

Mrs H Lealan
Havant Borough Council
Planning
Public Service Plaza,
Civic Centre Rd,
Havant,
Hampshire PO9 2AX



6 July 2014

Dear Mrs Lealan

Re Application Number APP/14/00488

We wish the following to be noted and actioned by Havant Borough Council in their assessment of reserve matters in respect of this application in line with the conditions imposed in the Appeal.

Occupancy – The levels of occupation in the proposed development have risen significantly as 2 bedroom dwellings have been reduced and replaced with substantially more 4/5 bedroomed dwellings (ie **28 less 2** bedroomed open market dwellings and **26 more 4 and 5** bedroomed open market dwellings than the plan presented at the Appeal). This increases occupation and reduces Open Market housing options for Hayling Islanders and does not appear to be in line with Policy CS9 as quoted in the Appeal report **which requires developments to achieve a suitable density of development and to provide a mix of dwelling types, sizes and tenures which help to meet identified local housing needs eg for Hayling Island there is a need for dwellings to be locally affordable and also for some to be suitable for an aging population.**

This will increase the site occupation and impact all the key assessments presented at the Appeal. HBC Planning have responsibility for the approval of all reserved matters including appearance, scale and layout, the finished levels, surrounding ground levels, alignment, type, height, construction materials, design of proposed screen walls, fences, hedges, lighting, road details and footpath layouts and other means of enclosure etc (paragraph 23 specifically refers to **'there is considerable illustrative material to suggest how the development might progress'**) and HBC should ensure the **development is similar in scale and density to the illustrative plan.**

Infrastructure – The traffic using the Tournembury Lane/Church Road junction will increase based on the original assessment and could exceed the industry capacity threshold for such a junction resulting in congestion and increased risks to pedestrians and the many school children who use on a daily weekday basis. The increased vehicular movement extra (over that assessed at Appeal will also affect all on Hayling using the A3023.

A formal second access via St Margaret's Road would alleviate a number of the issues which are now presented as a result of the increased density and occupation. The proposed emergency/pedestrian/cycle access to and from the development through St Margaret's Road, is unsuitable for the proposed usage as it is unlit with no continuous pavement and a broken concrete road. Formal adoption and upgrade of this road to a secondary vehicular access would eliminate many of the identified traffic issues and allow for a locally acceptable development. Further consideration should also be given to traffic calming measures to control the speed of traffic in Tournembury Lane and Beech Grove.

There will also be added burden on Health Centre, Schools, Utility Services, Police etc.

Ecology / Environment – Based on the original Appeal plan, the current plan shows a reduction in open public green space within the development and includes properties adjacent to the AONB causing various adverse ecological impacts, and wildlife concerns eg. a 5 bedroom house now replaces a green space adjacent to the A.O.N.B. The existing hedging alongside Number 1 Hawthorne should be retained and managed. What was presented at Appeal was a far greener site with open public space. The impact on the environment of the now proposed plan will be more detrimental to the environment due to the increased energy and fuel usage and higher emissions.

Name	Address	Signature	Any other comments
ANNETTE TOY (MRS)	16. BEECH GROVE		
PAULINE ANN MRS	13. MELBHAM LANE H1		
MICHAEL STONE MRS	41 DANCES WAY		
ANGELADANIES	1 WARMIT TREE CLOSE		

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Name	Address	Signature	Any other comments
S. WILLIAMS	10 HAWTHORNE GR. H.I. PO11 9DW		
M. LAUDER	10 HAWTHORNE GROVE HAYLING IS. PO11 9DW		
D. WILLIAMS	" "		

Mrs H Lealan
Havant Borough Council
Planning
Public Service Plaza,
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22nd June 2014

Dear Mrs Lealan

Re Application Number APP/14/00488

In respect of the above application we have the following overriding concerns.

Occupancy – The levels of occupation in the proposed development have risen significantly as 2 bedroom dwellings have been reduced and replaced with substantially more 4/5 bedroomed dwellings (ie ~~26~~ less 2 bedroomed open market dwellings and **26 more 4 and 5** bedroomed open market dwellings than the plan presented at the Appeal). This increases occupation and reduces Open Market housing options for Hayling Islanders and does not appear to be in line with Policy CS9 **which requires developments to achieve a suitable density of development and to provide a mix of dwelling types, sizes and tenures which help to meet identified local housing needs eg for Hayling Island there is a need for dwellings to be locally affordable and also for some to be suitable for an aging population.** This will increase the site occupation and must impact all the key assessments presented at the Appeal.

Infrastructure – The traffic using the Tournurbury Lane/Church Road junction will increase based on the original assessment and could exceed the industry capacity threshold for such a junction resulting in congestion and increased risks to pedestrians and the many school children who use on a daily weekday basis. The extra (ie over that assessed at Appeal) vehicular movement will also affect all on Hayling using the A3023.

The proposed emergency/pedestrian/cycle access to and from the development through St Margaret's Road, is partially un-adopted and currently unsuitable for the proposed usage as it is unlit with no continuous pavement and a broken concrete road. Formal adoption and upgrade of this road to a secondary vehicular access would eliminate many of the identified traffic issues and allow for a locally acceptable development.

There will also be added burden on Health Centre, Schools, Utility Services, Police etc.

Ecology / Environment – Based on the original Appeal plan, the current plan shows a reduction in open public green space within the development and includes properties adjacent to the AONB causing various adverse ecological impacts, and wildlife concerns eg. a 5 bedroom house now replaces a green space adjacent to the A.O.N.B.

We support and agree with the comments in the forgoing and wish these to be noted and actioned by Havant Borough Council in their assessment of reserve matters in respect of this application in line with the conditions imposed in the Appeal. The proposed name of the development is Halyards bears no relation to this sensitive area adjacent to an AONB and a revised more appropriate name should please be considered.

Name	Address	Signature	Any other comments
G J Power BEM	11 Beech Grove		
D Power	— 11 —		



Mrs H Lealan
Havant Borough Council
Planning
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Havant,
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27th June 2014

Dear Mrs Lealan

Re Application Number APP/14/00488

In respect of the above application we have the following overriding concerns.

Occupancy – The levels of occupation in the proposed development have risen significantly as 2 bedroom dwellings have been reduced and replaced with substantially more 4/5 bedroomed dwellings (ie ~~28~~ less 2 bedroomed open market dwellings and ~~26~~ more 4 and 5 bedroomed open market dwellings than the plan presented at the Appeal). This increases occupation and reduces Open Market housing options for Hayling Islanders and does not appear to be in line with Policy CS9 which requires developments to achieve a suitable density of development and to provide a mix of dwelling types, sizes and tenures which help to meet identified local housing needs eg for Hayling Island there is a need for dwellings to be locally affordable and also for some to be suitable for an aging population. This will increase the site occupation and must impact all the key assessments presented at the Appeal.

Infrastructure – The traffic using the Tournurbury Lane/Church Road junction will increase based on the original assessment and could exceed the industry capacity threshold for such a junction resulting in congestion and increased risks to pedestrians and the many school children who use on a daily weekday basis. The extra (ie over that assessed at Appeal) vehicular movement will also affect all on Hayling using the A3023.

The proposed emergency/pedestrian/cycle access to and from the development through St Margaret's Road, is partially un-adopted and currently unsuitable for the proposed usage as it is unlit with no continuous pavement and a broken concrete road. Formal adoption and upgrade of this road to a secondary vehicular access would eliminate many of the identified traffic issues and allow for a locally acceptable development.

There will also be added burden on Health Centre, Schools, Utility Services, Police etc.

Ecology / Environment – Based on the original Appeal plan, the current plan shows a reduction in open public green space within the development and includes properties adjacent to the AONB causing various adverse ecological impacts, and wildlife concerns eg. a 5 bedroom house now replaces a green space adjacent to the A.O.N.B. The existing hedging alongside Number 1 Hawthorne should be retained and managed.

We support and agree with the comments in the forgoing and wish these to be noted and actioned by Havant Borough Council in their assessment of reserve matters in respect of this application in line with the conditions imposed in the Appeal. The proposed name of the development is Halyards bears no relation to this sensitive area adjacent to an AONB and a revised more appropriate name should please be considered.

Name	Address	Signature	Any other comments
AUDREY HAYTON	27, BEECH GROVE.		OUR PART OF BEECH GROVE NEEDS TO BE PROTECTED AND THE HEDGE.
TRACY LAYTON	14 KINGS RD		MORE TRAFFIC ON ALREADY VERY BUSY ROADS
KAREN ANDREWS	7 GILBERT MEAD		"
STUART LAYTON	7 GILBERT MEAD		"

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Infrastructure – The traffic using the Tournembury Lane/Church Road junction will increase based on the original assessment and could exceed the industry capacity threshold for such a junction resulting in congestion and increased risks to pedestrians and the many school children who use on a daily weekday basis. The extra (ie over that assessed at Appeal) vehicular movement will also affect all on Hayling using the A3023.

The proposed emergency/pedestrian/cycle access to and from the development through St Margaret's Road, is partially un-adopted and currently unsuitable for the proposed usage as it is unlit with no continuous pavement and a broken concrete road. Formal adoption and upgrade of this road to a secondary vehicular access would eliminate many of the identified traffic issues and allow for a locally acceptable development.

The proposed access and change of road layout outside 24 Beech Grove requires reassessment given the increased traffic flows. A condition is required to ensure that what is planned and delivered enables free, safe and easy access to and from the existing property which will require exit and entrance via a blind corner. Formal discussions are required to ensure a satisfactory plan, construction and timelines are agreed to limit inconvenience.

There will also be added burden on Health Centre, Schools, Utility Services, Police etc.

Ecology / Environment – Based on the original Appeal plan, the current plan shows a reduction in open public green space within the development and includes properties adjacent to the AONB causing various adverse ecological impacts, and wildlife concerns eg. a 5 bedroom house now replaces a green space adjacent to the A.O.N.B. The existing hedging alongside Number 1 Hawthorne should be retained and managed.

We wish these comments to be noted and actioned by Havant Borough Council in their assessment of reserve matters in respect of this application in line with the conditions imposed in the Appeal. The proposed name of the development is Halyards bears no relation to this sensitive area adjacent to an AONB and a revised more appropriate name should please be considered.

Name	Address	Signature	Any other comments
Mrs. C. Cooper	13 Poplar Grove		
Mr. S. Cooper	13 Poplar Grove		
Mrs S. Windle	4 Hawthorn Grove		

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30th June 2014

Dear Mrs Lealan

Re Application Number APP/14/00488

In respect of the above application we wish to raise the following primary concerns.

Occupancy – The levels of occupation in the proposed development have risen significantly as 2 bedroom dwellings have been reduced and replaced with substantially more 4/5 bedroomed dwellings (ie ~~26~~ less 2 bedroomed open market dwellings and ~~26~~ more 4 and 5 bedroomed open market dwellings than the plan presented at the Appeal). This increases occupation and reduces Open Market housing options for Hayling Islanders and does not appear to be in line with Policy CS9 as quoted in the Appeal report which requires developments to achieve a suitable density of development and to provide a mix of dwelling types, sizes and tenures which help to meet identified local housing needs eg for Hayling Island there is a need for dwellings to be locally affordable and also for some to be suitable for an aging population. This will increase the site occupation and must impact all the key assessments presented at the Appeal. It is noted from the Appeal report that HBC Planning have responsibility for the approval of all reserved matters including appearance, scale and layout, the finished levels, surrounding ground levels, alignment, type, height, construction materials, design of proposed screen walls, fences, hedges, lighting, road details and footpath layouts and other means of enclosure etc (paragraph 23 specifically refers to 'there is considerable illustrative material to suggest how the development might progress') and we ask that the HBC ensure the development is similar in scale and density to the illustrative plan.

Infrastructure – The traffic using the Tournerbury Lane/Church Road junction will increase based on the original assessment and could exceed the industry capacity threshold for such a junction resulting in congestion and increased risks to pedestrians and the many school children who use on a daily weekday basis. The extra (ie over that assessed at Appeal) vehicular movement will also affect all on Hayling using the A3023.

The proposed emergency/pedestrian/cycle access to and from the development through St Margaret's Road, is partially un-adopted and currently unsuitable for the proposed usage as it is unlit with no continuous pavement and a broken concrete road. Formal adoption and upgrade of this road to a secondary vehicular access would eliminate many of the identified traffic issues and allow for a locally acceptable development.

The proposed access and change of road layout in Beech Grove requires reassessment given the increased traffic flows. A condition is required to ensure that what is planned and delivered enables free, safe and easy access to and from the existing properties. Formal discussions are required to ensure a satisfactory plan, construction and timelines are agreed to limit inconvenience.

There will also be added burden on Health Centre, Schools, Utility Services, Police etc.

Ecology / Environment – Based on the original Appeal plan, the current plan shows a reduction in open public green space within the development and includes properties adjacent to the AONB causing various adverse ecological impacts, and wildlife concerns eg a 5 bedroom house now replaces a green space adjacent to the A.O.N.B. The existing hedging alongside Number 1 Hawthorne should be retained and managed.

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Name	Address	Signature	Any other comments
DAVID BIGGS	CRAIGOWER CHURCH LANE		
SANDRA ROWLAND	— — —		