

From: Pike, Tim
Sent: 08 November 2021 23:58
To: Oliver, Lewis
Subject: App 21 / 01010 East of St George's Avenue

Dear Lewis

Please accept these comments as St. Faith's Ward Councillor regarding the above planning application, as it is about to conclude the consultation period. Whilst I have no in-principle objection to this site allocation, there are a number of issues that are I believe are preventing this application being policy and local plan compliant.

1. Transport - the transport documentation is incorrect with it's assessment of accessibility to bus stops. The stops on Southleigh Road are not appropriate as it only a bus every two hours (the applicant says hourly which is not true). The correct stop to assess is on Emsworth Road - which is over 900m from the application site. It would be good to see the applicant working with HCC to achieve a west bound stop nearer the application site (preferably off the main carriageway).
2. Cycling - this site has the potential to form the main link between Havant and Emsworth, removing cycling from the A259. It is disappointing that a direct desire-line link east/west through the site is not evident, and this application provides the only opportunity for achieving it. I would expect to see a cycle link continuing east from St. George's Avenue to the eastern boundary of the site avoiding parking areas (and achieving LTN1/20 compliance) ready for connection to the Southleigh link road.
3. Southleigh Link - I would like to see reassurance from officers that this application does not prejudice the projected new link road to the Southleigh site, particularly considering the level changes that will be needed to cross the railway. It would appear to me that the houses in the north east corner of the site will be very close to this link, and because it will be raised over the railway, it will have noise issues that need to be considered for new residents.
4. St George's Avenue - I believe that this development will create an excessive burden on St. George's Avenue and Warblington Avenue - and even more so considering St. George's Avenue is part of the National Cycle Network Route 2 (the main south coast route). This route needs to become LTN1/20 compliant, which will not be possible with a vast increase in traffic flows. There is also a considerable safety issue for Warblington School. The new development needs to be connected to the new Southleigh link road (although it might be possible to deliver the early construction phase via St. George's Avenue) to remove traffic from the existing St. George's Avenue towards the school.
5. Parking - I am concerned that the overall parking scheme for the development does not meet the policy aspiration for high quality public realm. For example, parking around the open space/play area, does not make a safe environment for children. It is also difficult to see how allocated parking away from the home (like around the open space) can be made suitable for electric vehicle charging points.
6. Station - the applicant rightly states the good link to Warblington Station. It is known that there is a funding gap between the contributions collected so far, and the projected cost of the new footbridge, and therefore I would expect the site to make an appropriate contribution towards that project.
7. Transport data - it is disappointing that the applicant has chosen to use theoretical data rather than actual data from the Barratts developments nearby, which will provide a much more accurate picture of trip rates, destinations and travel choices. I would have expected to see actual figures

now that the Nursery Fields development has been occupied for five years, and I think that would allow a much more realistic assessment of the transport opportunities and challenges associated with the new site. This has been done for other sites, and has been very helpful.

8. Construction - public consultees are rightly concerned about the construction phase of the project, particularly when the East of Castle Avenue site has been poorly signposted and managed during the early phase of construction. It is vital that a Construction Management Plan is agreed that is operational from day 1, and that appropriate resources are available to HCC Highways and HBC Traffic Team to monitor and respond to concerns.

As always, I am very happy to work with you as Case Officer, other Council officers and the applicant to endeavour to find ways to respond to these issues that enable good quality homes to be constructed on this site, and that the site makes a positive contribution to the wider area.

Kind regards

Tim

Cllr Tim Pike
Councillor - St. Faith's Ward
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