



HAVANT BOROUGH
COUNCIL

- 9 AUG 2023

RECEIVED

7th August 2023

Miss S Donophy
Planning Development Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Your Ref: APP/23/00584

Dear Miss Donophy

Re. Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Site Address: Land East of Manor Farm Close, Havant, PO9 2DQ

Proposal: Construction of maintenance access off Manor Farm Close and amendments to existing drainage basins.

Thank you for your notification of the application in respect of the above.



The whole of the common parts, roadways and footpaths of the Manor Farm Estate are owned jointly by the owners/occupiers of the 92 No homes on the estate.

As such we are jointly responsible for the upkeep, maintenance and safety of all roads, footpaths, play areas and landscaped areas of the development. All works are managed on our behalf by the Manor Farm Estate Residents Association and all associated costs are shared equally between the 92 property owners/occupiers.

Your notification is the first any of us have been made aware of the application proposals. None of the applicants or their agents have had the courtesy to discuss their proposals with anyone on the estate as far as we are aware.

On behalf of my wife and I, we consider the application purporting to provide 'Access for Maintenance Purposes' in order to comply with planning conditions to be completely bogus and a crude attempt by a construction company to secure an adequate 'Estate Road' access to facilitate the future redevelopment of the land to the East of Manor Farm Close.



Adequate and compliant vehicular access to the agricultural land in question is already provided via the reinforced track (complete with dropped kerb) and gate at the southern end of Manor Farm Close. Indeed this route is in regular use as such by the agricultural landowner.

The design and specification of the proposed modifications at the eastern end of Fifth Avenue do not equate to the needs associated with occasional or essential access for maintenance but are consistent with a full 2-Way 'Estate Road' which could support a future application for residential development of the land to the East of Manor Farm Close.

If Barratt/David Wilson Homes can suddenly afford these sort of costs they should first of all fulfil their ACTUAL outstanding planning obligation contained in the original consent and provide a pedestrian crossing at Warblington Station.

As stated, we all, as members of the Manor Farm Estate Residents Association, own and are responsible for the condition and safety of the estates roads and footpaths.

The conversion of the Eastern end of Fifth Avenue to a two-lane carriageway serving any new additional residential development on the land to the East of Manor Farm Close will inflict serious and potentially expensive further liabilities on us all. That is not acceptable.

We therefore respectfully request that the application is considered as completely invalid, inappropriate and accordingly dismissed.

Yours sincerely,

