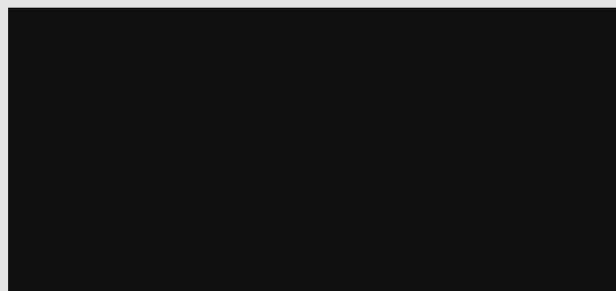
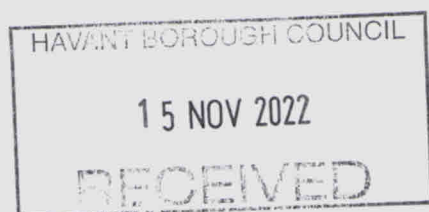




Warblington & Denvilles

Residents' Association



Mr Jeff Sadler
Planning Services
Havant Borough Council
Public Service Plaza
Havant
Hampshire PO9 2AX

13th November 2022

Dear Mr Sadler,

RE: APP/21/01010 Land east of St Georges Avenue, Havant

Thank you for your recent correspondence regarding further revisions to the planning application for the proposed new Barratt development at the end of St Georges Avenue.

We note the latest updates to the planning application with great disappointment. As an organisation, we have always sought to take a balanced and constructive approach to development, recognising the need for housing whilst seeking to mitigate the impacts on existing residents. We typically do not object to new developments, offering instead to work collaboratively with developers and the Council to reach the best outcome for all parties. However, it appears that none of the concerns previously raised by the WDRA, or by any residents, have been taken into consideration by the applicant or the Council.

We therefore stand by all our prior concerns submitted, *in nuce*:

- High levels of housing density of tightly packed properties with small gardens entirely disproportionate to the surrounding streets.
- Single road access to such a large development through St Georges Avenue/National Cycle Route 2 is not tenable. We would strongly request the Council require access to be taken from the proposed Southleigh link road instead. We had hoped that the Council would have also made progress on this matter with the Highway authority by this point too.
- The applicant's traffic assessment has significant shortcomings in the depth of examination of the need for mitigations to increased and faster traffic on St Georges Avenue/National Cycle Route 2 and entirely fails to account for the

impact of the Warblington Level Crossing on traffic at the junction outside the school.

- Housing within the development being planned so close to the West Coastway railway line is undesirable, as potential residents will discover at night and during the frequent engineering works.
- The lack of provision of adequate leisure and recreation facilities provisioned within the development, particularly for children, is highly disappointing. The space allocated by the developer is barely larger than the size of a typical garden in St Georges Avenue/Castle Avenue. This, when combined with the road noise, leaves a poor-quality outdoor environment for young families.
- The continuing absence of a Construction Environmental Management Plan (CEMP) to demonstrate to the local community how the applicant will mitigate the impacts of construction both during and following site works. During the construction of the adjacent site, adherence to a CEMP has proven to be a major point of friction between residents and the developer.

We would strongly recommend the Council to reflect the ambition shown in the emerging policies outlined in the consultation for the *Building a Better Future* local plan when appraising this development. The proposed local plan policies seek to prioritise brownfield developments over greenfield developments, such as this site. Material weight should be given to the emerging local plan, as was given previously to the pre-submission local plan in originally determining whether this site should be developed. The Housing Delivery Test being failed shouldn't see greenfield sites such as this lost just because the Council has failed to adequately consider opportunities to redevelop Havant and Waterlooville town centres.

Furthermore, and in line with emerging thinking from the local plan, the site should not be considered in isolation from its local environment. We would like to see an accompanying statement of infrastructure changes close to the proposed site and an allocation of the CIL to deliver them. This should include, *inter alia*, budget for traffic calming, speed restrictions and better protection of National Cycle Way 2 within St Georges Avenue, tangible measures to mitigate environmental harms through the provision of wildlife corridors, and better provision of playing areas and equipment for children and young adults within the development. We believe that a relatively small set of measures would be adequate to address many of the community concerns. We would urge the Council to demonstrate through actions how it intends to address community infrastructure needs to match the words in the emerging local plan.

Yours sincerely,