



10/06/2018

Re. APP/18/00450 Case Officer: Lewis Oliver Land at Forty Acre Farm.

Firstly: Historically this land is mentioned in Cobbetts Rural Rides as being amongst the best wheat growing land in the country. What is now Westways and Almond Close is a small housing estate commenced in the late 1930s. In 1939 an organisation known as 'The War Ag. Committee' stepped in to stop any further development on the grounds that the land was too important agriculturally. In the 1970s the then owners 'Southern Consolidated Estates' applied for planning consent on part of the site but were refused by local planners. They went to appeal but the planning inspector also turned it down on agricultural grounds. This land should without doubt be used for growing spring sown crops.

Secondly: Despite the pressure that central government may apply, the infrastructure simply does not exist to support the development. Not in terms of roads and transport, health provision or education. Havant town centre is full of apparently derelict sites awaiting development and with high street shopping going the way it is, it will not be shops.

Thirdly: It is a great cause for concern that any developers should think that they can build up to and beyond the edge of the flood plain simply by raising the level of the land, placing existing housing to the West and agricultural land to the South West at risk of flooding. Should this development be allowed to proceed, some form of drainage will have to be installed down the Western edge of the site and Network Rail will have to be pressured into reinstating their ditch on the North side of the railway line.

