



30 July 2021

Mr L Oliver
Case Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Mr Oliver

APPLICATION NO: 21/00605 - Proposed Re-plan of the residential area on Land at Forty Acres Havant Road Havant PO9 3LW

It is noted that Havant Borough Council has received a proposal from the developer to re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total of 147 dwellings, inclusive of the additional 34 units. This represents a thirty per cent (30%) increase in the number of dwellings compared with the originally approved application which is a significant increase by any standard.

I **OBJECT** to this Planning Proposal for the following reasons:-

ENVIRONMENT AND LANDSCAPE

1. The proposed re-plan will do nothing to alleviate the risks of flooding, on land which historically has been subject to flooding, as was again plainly evident this past winter when construction on the site was already in progress. Genuine concerns remain about the increased risks of flooding and the treatment of rain, stormwater and foul drainage that will result from the approval of the re-plan.
2. It will result in further overdevelopment of an already approved congested development and will further diminish the amenity, being the pleasantness and attractiveness of the area, for local residents.
3. It will be dominant in terms of scale and mass and an unacceptably cramped form of development resulting in adverse effects on the public highway
4. The re-plan will result in an increase in traffic flow and congestion at a time when there appears to be no coherent plan or policy to deal with traffic issues for vehicles entering and leaving Havant Road, with its speed limit of 40mph, from and into the development.
6. It will not make a positive contribution in terms of location and mass with the character and functions of the landscape.
7. It will provide more of the same characterless, high density housing that is already in course of construction on the site, will not contribute positively to the appearance of the area, and will not enhance the character of the Borough of Havant.
8. It will further diminish the already approved development of 113 dwellings which is a typical high volume "new build" project totally lacking in imagination and design.

INFRASTRUCTURE

The proposed re-plan with a 30% increase in homes will result in more families with children and will impact on the highway resulting in an increase in traffic volumes. It will adversely impact on the off-site infrastructure requirements of the local community, including the provision of education and healthcare services, which are already at breaking point, and the provision of utility services.

These issues will be compounded by the recent decision by the Planning Inspectorate to grant planning permission for the development of 50 new dwellings in Lower Road Bedhampton on the grounds that it would "yield significant social, economic and environmental benefits."

Education -

Hampshire County Council Education Department should be required to provide :-

1. The evidence to support their questionable claim that the proposal for the additional 34 new homes will, and I quote "generate approximately 10 additional primary age pupils, about one or two per year group".
2. Confirmation that in arriving at their decision they have also taken account of the proposed new development in Lower Road Bedhampton, and other new developments in the Borough of Havant, when considering and assessing the availability of school places for primary age pupils to receive a quality education.

Healthcare -

- * Doctors surgeries locally are working to maximum capacity with residents experiencing increasing difficulties in obtaining a doctor's appointment. This situation is unlikely to improve in the foreseeable future as COVID-19 pandemic cases continue to surge. The Drayton Medical Practice closed its doors to new patients living in Bedhampton some time ago.
- * Queen Alexandra Hospital in Cosham, our local NHS regional centre of excellence, continues to work to its maximum capacity. This situation is unlikely to improve anytime soon as COVID-19 pandemic cases continue to surge leading to the cancellation of operations and medical services.
- * Inferior air quality from dust and other contaminations from excavation and infilling and excessive noise from operating machinery and from vehicles entering and leaving this construction site have proven to be a reality despite such claims being dismissed as without merit when the original planning application was approved. Singly or collectively these issues have undoubtedly caused general health and mental health issues for some local residents at a time when medical facilities locally have not been as readily available to assist them as in pre COVID-19 pandemic times. The health and well-being of local residents need to be properly considered as does their genuine concerns about the adequacy and availability of local medical facilities to satisfy their needs.

Utility Services -

Concerns have existed locally about potential issues with the sewerage system and its capacity to operate efficiently and effectively, long before the proposal by the developer to re-plan. These concerns have increased of late with the news that the utility company responsible for public wastewater collection and treatment has been very heavily fined after pleading guilty to knowingly dumping tons of untreated sewage into Langstone Harbour, a site of special scientific interest, and environmentally damaging, over a prolonged period of time. This does not inspire confidence in either the utility company or the efficiency and effectiveness of the system and warrants serious consideration by your department when considering the proposal.

NITRATE POLLUTION -

The matter of nitrate pollution and nitrate neutrality appears to have been conveniently overlooked.

I **OBJECT** to this re-plan on the grounds that it is opportunistic by the developer, is corporate greed putting profit before social responsibility, is unnecessary, is totally unacceptable and is not in the public interest.

Yours sincerely

