
Planning Services
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

27 February 2024

Dear Sir / Madam

Objection to application

APP/24/00032: Construction of 9.5m access off of Manor Farm Close and amendments to existing drainage basins*. Land E of Manor Farm Close, Havant as applied for [REDACTED] on behalf of Barratt David Wilson Homes (BDW), Tolbar Way, Tolbar Road, Hedge End, SO30 2ZP. *wording reproduced exactly as received in the notification to the land owners and the application (APPLICATION_FORM_REDACTED-1885429.pdf).

We are a management company responsible for 110 properties that are directly affected by the above planning application. We cover Windrush Close, Daffodil Way, Iris Close and parts of Poppy Way.

The other part of the 'joint estate' is run by our sister management company [REDACTED] which looks after 100 further properties. [REDACTED]

We object to the above planning application. We have discussed the application [REDACTED] and our objections are set out in their letter dated 25 February. We are mentioned in their letter.

Our key points of objection to the development are:

- 1 The proposal is self evidently a resubmission of preliminary works directly related to the permission applied for, and subsequently declined, in APP/23/00584 for which comprehensive arguments have been established for it being not approved.
- 2 Taken standalone the proposal has no stated merit, benefit or purpose in as of itself.
- 3 The proposal risks the correct functioning of the established SUDs ponds and other ecological impacts.
- 4 The application entirely removes a substantial and long established section of footpath without any remedial proposals.

We expand on these points below.

1) The proposal is self evidently a resubmission of preliminary works directly related to the permission applied for, and subsequently declined, in APP/23/00584 for which comprehensive arguments have been established for it being not approved.

The proposal is clearly a renewed submission of initial plans connected to a previously denied permission request (APP/23/00584). We have presented thorough arguments against its approval. Please see attached for our previous letter on this.

The planning permission request was about building a 9.5m access road from Manor Farm Close and making changes to existing drainage basins. The Management Company received notice on 11/1/24, and there were no updates or corrections from the applicant. Comparing the layouts, it's evident that the current application uses the exact layout file submitted in the earlier APP/23/00584 application. The document "POND_PLANNING_LAYOUT-1885450.pdf" from APP/23/00584 is identical to "POND_PLANNING_LAYOUT_WITH_SCALE-1802628.pdf" from APP/24/00032.

We believe this application is an attempt to move forward with the goals of APP/23/00584 without addressing the valid objections detailed in the decision refusal notice (APP_23_00584-DECISION_NOTICE-1871776.pdf). Additionally, the cover letter mentions the works are "to accord with our contractual requirements," which is the exact wording used in the cover letter for APP/23/00584. In that application, it was explicitly stated that the contractual requirements were for constructing an access road.

Since APP/23/00584 was rejected, and there are no significant differences in the design or purpose of this new submission, we argue that all the previous objections from APP/23/00584 should equally apply to APP/24/00032. Therefore, this application should be rejected for the same reasons.

2) Taken standalone the proposal has no stated merit, benefit or purpose in as of itself.

If the planning department is thinking about just looking at the pond changes by themselves, we can't find any good reason or benefit for doing it, no matter how much we check. It's fair to expect that any planning request should have a clear and sensible reason. Without any other explanation for why they want to change the ponds, I think people in the community shouldn't have to deal with the risks and problems of random changes.

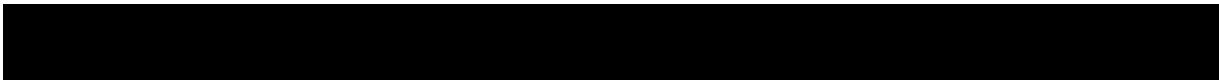
3) The proposal risks the correct functioning of the established SUDs ponds and other ecological impacts.

Building upon the concerns mentioned in (1), with no apparent reason for the modification, altering the SUDs ponds introduces some level of risk to their ongoing performance and the stability of the earthworks. This risk is particularly evident during the construction phase, as noted in the feedback from the Senior Flood and Water Management Project Officer. Additionally, the changes disrupt a well-established habitat, and we believe such an impact should only occur with a thoroughly justified cause.

4) The application entirely removes a substantial and long established section of footpath without any remedial proposals.

The planning application seems hurried and not well thought out. Simply put, by submitting just one part of the previous planning application on its own, it appears significantly incomplete. The proposal involves cutting through an existing path without addressing, studying, or finding ways to minimize the impact. We believe any planning request that completely eliminates a significant part of a well-established footpath, with no alternative solution proposed, should be rejected. This is especially true when it hinders future use of that section of the path.

Given our stated concerns about the proposed development and speaking for all the above mentioned stakeholders, we strongly disagree with the submitted proposal.



We will also aim to submit an online comment, but given the limits of the online submission we also needed to send a letter.

