

Comments for Planning Application APP/14/01225

Application Summary

Application Number: APP/14/01225

Address: Market Parade Development Site, Market Parade, Havant

Proposal: Outline application with all matters reserved for demolition of existing buildings and redevelopment of site to erect 130No. apartments and 1126sqm of ground floor commercial/retail space (Use Classes A1-A5 and B1(a)) and associated service, access and 58 private residential basement parking spaces (indicative height of building between five and thirteen stories).

Case Officer: Steve Weaver

Customer Details

Name: Mr David Wilson

Address: White Lodge 24 Bellair Road Havant

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir / Madam,

I am writing in to object to the above application for the construction of 130 residential and retail properties in Central Havant. Whilst I agree redevelopment of the Market Parade area is much needed, a development more sympathetic to the local area, aligned with spirit of the St Faith's Conservation Area and with greater ascetic and architectural significance is really what the Havant needs.

Three areas in particular concern me. First is scale of the development and its impact on the Conservation area. The development will be approximately 48m high (at its highest point) significantly dwarfing surrounding buildings most of which are 2-3 storeys high. I agree with Historic England's Consultation document which opines that the development is out of character and has no regard to the context of the local area. Moreover I support its main finding that the development is harmful to the character and appearance of the Conservation Area. It is also disappointing to note the lack of architectural imagination - the building is certainly not in keeping with its surroundings nor with a Town with a proud Victorian heritage.

The second area is traffic related. Havant is already beginning to suffer from congestion and traffic is increasingly backed up Elm Street to the North Street roundabout. I also question the base flow supplied in the transport assessment. The 2020 projected base flow figures for 0800-0900 and 1700-1800 see only a 4 and 10 car increase respectively along Market Parade. The RAC's report into car ownership dated Oct 2008 states that car ownership has increased at a steady 3% per

year and predicts that by 2020 ownership will be 30% more than at the time of the report, with some 37-44M cars in the UK. This in turn brings into question car parking both during construction and for residents. As commented on in Emma Pond's email the site reduces on street parking, there is little spare long term parking and certainly not close to the development and the short term car parks are already well used.

Finally I would draw your attention to Southern Waters Consultation document and seek reassurances that adequate provision will be made to overcome the inadequate capacity in the local sewage network.

Yours Faithfully

David Wilson