



23 July 2019

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

Dear Mr Oliver

APPLICATION NO: 18/00450 - Proposed Development Land at Forty Acres Havant Road Havant PO9 3LW

It is noted that Havant Borough Council has received revised plans and further information in connection with the original application. In my opinion this further information is nothing more than an exercise in "tinkering at the edges" cosmetic in nature and does nothing to address the genuine concerns of local residents.

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

GENERAL

The City of Portsmouth is one of the most overdeveloped cities in the United Kingdom and Western Europe. Further development on the scale proposed on its boundary with the Borough of Havant is not necessary is opportunistic and is unacceptable.

ENVIRONMENT AND LANDSCAPE

1. The proposed development site which is recognised as being high quality agricultural land is low lying, subject to flooding and raises genuine concerns about both foul and surface water and increased flooding risk.
2. It will result in a congested development which will diminish the amenity - 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 development will undoubtedly increase traffic congestion but despite this 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 proposed development. Havant Road is already a very busy and noisy highway and its close proximity with the very busy and noisy A3M and the Rusty Cutter roundabout (which is treated by some as a race track) suggests that the proposed plans will not be in the best interests of highway safety and will have a significant detrimental impact on the highway network. Contrary to requirements the proposed plans will not improve highway, cycling and pedestrian links between the eastern and western built up areas of the borough.
5. It will further deny the local community of green space provision and access to and contact with nature.
6. It will not make a positive contribution in terms of location and mass with the character and functions of the landscape.
7. Forty Acre Farm presently provides a natural Gap between communities and boundaries i.e. the City of Portsmouth and the Borough of Havant which includes Bedhampton. It is vitally important that the Gap is preserved for future generations and continues to provide a long established natural home or environment for animals and plants. This is a view shared by the Partnership for South Hampshire which despite supporting economic growth in the region suggests that "Forty Acres should be protected as it perfectly describes the definition of a Gap". The proposed development will undermine the overall function of the Gap and this is an issue that should not be dismissed lightly.
8. The high density housing proposed will not contribute positively to the appearance of the area and will not enhance the character of the Borough of Havant including Bedhampton. The proposed development should be designed to a high standard which creates places where people want to live and relax but instead is a typical high volume "new build" project totally lacking imagination in character and design.

ARBORICULTURAL AND ECOLOGICAL

The recent Planning Application (19/00374) for a Habitation Mitigation Zone (HMZ) was recently withdrawn by the Developer because (it must be assumed) it was not considered fit for purpose. An amended Application is to be expected.

The Arboricultural and Ecological issues on this site are numerous and complex and careful and proper consideration needs to be given for a long term programme for the management of and responsibility for the proposed HMZ. This must include the preservation and planting of trees and hedgerows which are features of the local amenity whilst providing food and habitat for wildlife and environmental benefits. The proposed felling of established trees should be resisted at all costs. Careful and detailed consideration must also be given to :-

- a. The potential for the works to impact adversely upon legally protected species such as nesting birds and whether they are likely to result in impacts to those habitats or species.
- b. The potential for the works to impact adversely upon legally protected species in the surrounding landscape. The very close proximity of the Farlington Marshes Wildlife Reserve which is recognised as being of international importance for migrating wildfowl and wading birds and for its wetlands is a particular case in point.

INFRASTRUCTURE

The proposed development will clearly impact adversely on the off-site infrastructure requirements including education, health and traffic issues about which I have commented above.

Local schools do not have the available spaces to accommodate an influx of large numbers of children requiring a quality education. I was surprised by the comments of the Strategic Development Officer of the Children's Services Dept. (22 July 2019) who says that ".....and it has culminated in the County Council **not** requiring a contribution towards the expansion of education facilities provided that a safe crossing route can be found over the Rusty Cutter roundabout to allow the pupils to get to the Bidbury pair of schools at Bedhampton.....". Why not? This is not consistent with the Grant of Planning Permission for the very much smaller development at Portsea View Bedhampton which was conditional (amongst other things) on an education contribution in excess of £230000.

Doctors surgeries in the locality are working to maximum capacity and the Drayton Practice has closed its doors to new patients living in Bedhampton. Queen Alexandra Hospital in Cosham is working to its absolute limits.

However, the local residents are expected to just get on with it. This, despite issues there might be with the sewerage system, inferior air quality from dust and other contaminations from excavation and infilling and noise from vehicles using the busy and noisy highways in the locality. Singly or collectively these issues will undoubtedly cause general health and mental health issues for some at a time when medical facilities will not be readily available to assist them. This is a matter of great concern to all

Any financial contribution from the Developer to Havant Borough Council to assist in improving or expanding these services will prove to be insignificant and of little benefit in relation to the immense damage the proposed development will cause in the medium to long term.

HERITAGE STATEMENT

It is noted that the site is nearby to former military encampments which were likely to have been targeted by aerial bombardment during the Second World War. A navy camp was once located at Auriol Drive and Fortunes Way opposite the proposed development site. I expected to see some reference to this in the Archaeological Report but there is no comment to this effect. I suggest that a protocol for the identification and assessment of possible unexploded ordnance that could have remained undisturbed should be submitted to your Planning Authority for consideration.

NITRATE POLLUTION

I understand that Havant Borough Council (and other Borough Councils in Hampshire) cannot presently determine planning applications for new homes because of two European Court Rulings in 2018 following nitrate pollution in the Solent. When is it expected that this ruling will be lifted?

For these reasons I **OBJECT** to this application on the grounds that it is unacceptable and not in the public interest.

Yours sincerely

