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Mrs Rachael McMurray,
Planning Development,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire, PO9 2AX

11th September 2017

Dear Rachael

Ref: Planning Application - APP/17/00633

I refer to the letter dated the 7th August from Mr Bendinelli of the Planning Bureau. In it Mr Bendinelli stated:-

"If I am correct in my understanding, Mr Simmonds and all of the other objectors would remove their objections if the proposal was reduced to two storeys."

Mr Bendinelli's understanding is incorrect. In order to clarify what would be an acceptable reduction in size of the development, the local community has met and produced a list of criteria to help when producing a revised plan.

The Four Areas of Concern

There are four areas of concern that need to be addressed by any revised plan:-

1. *Does the development fit in with the local character of the area?*
- This is not just about design. It is simply not possible to build a large block of flats in the midst of a private residential area without wrecking its local character forever.
2. *Does the development protect the existing environment?*
- Covers trees, vegetation, wildlife, light, and space. The size of the proposed building forces the removal of 17 apparently "low quality trees", according to the Design & Access Statement diagrams. This is an unacceptable amount of permanent damage to the environment.

3. *Can the limited access provided by Western Avenue cope with the increase in traffic caused by the development?*
 - The primary concern is for safety of all residents and Nursing Home staff but also affects both the local character and the environment of the area as well.
4. *Are the services available to the site adequate to support the development?*
 - In this case inadequate drainage. There are significant existing drainage problems that need a solution before the Agent can consider adding any development of any size.

The above dovetail neatly with Havant Borough Council's local planning policies. It is in everyone's interest to ensure these policies are complied with.

What's Wrong with the Current Application?

In short, the building is too large.

No matter whether it is defined as 2½ or 3 storeys, the foot print of the building covers an area of approx. 1456 sq. metres which is 6 times as large as any of the residential buildings surrounding it (the current Orchard House buildings occupy approx. 265 sq. metres only). The proposed frontage of the building extends for 56 metres along Western Avenue. None of the residential property frontages are more than 16 metres.

The size of the building impacts detrimentally on all 4 of the areas of concern listed above to such an extent that we believe that the only course left open to Havant Borough Council is to refuse planning permission.

If the Agent wishes to seek the engagement and support of the local community, it will be necessary for them to resubmit a plan that involves a significant reduction in size of the building.

So What Are the Criteria Acceptable to the Local Community?

This is a rough guide to the criteria required to be met by the Agent for any revised plan to be submitted:-

- Two storeys maximum with the minimum possible height to reduce its impact on the environment and loss of amenity of the surrounding properties.
- The building footprint should aim to cover no more than 750 square metres. This helps:-
 - Reduce the impact of the building on the already significant existing surface water drainage problems.
 - Reduce the other foul water drainage requirements.
 - Reduce the impact on the environment – loss of trees, vegetation, wildlife
 - Build a more attractive building in keeping with the local character of the area.
- Contains a **maximum of 12 retirement flats** including the guest flat if there is to be one.
- The building should be located in the centre of the site, not at the edges.
- The Agent and Southern Water should work together, firstly and most importantly, to correct the existing drainage issues in the area as well as planning for the extra drainage requirements of the site.

- The entrance to the site should be located away from either of the neighbouring properties and should be wide and deep enough to accommodate the turning head for delivery, refuse and fire vehicles without them damaging the wood opposite or impinging on neighbouring properties.
- No road access to the back of the building. All deliveries to be made to the front of the building.
- Provide at least 2 car parking spaces for every flat built to cater not only for resident cars but also for visitors, deliveries etc.,
- The single car park should be located in front of the building, well away from the borders of the site.
- The Agent should work with the HBC Tree Protection Officer to minimise the loss of any trees and vegetation on site, especially those located at the borders of the site. We would encourage the Agent to work to retain trees by seeking remedial cures for trees in poor condition wherever possible instead of just cutting them down.
- The wood located to the west of the Orchard House site should remain untouched by the development and the existing trees and vegetation maintained so that the Brook Gardens residents' privacy and amenity is unaffected. No car park should be located there.
- Any works involving the digging up of Western Avenue must be agreed with Western Avenue Residents before commencement.
- There will be no future expansion of the site allowed.
- Encourage the creation of a Western Avenue Residents Association to manage the ownership and maintenance of the road etc., after the completion of the development.

The list above is not exhaustive. The local community expects to be engaged throughout the development process.

The Benefits of the above Criteria to the Agent

- **Support of the local community.**
- The site is more attractive to retirement flat buyers as it will offer more space, and a better living environment.
- The smaller building together with excellent design should help it look more like a home and less like a hotel, again making it more attractive to buyers.
- The cost of the building will be substantially less.
- A smaller number of flats can allow them to be more spacious, exclusive, and ultimately the Agent can charge a higher price for them.
- More privacy for flat residents.

I hope this is of help to the application process. Please let me know if there are any queries.

Many thanks

Graham Simmonds

On behalf of the Local Residents of Beach Road, Brook Gardens and Western Avenue