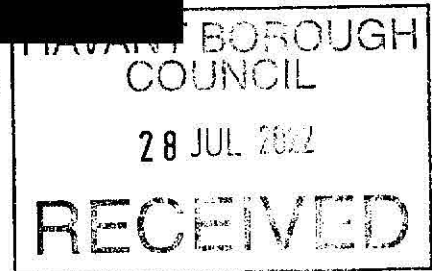


[REDACTED]  
24<sup>th</sup> July 2022



Mr. G. Speller,  
Planning Services,  
Havant Borough council,  
Public Services Plaza,  
Civic Centre road,  
Havant  
Hampshire PO9 2AX

Dear Mr Speller,

The Town and Country Planning Act 1990 (as amended)

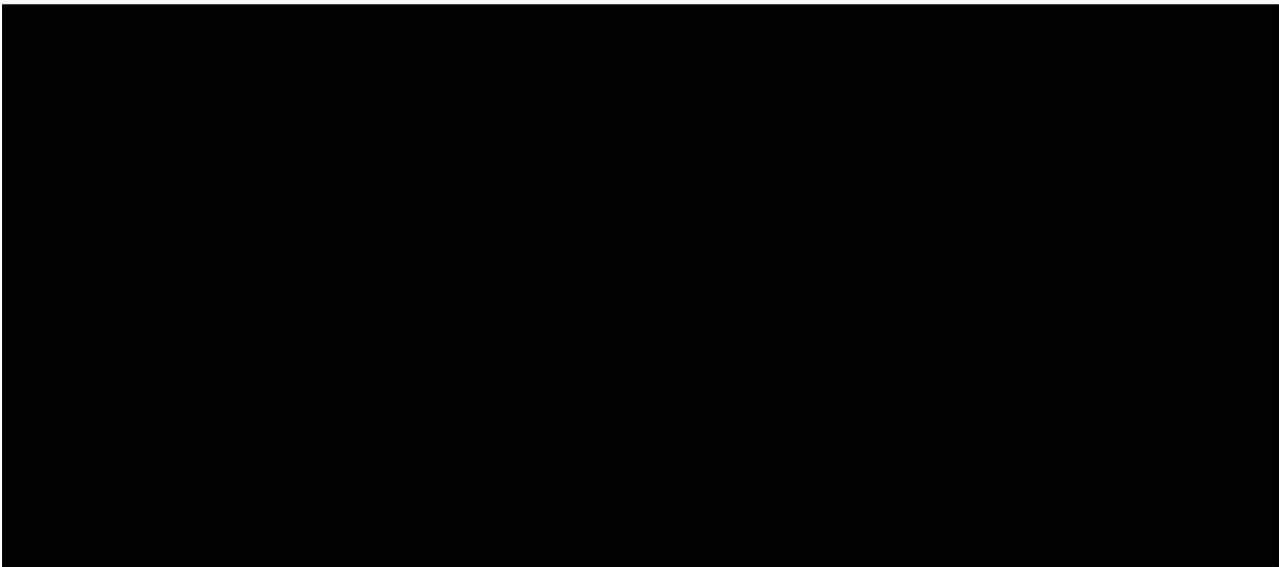
Town and Country Planning (Development Management Procedure) (England) Order 2015

Proposed change of use to Class E Office use (including retrospective alterations) from agricultural storage building in connection with farming activities. LPA Ref: APP/22/00406

Formal Letter of Objection

Preliminary

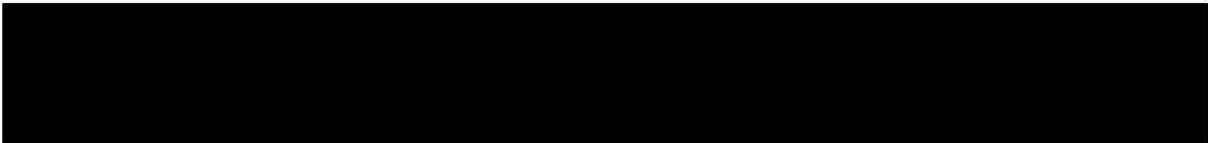
The application building which may be identified as the Cow Pen, Manor Farm, is sited within a complex of buildings formerly associated with farming. Manor Farm is approached from a narrow, privately owned road, which serves the adjacent Grade II listed Manor House and is accessed off the northern side of Manor road, A3023 Class 1 Country Road, which links Hayling Island with Havant. The private road is owned and maintained by the owner/occupant of the Manor House.



### Professional observations

The single carriageway private road or lane has an overall length of approximately 135 m. and from its access off the adjoining Manor Road to an abrupt bend in its horizontal alignment, which occurs at approximately half-way, the road width is severely restricted on both sides by mature densely planted trees and hedgerows. Vehicles approaching the bend in the road from either direction have no discernible visibility of on-coming vehicles or pedestrians.

The road, which has a tarmacadam surface, is already subjected to intensive use by large industrial freight and agricultural vehicles associated with existing industrial and farming activities at Manor Farm.



The engagement of the Local Highway Authority to potentially consider the prohibition of large vehicles using the private road and or the imposition of a speed limit would be greatly appreciated.

Altogether separately

Eight (8) commercial/industrial units, one of which is relevant to the current Cow Pen application, are currently being openly marketed by property agents acting for the owner of Manor Farm. Notwithstanding that five of the units utilise existing ex farming use buildings, it would seem that these units, from a proper planning perspective, are unauthorised and amount significantly to the virtual creation of a "Business Park" per se. Should this latest Manor Farm initiative ultimately proceed, planning permission should include a condition requiring use of the farm access road off the Havant Road, which would be more direct. Such a relatively large scale development would generate a significant increase in vehicular movement [REDACTED]

Any further increase of commercially related traffic associated with Manor Farm, would represent a blatant and unneighbourly abuse of deemed right of way over the private road.

[REDACTED] object to the proposed change of use (The Cow Pen) materially on the grounds of highway safety.

[REDACTED]

Former planning officer and traffic engineer (highway design and traffic management)  
County, City and District Authorities  
Planning Consultant (Expert Witness for Local Plans and Highway matters)

HAVANT BOROUGH  
COUNCIL  
28 JUL 1997  
RECEIVED