

I wish to register my objections to the Bargate Homes planning application for the Development of Land West of Old Manor Farm, south of Lower Road, Bedhampton for the erection of up to 43 dwellings (APP/21/010701) for the following reasons:

1. The land is not even within the Local Plan

The planning application seeks to take advantage of the recent appeal win for the current development south of Lower Road and add to the piecemeal approach of reaching housing targets from opportunistic sites that are not even considered within the current Local Plan. It is not in the current plan for good reasons.

2. The Bargate win at Appeal for Phase 1 is no reason to slide this proposal through

If the original Phase 1 proposal had contained 93 houses it would never have got approved at appeal due to the harm inflicted on the local heritage and road safety concerns. Bargate are just playing the council with this opportunistic piecemeal development application and treating everyone with contempt in trying to get this proposal through. Bargate have clearly demonstrated over the last few years that they have absolutely no interest in the local resident's opinion.

3. Heritage assets degraded and unprotected

The proposals HERITAGE STATEMENT concluded that the proposed development is predicted to result in harm to the setting and to the character and appearance of the Old Bedhampton conservation area. The National Planning Policy Framework (NPPF) and Section 66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 obliges Havant Borough Council to protect and enhance heritage assets which Bargate admits will be harmed if planning permission is approved. The effect of the proposed 43 urban dwellings will degrade and harm the heritage assets and the setting of the Old Bedhampton Conservation Area. The full potential of any remaining heritage and conservation will be lost to future generations and will also result in degraded ambiance, soul, peacefulness, sense of well-being and safety in Old Bedhampton. Bargate have clearly demonstrated over the last few years that they have absolutely no interest in the local heritage or the current resident's welfare.

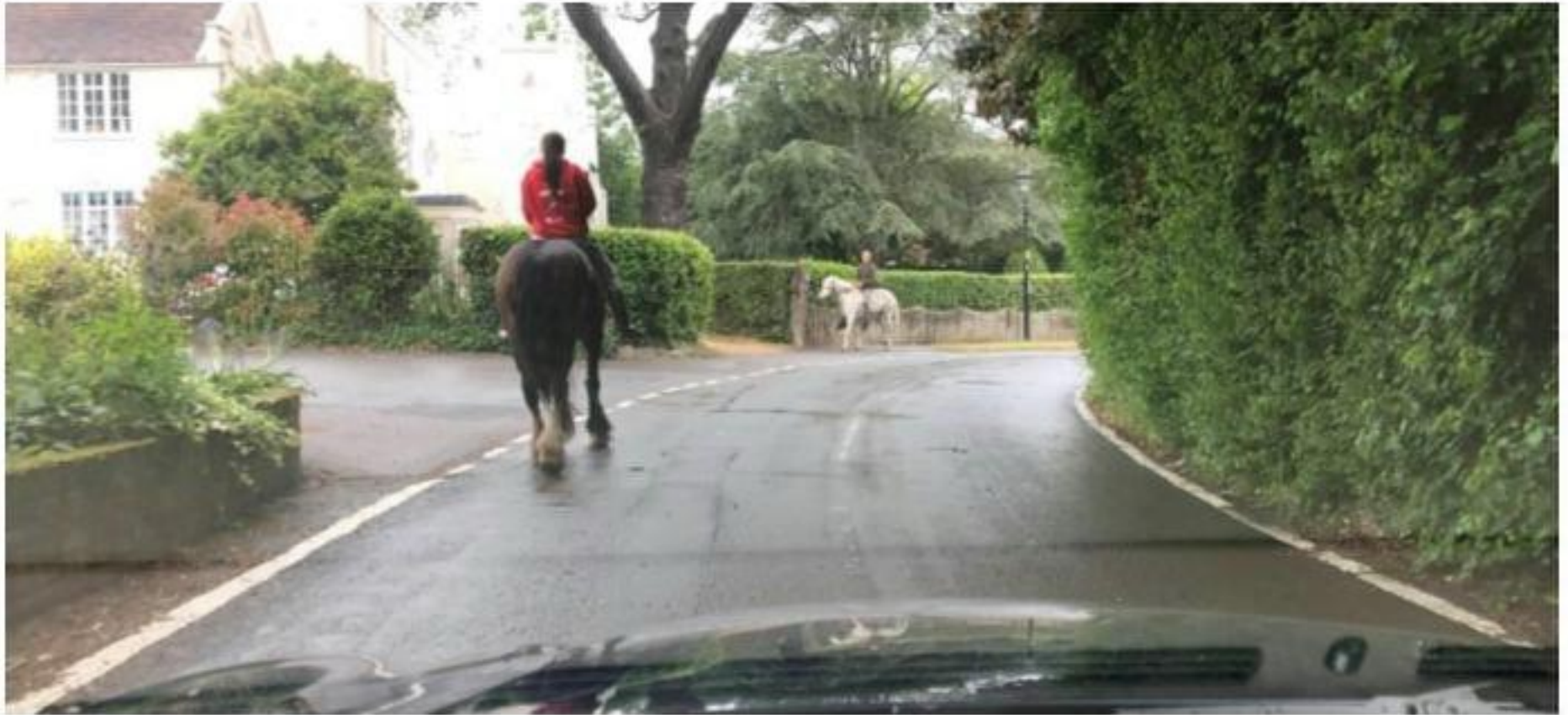
4. The Proposal goes against the primary principles of planning

This proposal goes against the primary principles of planning which should only develop in keeping with the character of the surrounding area and should conserve or enhance the setting of the adjacent conservation area. This proposal certainly does not fit this description.

5. Increased Traffic would present Increased Danger

The only access to this proposed new development is through the conservation area via Lower Road which is narrow with very sharp bends and no pavement in some sections. The 43 new houses will create a significant increase in traffic which on these narrow, pavement less roads with

treacherous blind bends will cause a very real risk to everyone who uses the road. The absurd Bargate statement of 'impeccable safety record' is entirely misleading and anyone with an objective view would agree that more traffic will be more dangerous.



Walker's, cyclists, school children, parents with prams, horse riders along with the disabled and elderly will all be put in greater danger. The road can't realistically support the phase 1 development and any additional increase in traffic will just be a case of an accident waiting to happen. Who will be held responsible for any future injury or death as a result of this excessive traffic load on the dangerous sections in Lower Road?

6. Lower Road blind bend Near Misses are not taken into account within the proposal

As a resident, I can assure you that I have had many near misses on the Lower Road blind bends both day & night, and have taken evasive action on many occasions to avoid Cyclists and Vehicles over the last 16 years. Evidence from other local residents to verify the number of near misses that have occurred on these bends has previously been submitted but totally disregarded by HBC. Bargate also have absolutely no interest in the current resident's safety. The police have recently been involved with near misses on this road.

7. Safety issue created by increased traffic along Kingscroft Lane

The increased traffic will add to the flow of traffic through the narrow Kingscroft Lane as driver behaviour will look for alternative routes to avoid queuing at the top of Brookside and create additional safety problems adjacent to the Bidbury Mead recreational area which is now within the Conservation Area.

8. Detrimental effect on already congested nearby Roads

The adjoining road of Bedhampton Hill is very well-used as it provides access to the A3 and A27, and beyond to Portsdown Hill, Farlington, Leigh Park etc. Traffic often queues in all directions from the mini roundabout (see pictures below) and also right back to the 'Rusty Cutter' roundabout. The approved plans for Forty Acres will make this situation even worse and this development would make the situation intolerable and has clearly not been addressed.



Also, the development doesn't provide sufficient parking for visitors so Lower Road will be used for parking overspill causing additional traffic congestion problems.

9. Neglect of exit traffic effects on the roundabout

There is no realistic safety assessment for the mini roundabout at the Brookside Road entrance. Prior to turning right into Brookside Road from the West approach, the road can become grid locked when too many cars are waiting to enter Brookside Road. This is due to the extremely short distance allocated for cars to wait as seen in the photograph below:



The proposal is missing how the additional "right turn" traffic waiting to turn into Brookside Road will affect the mini roundabout.

10. The mini roundabout traffic incidents are not referred to in the proposal

The high number of traffic incidents on the mini roundabout on the exit to Brookside Road are not referred to in the proposal. There have been a number of incidents on the mini roundabout which have been conveniently omitted from the development proposal. The increase in traffic levels due to the proposed development will make the mini roundabout become even more dangerous. Recent accidents on this roundabout have involved the police.

11. Increased levels of air pollution

Pollutants such as nitrogen dioxide and particulates (NO₂, PM₁₀ and PM_{2.5}) are generally associated with traffic generated by any new development. The increased levels of vehicle air pollution will negatively affect the Grade II listed buildings situated within the Old Bedhampton Conservation Area. The air quality imposed on pedestrians and cyclists which share the road and also the elderly occupants of the retirement home situated between two of the blind bends would be adversely affected as a result of any new development due to the increased traffic air pollution.

12. The proposal neglects the state of the pathways near the blind bends

The pathways leading to the blind bends are in poor condition and users find them difficult to navigate, especially the elderly and disabled. The paths are narrow and not suitable for wheelchairs, buggies or mobility scooters which are then forced to use the road. There is no provision to prevent using the road within the planning application and this will only add to the shared space dangers. The pathway leading to the corner by the Elms (Grade 2* Listed building) is shown below:



The absence of any pathways between the bends creates safety problems for pedestrians and passing vehicles which Havant Borough Council and Hampshire County Council have already acknowledged but the very poor condition of the pathways that do exist is totally neglected in the development proposal.

13. Alternative footpath is not a viable option

Using the Lodge Road footpath as an alternative to using the Lower Road bends is not a viable alternative. It is too narrow for Motability scooters and prams to pass. You can't see the far end of the footpath from either end and it is very intimidating during the long dark winter evenings. Some pictures are provided below to highlight the limited light at the bends of this footpath. Would you allow your daughter to use this route during the long winter evenings as shown in the pictures provided below?



Natural human behaviour would be to take the shortest route, via the Lower Road shared space, which means this inconvenient and intimidating footpath would not be used.

14. The Development will lead to the Destruction of a vibrant wildlife habitat

The proposed land is a haven for wildlife, already excluded from the current development area, whose very existence is under increasing threat i.e. endangered hedgehogs. It is home to geese, hedgehogs, foxes, bats and many species of birds. Many people who visit the area comment on its uniqueness and appreciate the wildlife it attracts. Since the 40 acres site and current Lower Road development have started there has been a significant increase in wild life roadkill in the vicinity as animals seek new areas to feed and find shelter.

15. The Development will cause disturbance to birds that use the land

The land is currently agricultural and falls within 5.6km of the Solent SPAs and will therefore contribute towards a cumulative impact from recreational disturbance. In line with the Solent Recreation Mitigation Strategy, financial contributions will be required on a per-dwelling basis but this doesn't help the birds when good agricultural land is converted to concrete.

16. Lack of consideration for protected Bats

The proposed development is in the middle of a recognised bat area and some of the bat species are protected (Bechstein's bats) and I have seen bats on many occasions around this area.

17. The land is excellent quality agricultural land

The proposed development land is excellent quality agricultural land and alternative areas (brownfield sites) should be sought within the borough to avoid the permanent loss of premium quality land.

18. Lack of local GP surgeries

The local doctors are currently not taking on any new patients. Where will all the new residents from the development go for their medical needs?

19. Lack of local school places

The local schools are full so there are no available facilities for the proposed development. The CHILDRENS_SERVICES_HCC state that *"the anticipated yield of pupils from the development (about two per year group) can be accommodated at the schools with the out-catchment pupils being returned to their catchment schools."* How can you kick out children from their schools when there is nowhere else for them to go and the children are settled at their current school - is this fair on the child or even legal?

20. Petition with 1785 signatures opposed to development in Lower Road was previously submitted

A petition signed by 1785 people opposed to development in Lower Road was presented to the Council in 2018 and has never been debated. It was 'lost' within the early consultation responses to the Local Plan. Supporters of this petition included all generations, many drawn from the wider Havant area and some from further afield with knowledge of and connections with Bedhampton, all of whom cherish its environment and want to protect it for the benefit of future generations.

In summary, the 20 reasons listed above for objecting to this development does not include all the additional valid points made by the high number of objectors to this development and although a few of these issues may be reduced or mitigated, some will never be removed totally and the cumulative effect of these remaining objections signify a major reason for refusing the planning application. I strongly object to the proposed development and hope the council will agree with the objections raised regards this opportunistic and piecemeal proposal. The right decision is to refuse planning permission. I can only hope that common sense will prevail and this "additional phase 2" development which almost doubles the original plan will be rejected because the genuine harm created will be much greater than any benefit provided.

Name and Address supplied in email