



02 April 2023

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

Dear Ms. Wells

Ref : APP/23/00112 Dale Lodge. 172 The Dale. Widley, Hampshire PO7 5JE

Regarding the above mentioned application for the construction of a 3 bedroom, detached property I write to express our objection to the development based on the following points:

1. Overdevelopment of the property
Construction of another residential property within an already well populated residential area will be a concern, given the lack of suitable access via a narrow track and the proximity of the proposed development to many adjacent properties.
2. Overlooking/privacy
Windows of the facades will overlook adjacent properties affecting the privacy of existing residents and their ability to enjoy our private spaces.
3. Removal of trees identified as T3 and T4 – identified in document 'Tree Work Schedule'
The small area, which includes the above mentioned trees, has a rich biodiversity which is used by many bird species for the purposes of feeding and nesting. The trees are used by bird species such as Great Spotted Woodpeckers, Green Woodpeckers, Jays, various Tit species, and a host of common garden birds. Removal of these two trees will constitute a significant reduction of the habitat used by these birds.
4. Widening of the access 'track' affecting the RPA for the trees T1 and G1
Noting the consultee comments already submitted, the access track appears insufficient in width to support HGV and emergency vehicle access to 'at least 12,5 tonne vehicles' (required as 3.7m). As detailed in the Biodiversity/Ecological Assessment, the current access track is clearly stated as 'generally 2m wide tapering to around 1.5m in width'. Any works to widen the access track to 172 The Dale would affect tree and hedgerow area marked as G1. (Continued page 2)

This would affect the wildlife in the area and also constitute a huge transformation on the views and privacy for many properties adjacent to the access track.

5. Access by emergency vehicles and construction traffic
Insufficient access and no turning ability as detailed in several consultation documents.
6. Standing water and water run-off
Properties which adjoin the development area already suffer from high degrees of standing water and flooding during periods of high rainfall, often taking many days and even weeks to drain. It is known that the site has a disused well and the property is located on an area with a very high-water table during wet periods. The surface substrate in the area is a clay-soil which hampers water absorption. Further removal of any trees, hedges or shrubs will further increase the amount of standing water causing more flooding to garden areas and water run-off to/from the current access track currently serving 172 The Dale.
7. Previous comments mentioned in the supporting comments Wednesday 29th March 2023 regarding the suitability for HGV access via The Dale, It is true that a small mechanical digger was seen entering the property during the renovation of the existing home, but the pieces of small construction equipment (around the size of a 2 tonne digger) in no way constitutes the same level of access required by HGV vehicles or large construction equipment, either in size, weight or potential damages to the narrow track or the retained trees identified as G1.
8. The 'precedent' mentioned in the supporting comments Wednesday 29th March 2023, set by the development of No.1a The Thicket does not bear relevance to the proposed development as No.1a The Thicket has very clear easy access via a public highway sufficient to enable safe access, was easily accessible via the highway for the delivery of construction materials without damage to the environment, is easily accessed by emergency vehicles, did not remove any trees or border hedgerow affecting the nature within the area and does not directly overlook surrounding properties due to the existing trees and hedgerow detailed as G1 on planning submissions [REDACTED]

Whilst we acknowledge that the developer appears to have made a sympathetic restoration of the existing property, the further addition of the proposed 3 bed dwelling will make significant changes to the environment for the wildlife, the area and the adjacent properties.

Yours sincerely

[REDACTED]