



22 October 2018.

Planning Development
Havant Borough Council
Public Services Plaza
Havant
PO9 2AX.

Dear Sirs.

Your ref:- APP/18/00958.

We are in receipt of your letter dated 4 October notifying planned development at no.1 Selangor Avenue which gives rise to concerns and would offer the following comments for consideration.

Site access.

Proposed access to and from the new dwellings is via a new driveway along the site's south boundary to the widened crossover leading directly into Selangor Avenue. The wall and fence to the front of the existing property and along the boundary with the main road would create obstruction for drivers leaving the site to clearly see east bound vehicles on the A259 Havant Road turning left into Selangor Avenue. The close proximity of the widened crossover to the main A259 junction leaves insufficient stopping space for fast moving cars to avoid possible side-on collision with any emerging vehicle. Personal experience of distraction caused by pedestrians and cyclists (particularly children) on the pavement also requires careful consideration to avoid accident, as cyclists seem to regard the pavement and the crossovers as "Right of Way" for entry to the cycle path as signs and road markings are completely ignored. The problem with speeding along this road is well reported and planned actions to address this issue were communicated to residents by memo from Local Councillors in July 2018.

Flooding.

The "Design and Access Statement" document issued states the proposals will not increase flood risk to the site or surrounding area. This may well be the case in respect of rising sea levels but evidence exists of the ground becoming water logged in times of heavy rainfall in this and neighbouring gardens including adjacent land on the Barratt site to which it was deemed necessary to install a pumping station and with predictions of worsening climate conditions in the future, surely make this a matter for further attention. It should be noted that power cuts have been experienced due to flooding in the substation located beyond the proposed site as has the adjacent main road.

Future developments.

Dwellings along the western side of Selangor Avenue have long back gardens leading to the possibility of further applications for similar developments which might prove difficult to refuse once a precedent has been set.

I trust the foregoing concerns will receive consideration by the planning committee.

