

Comments for Planning Application APP/24/00032

Application Summary

Application Number: APP/24/00032

Address: Land East of Manor Farm Close, Havant

Proposal: Engineering works to reconfigure existing drainage ponds.

Case Officer: Kayleigh Taylor

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Further Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further documents submitted 18th April 2024 for Land East of Manor Farm Close Havant APP/24/00032.

These additional documents include landscaping details and an ecological report in support of the application for 'Engineering works to reconfigure existing drainage ponds'

Landscaping Details

Further details are provided detailing reinstatement and protection of the existing landscaping. As the landscaping is being returned and protected in virtually its original configuration why is the balance tank reprofiling work necessary?

There is no explanation how the farmer will benefit as a result of this work, one can only assume the existing gate needs to be retained at the south end of the field and a further application after APP/24/ 00032 will be needed to allow construction of a paved roadway across private land leading to a new gate via Fifth Avenue.

Numerous and valid objections have already been raised to application APP/24/00032 which do not need to be repeated.

By accepting the existing access for eight years the farmer has surely compromised his right for repositioning.

Whatever agreement was reached between the farmer and Barratts for an access at the south end of the field and not the one indicated in the land sale documents is not mentioned in the application and is a matter between them.

The farmer and Barratts cannot feasibly argue for in excess of eight years they had both forgotten the access should have been in a different position to that provided. If the provided access was unsuitable, many solicitor letters would have been sent over the years demanding compliance with

the covenant perhaps also pointing out Barratts were marketing the development with an incorrect site layout, in all possibility necessitating an amended planning application?

Site Walkover Report

It is significant that the Tetra Tech ecological report titled 'Newgate Land East, hereafter known as 'the site' included in the new application documents, was commissioned by a housing developer, Bargate Homes.

This suggests the application is to allow preparation for future entrance to a housing development rather than any maintenance access for the farmer. If so, a full outline application needs to be produced showing for example:

- How many properties are proposed
- If the end section Fifth Avenue is no longer intended to be a private road but access to a future estate, if so who will maintain the road?
- If Fifth Avenue is not to be used (because it is not in alignment and too narrow), how the increased traffic will be routed, Havant Council plans for further development of the fields East of Manor Farm were only considered feasible with the construction of a new A27 link.
- How this will impact on existing amenities on the Manor Farm private estate and the surrounding area.
- If future development will require water run off to the existing Manor Farm balance tanks and its effect?
- Will the existing access - let's call it 'Oldgate Land East' be retained as a second access to any new development?

Barratts, the farmer and now apparently Bargate Homes need to show some honesty, stop piecemeal 'Trojan Horse' applications and disclose exactly their intentions regarding the purpose of the works to 'reconfigure existing drainage ponds' so that proper consideration can be given by both Council and residents.

As before I strongly object to the application.