

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



7 July 2014

Dear Mrs Lealan

Re Application Number APP/14/00488

The Inspector delegated the power to the HBC Planning team to approve the reserved matters as per the Appeal decision and specially covering density, scale, layout, road layout, access etc and to ensure that all of the conditions in the Appeal report are met in full - 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.

Primary concerns include:

- **What is now proposed is a far denser development due to the move from locally affordable open market homes to larger footprint properties whereby 3 and 4 bedroom alongside 5 bedroom houses dominate. There seems to be no properties for an aging population a very minimal locally affordable open market dwellings (eg minus 28 2 beds/plus 26 4/5 beds compared to the Appeal plan). The plan presented has increased garden space at the expense of the open public green space required and includes properties adjacent to the AONB causing various ecological and wildlife concerns.**
- **The increased site occupation will affect the key assessments presented to the Inspector at the Appeal and adversely impacts existing local residents and all local infrastructure, including schools, health centre, local habitats, wildlife, ecology, tree and hedgerow protection, flooding in the south eastern corner, public transport and particularly the traffic flows for the road network on and off the Island and Tournbury Lane and its junction with Elm Grove.**
- **The Tournbury Lane junction was highlighted as a major concern at the Open Day. Hampshire Highways in assessing the application concluded that based on the lower occupancy presented at the Appeal that the junction was close to the industry capacity threshold and was quoted as a noticeable increase compared to the existing situation. With the planned increased site occupation the extra traffic will cause the junction to be gridlocked, exceed the industry capacity and be dangerous for the many motorists and**

pedestrians who use and cross the road, including schoolchildren and the elderly.

- 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. Further consideration should also be given to:
- Traffic Calming - Traffic calming measures should be planned and especially to control the speed of traffic in Tournerbury Lane and Beech Grove.
- Double yellow lines are required in Tournerbury 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 Tournerbury Lane.
- Parking - parking on the very narrow roads is not permissible and it should be a condition that residents cannot park in the existing roads which surround the development in line with the enclosure condition imposed by the Inspector.
- 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.

HBC should ensure that all the relevant consultees are made aware of the substantial proposed increase in occupancy and that revised assessments on the impacts of the changes are provided.

Name	Address	Signature	Any other comments
M. Clark	19 LABURNUM ^{GE}		owing to changes ACCESS needs reviewing
J E CLARK	11		11
N Lennard	26 11		Don't know
J Lennard	26 11		11
M Lennard	26 11		11