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From: Havant Civic Society <civicsocietyhavant@gmail.com>
Sent: 21 February 2023 11:06
To: Miszewska, Arleta; Havant Planning and Development Mailbox New
Cc: Munday, Phil; Payter, Imogen; Pike, Tim; Lloyd, Elizabeth
Subject: APP/22/01231 | Land at Palk Road

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I am writing on behalf of Havant Civic Society to register our concerns and criticisms about this proposed development.

The principal defect in this application is that Palk Road, the only access to the site, is unadopted and thus totally unsuitable. Apart from the section by its junction with West Street, it has no road markings, resulting in haphazard parking which could/would make access difficult for emergency vehicles, refuse trucks, etc. This was made clear at the Development Consultation Forum (DFC) held in August 2022 but remains unaddressed.

Allied to this, are the problems that will be caused by the addition of some 90 extra vehicles entering West Street close to the Bedhampton Gates railway crossing. The crossing already causes regular congestion and existing parking in West Street and Brockhampton Road make both difficult to navigate. Apart from 4 tandem spaces, there is only enough on site parking for one car per flat. It is not unrealistic to assume that there might be a number of vehicles that will end up parking on nearby streets that are already crowded. We would also question why the majority of parking spaces are unallocated. This seems impractical.

Another criticism is the location of the affordable units. It was made clear at the DCF that Havant Borough Council's (HBC) preferred option is for these to be spread through the development (the phrase pepper-pot was used). However, this has been ignored.

The site is immediately adjacent to a flood zone and while existing projections suggest a low risk, the unknown effects of climate change may mean that this is unrealistic. Following completion, Bellway Homes will walk away from the site but HBC will have to deal with any problems that might occur. Long term thinking is required.

At the DFC councillors and residents questioned Bellway about electric charging points, solar panels and future proofing in general and received few, if any, assurances. With the current energy crisis, a more proactive approach from Bellway is required.

We also feel that the overall design is uninspiring and are surprised that there are no lifts.

Our conclusion is that, as it stands, this application should be refused. If Bellway wishes to continue to seek planning approval, they need to resolve the status of Palk Road and revisit the other issues raised by us and others.

Regards,

Christopher Evans
Committee member - planning
Havant Civic Society