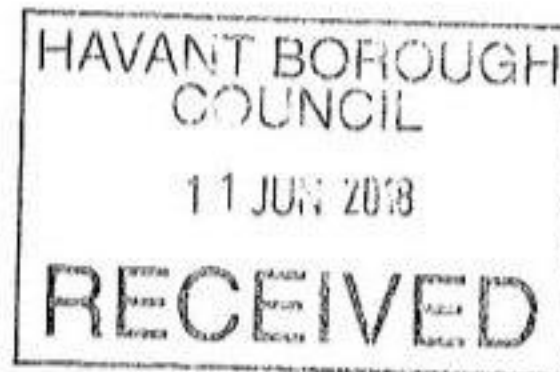




08/06/18

Formal Objection to Planning Application: APP/18/00450

I would like to formally register my strong objections to the planning application (APP/18/00450) proposal at 40 Acres.

I am significantly concerned that the design team for the developer (Barratt / David Wilson Homes) appear to have not taken into account the repeated concerns which have been clearly expressed by a number of Westways residents. This has included representations made at the Council's Design Consultation Forums (DCF), which appear to have been ignored.

This development is an extremely un-popular proposal, as evidenced by the submission of an approaching 4,000 signature petition via Change.org: <https://www.change.org/p/havant-borough-council-full-infrastructure-review-in-area-of-40-acre-farm-prior-to-planning-submissions>. Local people wish for their voices to be heard and taken account of, in clear opposition to an out of context development that will be a significantly blight on the landscape.

I agree with other objectors that the capacity of the infrastructure has not been addressed ie: doctors/hospitals/dentists/highways and specifically schools without a safe route to walk to the school that has been allocated. I understood that there was to be a review of this issue prior to planning submission but cannot find any record of this.

I am further concerned that at the recent developers consultation regarding the nearby Campdown development (another 700+ homes), the same school was named as being able to cater for the children who will reside there. Expanding the existing Moorlands Primary School by one form of entry will not yield sufficient capacity to be able to sufficiently serve both of these developments leaving pupils displaced or the Local Authority to pay costs in transporting these pupils away from their neighbours and friends to alternate school site.

I cannot locate any mention of the 'usual' covenant that is applied to the construction of new estates, which would prevent the parking of works and commercial vehicles on the new estate (at least whilst they are selling the units). Where are these vehicles proposed to be parked during non-working times?

The placement of a large private care home adjacent to residential properties is ridiculous – care homes are by necessity, a 24/7 operation associated with emergency service vehicles (that can be very noisy if using 'blues and twos') together with a demonstrable need for parking (visitor/staff) immediately adjacent. When considering the number of care homes between Bedhampton and Cosham I seriously doubt that another private one is required. An NHS one may be a different case.

The outlook from the residents of Westways will be marred by the necessary height increase of dwellings due to flood plain construction mitigation and subsequent increase in massing, together with loss of morning sunlight.

The area will also suffer a loss of natural wildlife habitat.

The design proximity to Westways doesn't appear to take resident extensions into account and will have a significant effect on the privacy of existing residents due to the orientation / rear outlook of the new dwellings. This will also bring additional 'living' noise (dog barking/parties/BBQs etc.) and light pollution that Westways residents have not experienced previously. Residents will also have to live with the associated dust/noise/vibration/swearing which will take place during the construction phase, over a prolonged period of time.

The plan shows some 'token' trees along the Westways border (I believe to try to address some of the privacy issues) which I don't object to in principle, however I would not want the canopies overhanging my property. On the border treatment plan (PL08A) it is unclear if there is to be a 1.8m fence along the boundary as the designers have used the same key colour as the site boundary.

Additionally, it is also not clear who will be responsible for the maintenance and repair of these fences in the future, with the potential for existing residents to incur unexpected costs.

The construction of flats/buildings three stories high is not in keeping with the local area and brings a massing effect into the equation.

The location of the SUDs on a flood plain is a difficult concept to understand as it appears to present as a contradiction. The location of pathways and a children's' play area around the proposed SUDs ponds would, I believe, present a very real health and safety hazard requiring constant risk assessment, vigilance and maintenance.

If my property floods as a result of this development who do I seek redress from – the developer or the Council?

The mitigation of a few allotments (on the flood plain) does not replace the green belt / high quality arable land that is to be used for this development.

Has the 40 Acre site been sampled for contamination such as friable asbestos, mercury, lead and Kerosene oil (aquifer in the area)?

**Important Issue for me **

On plan PL04A the key indicates that I will have two plots (29 & 30) that are to be rental directly behind my property. I strongly object to this as rental property brings with it known problems (as demonstrated in existing local developments such as Leigh Park or Paulsgrove) both aesthetically and socially. I believe that rental properties should not be positioned so close to private properties that have never had to deal with such issues. The current placing of these units will have a direct impact upon my property price, for which I will not be compensated. There are areas to the east on the plan that do not appear to have any of these type of units thus reinforcing my argument. I believe this could lead to community discord and seriously affect our health and well-being in the future.

This development will mean a serious change of lifestyle for the residents of Westways who have never completely been surrounded by residential property with many purchasing and investing in their properties at this location, for this very reason.

The authority have one chance to get this right as once the developer has made his money and moved on it will be the Council (and Havant ratepayers) who will have to sort it all out.

In conclusion, I would be happy to expand upon or discuss further any of the concerns and issues which I trust have been cogently raised within this letter.

Please do not hesitate to contact me if I can be of further assistance.

[REDACTED]