

26 North Shore Road
Hayling Island
Hants PO11 0HL

18 August 2018

Havant Borough Council
The Plaza
Civic Centre Road
Havant PO9 2AX



For the attention Mr L Ford, Planning Officer

Dear Sir

Re: Barratt Homes APP/18/00724

I contend that the above application should be deferred/refused because it is premature. My attached letter to the Chief Executive Officer refers.

It should also be refused since the complete application site is spread over an area approximately twice as large as the Council's original consultation proposal. It will also have a negative impact on the Island's infrastructure and local nature conservation in particular the Brent geese.

The precise extend of the development cannot be ascertained until the extend of the SUDS pond and outlet are known. Contrary to the developer's statement about the future ownership and management of the SUDS system, the RSPB advises that discussions are ongoing.

The most critical aspect of the Island's infrastructure is the A3023 and the developer states that it will only add approximately 2% to the traffic volume on this route which is insignificant.

The only access route to the Island is already operating significantly above it's recommended capacity and is with 15% of becoming gridlocked for most of the day. Natural growth on this road is predicted to be 1% per annum and currently the Borough Council are permitting applications on windfall/brown field sites at a rate which is adding a further 2% per annum to this route. Therefore, it can be demonstrated that assuming the current conditions prevail, all of the remaining capacity on this route will be used up within five years without any further green field development. The Island will then become permanently gridlocked to the detriment of all the businesses and residents of the Island. The Highway Authority and Havant Borough Council have yet to put forward any method of dealing with the inevitable gridlock of this key route or the effect on the adjoining mainland roads.

However, if the Council is minded to approve the application, I would request the following conditions be applied:

1 Construction should be contained on the northern area of the site during the Summer months and on the southern section during the Winter months thus reducing the disturbance to the overwintering birds.

2 Construction should only take place between the hours of 8am and 5pm Monday to Friday thus minimising the disturbance to local residents and tourists.

3 All construction on the site should be completed within three years in order to minimise disruption.

4 All deliveries of major items of plant and equipment together with all bulk materials, including the removal of spoil, should take place between the hours of 10am and 3pm thus avoiding the disruption of peak or traffic flow on the A3023.

5 Use of West Lane should be restricted to cars and light vans only.

6 Adequate provision should be made on the site to accommodate all construction equipment, materials and worker's cars to minimise congestion in the surrounding residential roads.

7 The site layout should be redesigned so that the low-level density housing is contained on the western and southern boundaries, with the high density housing situated on the eastern and northern boundaries. This would provide for a better integration with the existing low density housing surrounding the site.

I would be obliged if you would acknowledge receipt of this objection to the current planning application .

Yours faithfully

A black rectangular box redacting the signature of J E Palmer.

J E Palmer MICE