

Mrs D Haywood  
Planning Department  
Havant Borough Council  
Civic Offices  
Civic Centre Road  
Havant  
Hampshire  
PO9 2AX

Mr. Colin & Mrs. Lesley Gilbert-Wood  
59, Selangor Avenue  
Emsworth  
PO10 7LR

10th August 2016



Dear Mrs Haywood

As residents in Selangor Avenue we are writing to object to the proposal by Barratt Homes to develop on the land behind our property.

We are in objection to this as it is an area designated as a strategic gap by the council and we see no reason for this decision to be overturned. When we purchased our property five years ago we consulted the local 20, 10, and 5 year plans and noted this area was not designated for development for the next twenty years and this information influenced us in making the decision to purchase the property. We have since made a considerable investment in the property based on the local plans.

We understand that you are required to build a considerable number of new homes as part of the government strategy; however we feel you have a number of sites which have already been designated for this purpose and it is unfair to add this one at this late stage. We feel that changes to government policy for more housing should accelerate the long term plans of the council and not allow developers to use land out of sequence with local plans.

The proposals made by the developer are centred only on profit per dwelling and have little regard for the plans for the development of the local community. This is also demonstrated in the solution for the gas main. The proposal only considers the new development and satisfying regulations. There is very little to show how moving the gas main contributes to the community as a whole. We are aware that Government Policy has changed to serve the need for more housing, however a development that allows there to be no natural gap between Emsworth, Warblington and Havant which does not help to promote a sense of Community Spirit

We would also like you to consider the impact on the wildlife and local farming. This site is currently used by a local dairy farmer. If all the land is taken for housing, what will happen to our local farming industry? The local farmer should be supported as they are providing local organic produce. The government has made it very clear that European funding will be maintained until 2020 and support for small local farms to be a focus of the strategy. It is also environmentally friendly. There is a large colony of bats that live in the coppice and hedgerows on the land proposed for development. These bats regularly feed in our garden at dusk. There are also a large number of birds that reside in these hedgerows; we have seen green and great crested woodpeckers, peregrine falcons, herons, egrets, tits, chaffinches, sparrows etc. If this area of trees and hedgerows are destroyed where will the wildlife go? The area is also home to amphibians and reptiles. This type of habitat is disappearing at

an alarming rate. The area is ideally suited to meet the need for space for farming and a wild life habitat in a combined area.

This is the only a small gap between Emsworth and Warblington and if development goes ahead there will be no clear boundary between Havant, Warblington and Emsworth, creating a huge housing estate without the infrastructure that is required to support it. The impact on our local schools and health services need to be considered. Our local Doctors Surgery is not fit for purpose for the population it already serves let alone another 192 homes. There will also be a considerable increase of traffic, especially at peak times. It is already very difficult to turn right at the end of Selangor Avenue on to the busy Havant Road. There could potentially be another 384 cars a day using this road, if each home owns two cars which is often the norm these days.

There has also been an issue with flooding in the area and with rising water tables we would suggest this development will increase the risk of flooding to our property and have the potential to increase our house insurance premiums as seen with other developments. This was fully demonstrated during the local rains when houses in Selangor Avenue required pumps to stop the rising water. The main A259 was flooded in the vicinity of the proposed new entrance to the development. The run off from the land could be clearly seen and the drainage system could not cope.

We understand 98% of the properties in Selangor Avenue are bungalows, if 2 or 3 storey homes are built behind us there will be no privacy as these houses will overlook our garden. During the redevelopment of our home we had numerous meetings with the planners at Havant council to discuss the impact of our single story development on my neighbours. It would seem very unfair to allow multi-storey housing so close to single storey housing that have been restricted in the size and height of any previous redevelopment. There have been a number of conversions to 2 storey dwellings and I am sure these restrictions would have been applied to these developments.

There is also noise pollution from the A27, if the trees are removed to make way for the houses this will take away a natural barrier. The houses that will be near the road will suffer greatly with the noise and air pollution therefore we feel this is not an area suitable for development.

We strongly urge that the Council do not allow this area to lose its status as a strategic gap and wish to register our strong objection to Barrett's plans.

Yours Sincerely

Mr. Colin Gilbert-Wood

Mrs. Lesley Gilbert-Wood