

23 July 2019

URGENT - BY HAND

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



Dear Sir

**APPLICATION NUMBER APP/18/00450 – PROPOSED DEVELOPMENT OF
LAND AT FORTY ACRES, HAVANT ROAD, HAVANT PO9 3LW**

I note that Havant Borough Council has received revised plans and further related information relating to the original planning application. In my considered view, the revised plans and information submitted are merely “cosmetic” and do absolutely nothing to allay the fears and concerns of local residents, whose views expressed to date have apparently been totally and wilfully ignored by Havant Borough Council.

I strongly **OBJECT** to this planning application for the reasons set out below :-

ENVIRONMENT, ECOLOGY AND ARBORICULTURAL

- 1) The Arboricultural and Ecological issues at Forty Acres are numerous and extremely complex and include the preservation and planting of trees and hedgerows and there is potential for the proposed works to impact adversely on legally protected animal and plant species in the immediate surrounding landscape. A recent planning application (19/00374) for a Habitation Mitigation Zone was recently withdrawn by the developer, presumably because of the raft of objections raised by local residents. The current proposal does not address the numerous issues that currently

exist and will certainly not enhance the local environment for residents, resulting in a deterioration in their health and wellbeing.

- 2) The proposed felling of a significant number of trees will inevitably result in a loss of habitat for wildlife and is not consistent with retaining or providing a suitable environment for a wide variety of animal, bird and plant species. This action should therefore be strongly resisted.
- 3) Proposed building and associated works on Forty Acres will result in the loss of a natural Gap between the communities and boundaries of Portsmouth and Havant (including Bedhampton) and will result in what can only be described as another unwelcome example of urban sprawl. This Gap should clearly be preserved for the enjoyment of future generations and protected so that it continues to provide a natural habitat for birds (many endangered), animals and plant species, a view shared by the Partnership for South Hampshire, Friends of the Earth and Campaign to Protect Rural England. In essence, the countryside should be viewed as a national asset which helps to create an environment where people want to live and enjoy life and not just another residential building plot devoid of character.
- 4) By even considering allowing this planning application Havant Borough Council are consenting to the wanton destruction of prime Grade 1 agricultural land and local green space, with all the associated environmental benefits. The National Planning Policy Framework clearly states that "where significant development of agricultural land is demonstrated to be necessary local planning authorities should be seeking to use areas of poorer quality land for residential development in preference to that of higher quality." In this particular case, I consider that the development of prime agricultural land at Forty Acres is totally unnecessary given the circumstances and against the wishes of local residents.

INFRASTRUCTURE

Havant Borough Council have not given adequate consideration to the serious infrastructure issues involved as follows :-



- 1) Local health and social care services in the area are at maximum capacity already. Drayton Surgery has stated categorically that it will not accept any new patients outside the Portsmouth border i.e. Bedhampton. Queen Alexandra Hospital is desperately struggling to cope with the increased numbers of patients requiring treatment due to the completion of large scale residential developments in the catchment area in recent years exacerbated by the closure of Haslar Hospital and parts of St Marys Hospital. The provision of adequate medical and care services is a major issue and one which Havant Borough Council has conveniently turned a "blind eye" to.
- 2) Local schools do not have sufficient available spaces to accommodate the potential influx of large numbers of new pupils. The proposed funding of the provision of transport by the developer to "bus" children to schools outside the immediate area is quite simply not an acceptable solution. The alternative is that parents will have to drive their children to school causing more traffic misery and potential gridlock on the Havant Road and Rusty Cutter A3(M) roundabout.
- 3) No adequate consideration has been given to the significant increase in road traffic that will result from building 320 new homes on such a small site as Forty Acres, which will have limited access and exit points, to an already congested Havant Road and A3(M) roundabout. It will undoubtedly result in a plethora of Road Traffic Accidents and potential loss of life. Highway safety for all forms of traffic, cyclists and pedestrians is of paramount importance and has not been thoroughly researched and any suggestion that it has been, I would suggest, is being frugal with the truth.
- 4) The siting of a sewage pumping station on the south western aspect of the site causing noise, vibration and unpleasant odours together with the raising of the ground level by circa 3.25 metres with the related noise, dust, and air pollution. Add the potential for the high risk of flooding due to low lying nature of the land and it beggars belief that this site should ever have been considered for residential development in the first place.

OTHER

- 1) It would appear that pre planning application advice was sought by the developer, David Wilson Homes, at an early stage with Havant Borough Council who confirmed that the Council would support the principle of residential development on the site ahead of the formal adoption of the Havant Borough Local Plan 2036 and in line with the Local Plan Housing Statement, subject to compliance with the remainder of the policies in the Adopted Local Plan and the Guiding Principles contained within the Housing Statement. As I understand it part of the planning cycle includes an Examination in Public (EiP) by a government inspector in which all aspects of the Draft Plan are subject to review for soundness. This is acceptable. However, in this particular case it is quite clear that the developer is moving with indecent haste to try and fast track the planning application ahead of the EiP thus denying residents and bodies opposed to the development the opportunity to make representations to the Inspector.
- 2) The inclusion of the Forty Acres site in the Housing Statement and in the February local consultation certainly does not equate to it having passed all the tests for soundness.

CONCLUSION

In my considered opinion, the planning decision makers at Havant Borough Council need to carefully review all objections and reconsider the petition with over 4,000 signatories relating to this ill thought out and unnecessary development and take into account the valid and common sense comments of those whose lives it will affect i.e. the local residents. Havant Borough Council seem intent on supporting this proposed development solely to meet its supposed housing needs/targets and with total disregard for public and expert opinion. The Council needs to wake up and refuse to permit this planning application now.

For the specific reasons given above I strongly **OBJECT** to this revised planning application on the grounds that the proposed development is totally

unnecessary in an already grossly overdeveloped area and is definitely not in the public interest.

Yours faithfully

