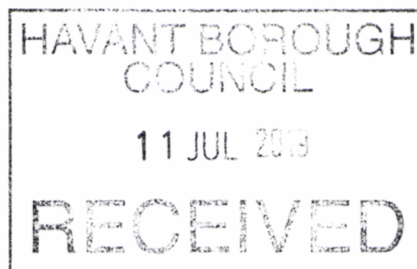


**Havant Borough Council
Planning Department**



10 July 2019

Dear Mr Oliver

Planning Application APP/18/00450 – Forty Acres, Bedhampton

Thank you for hosting the meeting at the Civic Offices with residents of Westways on 5 July 2019. I would be grateful if you would regard the following as my comments on the above planning application following that meeting. They should be read in conjunction with earlier comments I and others have made on that same application.

Forty Acres as Farmland

Nothing I have heard or read has lessened my opposition to the entirety of the application. Approving any sort of development on Forty Acres simply adds to the loss of agricultural land generally, a loss that can never be reclaimed and which makes the UK increasingly vulnerable when it comes to the production of food for a still expanding population. Relying on others for that food becomes an ever increasing worry.

The Sewage Pumping Station

As far as residents of Westways are concerned, this proposal introduces an entirely new and unwelcome element into the local environment. Of especial concern are the remarks of Southern Water (amongst the many others they make) on the size of the compound needed for access, and '*vibration, noise and potential odour*' associated with such sites. What guarantees can be given to those living in Westways and (for example) Almond Close, that their environment won't be spoilt in this way? Of paramount importance is – **what is likely to happen if the pumping station fails at any time?** An obvious question with an obvious answer?

Further, it is difficult to comment without seeming jaundiced as to the choice of site for this station. It is to be placed hard up against properties in Westways and adjacent to where many of the less expensive properties are to be built. By way of contrast, at the eastern end of the site, there is a considerable area of open land, otherwise only to be used for wild birds and other flora and fauna (and I am in full agreement with that usage) where this station could be placed, unobtrusively removing many if not all of those concerns mentioned above.

I understand that where the current proposal has the station sited involves some considerable degree of additional pipe laying to remove the 'product' of the

station, taking it to the north of the development, where it would join existing sewage pipelines. Would not removing the station to the eastern end of the site reduce these complications?

But, of course, this would be near where the most expensive properties are to be built!!

'Raised' Properties adjacent to Westways – View and Water Run-off

Some of the properties to be built close to the rear of houses in Westways facing the development, are to be built on bases some 3.25metres above that of the ground level in Westways. This is quite extraordinary! Not only must the visual appearance be wildly intrusive and at odds with the existing situation, but it creates a ready-made problem where the run-off of water, having to go 'somewhere', would most likely add to existing water-table flooding that already takes place in those Westways properties. Others commenting on the application have gone into further detail than I need to. There has to be an explicit, believable plan that ensures this won't happen.

'Pepper-Potting' of Affordable Housing

While the proposals suggest there will be an even spread of affordable housing throughout the site, a look at the plans shows that this isn't so. There is a bias towards them being at the western end of the site. I wonder why?!

Footpath/Cycleway and the Rusty Cutter Roundabout

I do not think that the proposals intended to overcome the very serious obstacles to safe pedestrian and cycling movements east and west of the roundabout are a complete answer. For adult cyclists and pedestrians, it is somewhat convoluted, and still requires more than a degree of interaction with traffic and traffic lights than is entirely acceptable. However, it is difficult to believe in any sense that right minded parents would be at all comfortable allowing, simply for example, pre-teen children, on their own, to necessarily have the wit and awareness to navigate those same convoluted actions needed to get from one side of the A3(M) to the other.

Yours sincerely

