

Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



28 November 2018

Dear Sirs,

**Objection to the development of Land East of Castle Avenue
Application 18/01033**

Use of Delegated Powers

We object to the Council's delegated powers being used to consider this planning application. This is a substantial and material development which should be considered at full planning committee.

Housing Density and Character of Area

The density of houses is excessive. 69 houses is both above the numbers of houses detailed in the draft Local Plan 2036 for the relevant allocation and above the number which would be in-keeping with the local area, which goes beyond local planning authority policy. The plot sizes are vastly smaller than the average plot size on St Georges Avenue and Castle Avenue (it appears to be roughly twice as densely populated as the existing development) and do not maintain the character of the local area, but are rather more suitable to an urban area. In addition, all houses on Castle Avenue and St Georges Avenue are set at least 20 feet back from the road, a requirement imposed by restrictive covenant on the relevant properties titles. If the development is to be proposed it should be on the basis of the same restriction. Further, the development creates urban sprawl and as a matter of policy development of the existing run down areas of Havant town centre or other brownfield sites should be preferred to the development of this current strategic gap between Havant and Emsworth with the benefits this brings to the local environment and community.

Traffic and Parking

Significant consideration does not appear to have been given to the issue of the additional traffic on the narrow roads of St Georges Avenue, Castle Avenue and Warblington Avenue, and the impact of this particular during school pick up and drop off periods and to traffic trying to turn right out of St Georges Avenue onto Southleigh Road when the level crossing gates are closed or immediately following their opening.

The issue of parking (in particular of the parking of commercial vehicles on local roads not subject to the likely parking restrictions of the new development) does not appear to have been addressed, which will further add to the congestion on the roads and the increased risk to the safety of both pedestrians and those in vehicles as well as a detrimental effect on the local landscape of the existing development and problem with neighbourhood disputes, as has been seen in the Manor Farm and Nursery Fields developments in Denvilles.

There will also be a significant increase of noise on local residents: where the existing properties are located the residual noise of the A27 and railways is minimal but the increased traffic to a new estate will significantly increase the level of noise and therefore reduce the current residents' enjoyment of their properties. In addition, the closeness of the new estate to the railway and A27 is likely to affect new residents' enjoyment of the properties.

Further, we note the land reserved at the far end of the field for, we understand, potential access onto the A27. It is inappropriate to approve this planning application until the decision about the new A27 access route has been taken and the impact considered on local residents.

Flooding

Since the developments on Manor Farm and Nursery Fields, increased levels of surface water and flooding of the field and of local residents' gardens (including our own) have been noticed. Whilst we appreciate the non-scientific nature of these observations, the fact remains that the field frequently floods in winter and we can see no evidence of appropriate flood monitoring or risk reduction measures, particularly given likely increased run-off onto neighbouring properties and local roads.

Environment

A wide range of animals and birds have been observed enjoying the field over the years. The restriction of this to a small pond area is likely to adversely affect the diversity and numbers of wildlife visiting the area.

Right to Light and Loss of Privacy

27 St Georges Avenue is directly affected by the construction of the new properties at the entrance to the new estate. On the one hand, light to the windows to the east elevation of No 27 is blocked by a brick wall / garage on the boundary and on the other hand, it is overlooked by the properties where the plots side and back onto 27 St Georges Avenue. There will also be a direct view into the owner of No 27's garden and living room and a corresponding loss of privacy which has been enjoyed by the residents for the last 12+ years, both as tenant and then owner of the property. If the development of the properties immediately adjacent to 27 St Georges Avenue are permitted, these should be single storey properties, which would also be in-keeping with the variety of existing properties.

Further, the current owner of the Land East of Castle Avenue has neglected the maintenance and condition of the existing hedges bordering the existing properties and the new properties. We anticipate that hedgerow is the preferred option for all current residents but there are no proposals as to how this is to be improved to a suitable standard or otherwise replaced like for like. We would not accept a slat wooden fence as an alternative.

Please reject this application and keep our area the open, calm, safe, tranquil and non-urban area that it currently is. Please prioritise the development of the dilapidated town centre and brownfield sites

before destroying the character of the existing area as well as the greenfield space, habitat and local environment for residents and wildlife alike.

Yours faithfully,

