

THE MANOR TRUST BEDHAMPTON



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Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant PO9 2AX

23rd November 2021

Dear Havant Council Planning Department,

Objection to Extra 43 Houses south of Lower Road, Old Bedhampton Ref: APP/21/01071

I write as Chair of the Trustees of the Manor Trust Registered Charity. The charity owns 2 buildings in Old Bedhampton: the Grade 2* Listed Building known as "The Elms" and a Care Home, "The Lodge". The residents of both buildings will be very adversely affected if this development is permitted. As explained below, The Elms will be subjected to the greatly increased damage from the extra traffic vibration to this venerable Listed Building plus substantial degradation to its setting in the Conservation Area. The 5 residents who occupy The Elms apartments will also be impacted by the significantly increased traffic movements and traffic noise.

The Manor Trust owns The Lodge Care Home (photo below) which is directly adjacent to The Elms and as the CQC Nominated Individual for the care home, I also write on behalf of the residents of The Lodge, most of whom are too frail and elderly to speak for themselves.



The Lodge's only entrance/exit is right in the middle of narrow, blind double bends which is the

only entry point into and out of the proposed development area, itself a green field site in recent, regular agricultural use.

The significant extra traffic which will arise if the development is allowed is a serious hazard to the 23 staff plus visitors, doctors, pharmacists, nurses and ambulances who of necessity attend the Lodge every day as it is staffed 24 hours/day, 7 days a week. Entry to and from The Lodge for this traffic is already hazardous. In the coming one or two years, Transport Consultants i-Transport, employed by Bargate builders have declared the recently approved development of 50 dwellings under APP/19/00427 will increase the traffic from the existing 80 dwellings by a further 63%.

According to i-Transport figures, this amounts to 195,000 vehicle movements past The Lodge every year (plus 29,000 cyclists). Plus additional pedestrians with push-chairs, young children and wheelchairs.

HBC to its credit, opposed APP/19/00427 only to be overruled by the Government Inspector on appeal. I attended the appeal and was allowed to speak by the Inspector. He did say in his report that the decision to allow was "finely balanced".



Photo showing The Elms Grade 2* Listed Building, converted into flats and a Community Hub. Both it and The Lodge next to it are owned by the Manor Trust Charity and have elderly residents already fearful of entering Lower Road due to traffic and poor visibility. Lower Road southbound is a no-go area for them due to no pavements and no room for traffic to pass. 2 on-coming vehicles **MUST STOP** or they will collide with anyone in a wheelchair or on foot.

This further Planning application APP/21/01071, if granted, will increase the 195,000 pa vehicle movements to 259,000 vehicle movements per year. This would be an overwhelming number of vehicles for a Conservation Area that is supposed to be safeguarded and a Care Home which Havant Council should be protecting.

In the very worst case of HBC considering approving this application, I must insist that it has to be made conditional on installation of 1-way Traffic Lights to protect those on foot including wheelchair users associated with the Lodge Care Home.

Overall, I urge Havant Council to reject this application. The argument that the Bargate will simply appeal again and once more the Inspector will override, is a flawed argument. The government has changed policy and green field sites are no longer acceptable for such developments.

Havant Borough Council has a duty to make the decision that is in the best interests of its residents, especially those who are infirm, elderly and disabled. It did so once before and must do so again.

Yours Sincerely

[Redacted signature]

David Hindley

Trustee and Chair, The Manor Trust; Regd Charity; CQC Nominated Individual; The Lodge Care Home.