

Planning Application APP/24/00096 at Garage Compound, Whitsbury Road, Havant

To: Havant Borough Council Planning Department

Subject: Objection to Planning Application APP/24/00096 - Garage Compound Redevelopment on Whitsbury Road

Dear Sir/Madam,

I am writing to formally object to the revised planning application APP/24/00096 concerning the redevelopment of the current Garage Compound on Whitsbury Road, Havant, into a supported housing facility for mothers and children.

My objections are based on the following points:

1. **Insufficient Review Period:** I was notified of the revised plans on 22 May 2024, with a deadline of 30 May 2024 to provide comments. This time-frame is insufficient for a thorough review and analysis of the proposed changes, particularly given this development's complexity and potential impacts. Could you please confirm whether this is standard practice? Please note the link in the original email didn't work, which caused confusion.
2. **Missing Information:** Within the new Planning Application Documents, you have included an email from Matt Annen to David Eaves but not the original email. If you need a 'Freedom of Information' request to release this email, please consider this communication a FOI request for all communication between Havant Borough Council and the Developer and their agents.
3. **Incorrect House Numbering:** Despite previous feedback, the revised plans still contain inaccuracies in house numbering. Accurate documentation is essential for the integrity of the planning process and clear communication of proposed changes to all stakeholders.
4. **Traffic and Parking Concerns:** The Highway Agency's analysis remains inadequate. The current garage site is underutilized, hence no current traffic impact. The proposed development will introduce significant traffic from construction vehicles, guests, visitors, support staff, and deliveries. The provision of only four parking spaces is grossly insufficient. Whitsbury Road already suffers from over-subscribed parking. Additional parking demands will exacerbate accessibility issues for residents and service providers. The suggestion of staff car-sharing is impractical due to the small number of staff and fails to account for the likely frequency of multiple visitors. What will happen at shift changeover times when there will be more staff cars than parking places? In the unlikely event of a resident turning up with a personal vehicle, this will need to be parked within the compound for obvious reasons. This will reduce the number of parking places. It is almost inevitable that parked vehicles will spill on to the already oversubscribed Whitsbury Avenue.
5. **Site Access Issues:** The site entrance is too narrow to accommodate heavy construction traffic, emergency services, and routine refuse collection vehicles. This poses logistical challenges during construction and operational phases, potentially hindering emergency response times and service delivery. The proposed entrance adjustments do not sufficiently mitigate these concerns.
6. **Noise Pollution:** Relocating the Air Source Heat Pumps (ASHPs) to the opposite side of the building is a positive step; however, operational noise remains a concern. The potential for continuous low-frequency noise and vibration from ASHPs and other operational activities can significantly affect the acoustic comfort of nearby residents, particularly during warmer months when windows are open or residents are enjoying their gardens.

7. **Public Right of Way:** The issue of the public right of way from Whitsbury Road to Nursing Crescent remains unresolved. The revised plans fail to secure continued access for local residents who use this route. A formal application for a Public Footpath will be necessary to balance the need for secure access to the housing facility while preserving pedestrian rights.
8. **Environmental and Community Impact:** The council's response indicates that there have been no objections; however, there are multiple comments from the public that can be construed as objections. These must be acknowledged and addressed to ensure community concerns are fully considered. The development's potential impact on local environmental conditions and community dynamics requires more comprehensive assessment.
9. **Inadequate Addressing of Previous Concerns:** While some issues have been partially addressed, critical concerns such as traffic impact, parking adequacy, noise pollution, and public right of way have not been satisfactorily resolved. The development, as currently proposed, does not sufficiently mitigate these issues, which are crucial for the well-being of both future residents and the existing community.

In conclusion, while the intent behind the development is commendable, the current proposal fails to address significant logistical, environmental, and community concerns. Therefore, I urge the council to re-evaluate the application, ensuring a thorough and inclusive consideration of all stakeholder needs and potential impacts.

I trust that this objection will be taken seriously and that further dialogue will refine the plan into one that is beneficial for all parties involved.
Thank you for your attention to this matter.

Yours sincerely,

