

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 bed roomed dwellings (ie **28 less 2** bed roomed open market dwellings and **26 more 4 and 5** bed roomed 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:

- Double yellow lines are required in Tournembury Lane opposite the end of Beech Grove to make entrance and exit from Beech Grove possible and safe and to the east of the Coop car park entrance for at least 200 yards otherwise the exit from this car park blind in view of the many vehicles which are always parked on the South side of Tournembury Lane.
- Parking - insufficient being provided in the enclosed area. The very narrow roads is not permissible and it should be a condition that residents use existing roads which surround the development in line with the enclosure conditions.
- Traffic Calming - Traffic calming measures should be used to help to control the speed of traffic in Tournembury Lane and Beech Grove.

There will also be added burden on Health Centre, School, Police etc.

Ecology / Environment – Based on the original Appeal shows a reduction in open public green space within the development and includes the AONB causing various adverse ecological impacts, and wildlife concerns eg. 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.

Havant Borough Council should please consider and action the above in their assessment of this application in line with the conditions imposed by the Inspector.

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Name	Address	Signature	Any other comments
MR D. EDWARDS.	28 LABURNUM GROVE		TOURREBURY LN/CHURCH RD JUNCTION WILL BECOME A
MRS M. EDWARDS	28 LABURNUM GROVE		<u>DANGEROUSLY</u> BUSY AREA
MR. A. F. BARBOUR	30 LABURNUM GROVE		
MRS E. BARBOUR	30 LABURNUM GROVE		

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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.**

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- Parking - insufficient being provided in the enclosed estate; parking on the very narrow roads is not permissible and it should be a condition that residents cannot park in the ex [redacted] and the development in line with the enclosure condition imposed by the Inspector.
- Traffic calming – Traffic calming measures should be plan [redacted] control the speed of traffic in Tournembury Lane and Beech Grove.

There will also be added burden on Health Centre, Schools, Ut [redacted]

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 is now shown in an area which was to be open public 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.

Havant Borough Council should please consider and action the above in their assessment of this application in line with the conditions imposed by the Inspector.

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Name	Address	Signature	Any other comments
MR COLIN TESTER	7 TENNYSON GARDENS FARREHAM HANTS		