Gosport's access roads, that any further housing development on the peninsula will exacerbate the situation and also deny much needed employment for Gosport residents for every new home built?*
- 7. Noting the scale of the problem, SEEDA recognises that the level of developer contributions likely to be realised from housing on former Daedalus land will have only a very minimal effect on road improvement and this cancelled by the additional traffic generated?*
- 8. The following Transport for South Hampshire reports have been considered?*

http://www3.hants.gov.uk/councilmeetings/meetingssummary.htm?sta=0#tpage=1&tab=1&date_ID=486



Information requested

1. SEEDA was not aware that construction work had commenced prior to planning permission being granted. The tenancy agreement in place requires the occupier to make all relevant applications and obtain the necessary consents. We understand that the managing agents, GVA Grimley, informed the tenant of this requirement prior to building works commencing. Gosport Borough Council instructed the tenant to stop works and submit a retrospective planning application. Following this instruction, the building work ceased until planning permission was given. In excess of 20 letters of support were received from local residents in regards to the planning application

2/3. SEEDA is aware of the existing planning policy for this field as well as the aspiration by those locally for the field to be given over to the community for allotments. However, as we have always publicly maintained, SEEDA is taking a comprehensive approach to the development of land within its ownership. We feel it would raise expectations and be premature to give this land over to community use in the short term until there is a comprehensive longer term plan for all of the land within SEEDA's ownership at Daedalus.

4. The lease expires on the 1st December 2011 and there are no break points.

5. SEEDA supports community use of land within its ownership at the Daedalus site and this will be considered in the proposals to be brought forward as part of the overall development. The specific nature of these uses and where they will be located will form part of the overall plans for the site.

6/7. SEEDA is aware of the local feeling regarding the severe congestion which the peninsula currently experiences and this issue has been raised at Daedalus Strategy Group meetings; which are attended by Councillors Beavis, Gill and Wright. SEEDA has had transport consultants in place from the outset of the project to consider and assess the impact of emerging development proposals. The Transport Baseline Report is available on the Daedalus website:

<http://www.daedalus-seeda.co.uk/site/seeda/publications--documents/publications--documents?LanguageId=0>

A Transport Assessment which supports the emerging Supplementary Planning Documents is also in the process of being developed with Hampshire County Council, as the relevant Highway Authority, as well as Highway Officers at Gosport Borough Council and Fareham Borough Council.

SEEDA has always made clear that its vision for the site is to bring it back into effective use by enabling an employment-led, mixed use scheme. The employment uses will help to provide more opportunities to develop businesses, jobs and skills in the area. However a mixed use, which includes an element of housing, is required to ensure the scheme is economically viable.

SEEDA is currently working with the Officers of all three Councils to agree a level of housing which is acceptable within the overall context and to determine how Section 106 contributions might best be used. We envisage that a green travel plan will help to reduce the impact of any additional traffic which, subject to discussions with public transport providers, will include improvements to bus services as well as provision of foot and cycle ways throughout the site. The long term goal is to provide employment opportunities for people who live on the peninsula, which will help to reduce the mass out-commuting currently experienced.

8. Since the Project Team was put together in early 2007, SEEDA and our appointed transport consultants have actively engaged with Hampshire County Council as well as Highway Officers from Gosport Borough Council and Fareham Borough Council. Their feedback has informed the Baseline Report as well as the emerging Transport Assessment. The Officers have advised which reports the team should have regard to and this includes those listed in the link you provided.