

HAVANT BOROUGH
COUNCIL

29 MAR 2023

RECEIVED

Ms L Wells
Planning Services
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant Hants
PO9 2AX

28 March 2023

Dear Ms Wells,

Ref: APP/23/00112 Dale Lodge 172 The Dale, Waterloooville PO7 5JE

I refer to the above referenced planning application for the development of a new detached three bedroomed house in the front, west facing garden of the above property.

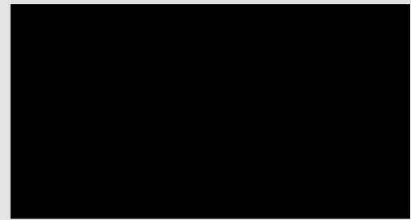
I note the Biodiversity / Ecological Assessment. There are two points I'd like to comment on.

1. The assessment talks about the earlier arrangement to plant an oak tree in place of the felled diseased tree (horse chestnut which had a TPO on it) as follows.
2. On speaking with the developer, he gave the impression that this Assessment suggests that fruit trees in place of the oak (which has died since being planted due to lack of care while the house was empty and then being worked on) would be a better option. My reading of the assessment below clearly states that an oak would be of value viz - Like other native broadleaf trees it is at its most effective in a woodland interacting with other components of forest rather than being planted as an individual garden tree. With an oak in the garden it would be advantageous to leave patches of leaves as they fall as their undersides provide invertebrate habitat attracting blackbirds to hunt for spiders etc as they turn the leaves with their beaks.
3. The Assessment goes on to talk about ADDITIONAL TREE PLANTING, and suggests that fruit trees would provide good biodiversity in addition to an oak tree viz - Instead of **other** broadleaf trees being considered for planting one of a small range of fruit trees e.g. apple, or plum should be planted instead. Pear trees could be chosen instead but will need pollination from a different cultivar either in this garden or close by. Apart from the modest amenity value such trees would have two distinct advantages in assisting local biodiversity. In spring flowering of blossom would provide pollination opportunities for range of insects and later in the year the fruit body falling from the tree to provide food opportunities for ground feeding birds and opportunities for invertebrates. My worry is that developer has read this assessment to say that fruit trees will be better than planting an oak (broad leafed tree) whereas for the biodiversity, the Assessment is saying that the fruit trees could constitute the ADDITIONAL PLANTING around the oak tree. I think the words 'Additional Planting' and 'other broadleaf trees' when referring to the Additional Planting.

Please can you confirm? Please acknowledge receipt of this letter. Thank you

Yours sincerely

Ms L Wells
Planning Services
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant Hants
PO9 2AX



23 March 2023

Dear Ms Wells,

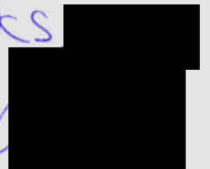
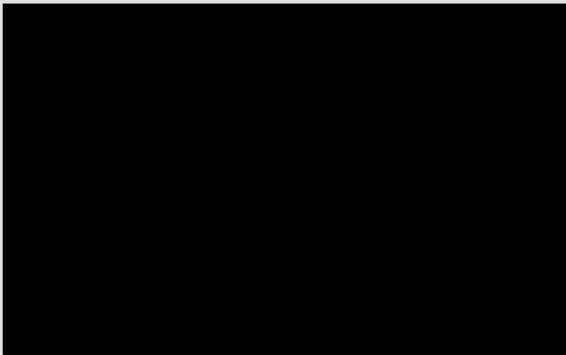
Ref: APP/23/00112 Dale Lodge 172 The Dale, Waterloooville PO7 5JE

I refer to the above referenced planning application for the development of a new detached three bedroomed house in the front, west facing garden of the above property.

I would ask that if you are of a mind to grant permission for this planning application of a new 3 bedroom detached house in the west facing garden of the property at 172 The Dale, that there be a condition attached such that all deliveries of materials and vehicles associated with trades people for the development, access the site from the unadopted private lane. The lane's entrance is on the corner of The Thicket and The Dale, referred to in the application as being the access route for the site. Thank you.

*Please acknowledge receipt
of this letter. Thanks*

Yours sincerely



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Dear Ms Wells,

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I refer to the above referenced planning application for the development of a new detached three bedroomed house in the front, west facing garden of the above property.

1 OVER-DEVELOPMENT OF THE SITE

The proposed three-bedroom detached house will constitute over-development of the site, given how the land is proposed to be divided up. Biodiversity will be lost, and increased traffic will be caused by building another dwelling in this garden, down the unadopted lane which is owned by 172 The Dale.

2 SYCAMORE TREE

I object to the inclusion of the sycamore tree in the north west corner of the plan.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

3 PEDESTRIAN GATE LEADING INTO WIDLEY GARDENS

I note that the plot for the proposed development includes a strip of land, taken from the original plot of 172 The Dale, which will form a pathway [REDACTED] leading to the pedestrian gate which opens onto Widley Gardens. I object to this layout because:

- i. steps to the gate appear to have been cut into the Highway's grass bank which forms the closed end of Widley Gardens, without an apparent planning approval, and
- ii. there is no discernible reason for this pedestrian access into Widley Gardens. The address of both the original property and the proposed new dwelling is 172 The Dale, and as Highways has pointed out, there is adequate access down the private, unadopted lane, and
- iii. giving access to this pedestrian entrance and exit to the plot will encourage parking in Widley Gardens by residents of and visitors to the new dwelling, despite access being demonstrably via the private, unadopted lane owned by the applicant. The space at the closed end of Widley Gardens is a hammer head turning bay, not a parking bay, and must be left empty at all times.
- iv. a cul-de-sac location means that one end of the street is closed off. [REDACTED]
[REDACTED] This gate constitutes an unnecessary and intrusive access point to the residents of Widley Gardens, by strangers who can come through from The Dale and The Thicket. I want to reinstate that closed end of Widley Gardens for [REDACTED] safety and security [REDACTED]
[REDACTED]

4 PARKING SPACES on APP/23/00112

- i. The proposed parking spaces have been located on the plan so vehicles could turn on the lane at the area in front of the garages, in order to enter and exit the property there; but these spaces are too close [REDACTED] to make them useable. Parking spaces [REDACTED] [REDACTED] will have a negative effect on the amenity of [REDACTED] due to engine noise and noise from vehicle doors and people.
- ii. I can see from the plan that if the house was orientated slightly differently, parking spaces could be made on the west side of the proposed dwelling, even if the access point remained where planned. However, if a portion of the driveway to the original 172 The Dale was allocated as 'shared access' for use by the present 172 The Dale and the proposed new dwelling, access would be easy and parking spaces could be sited along the west facing wall of the proposed new dwelling. The lane is shared access, it being owned by the owner of 172 The Dale, so this would appear to make good sense, and be more convenient for the resultant occupiers of the proposed new dwelling. Please can this be considered?

Please acknowledge receipt of this letter ~~sent by email~~. Thank you

Yours sincerely

[REDACTED]

[REDACTED]