

Clifford Chisnall

33 Selangor Avenue, Emsworth, Hampshire, PO10 7LR



HAVANT BOROUGH
COUNCIL

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Mrs D Hayward
Planning and Development Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Date: 1st September 2016

Dear Mrs Hayward,

**Your ref no. APP/16/00774 - Site Address: Land North of Havant Road, (A259)
West of Selangor Avenue – Proposal for Barrett Homes**

I have serious concerns regarding the proposed development by Barrett Homes to erect 192 dwellings and associated parking on the land North of Havant Road and is west of Selangor Avenue.

Impact on existing infrastructure and associated services - I am concerned that the development will have significant impact on existing services i.e. utilities gas, water, power and drainage. As you are aware several bungalows in Selangor Avenue have experienced severe flooding in recent years. I feel the form of drainage as proposed by Barratt Homes for surface water has not been properly thought through enough to guarantee that the proposal would not increase the risk of flooding. The soil when saturated prevents surface water from draining away sufficiently from existing properties and the current means of drainage has shown that it is insufficient. The proposal which is to include "drain through" surfaces where surface water drains into soil that becomes saturated hardly assures me that Barrett Homes proposal will not increase the risk of flooding.

The proposed relocation of the gas main - will have a significant effect on existing residents. I understand the existing gas main runs close to existing properties which means contractors will be working very close to existing properties with an extreme risk of damaging properties and accidentally severing gas supplies. The noise factor during the works will also be disturbing to residents.

Highways – The A259 is already a very busy road. With new housing developments currently under construction further towards Chichester they will increase traffic congestion especially towards the nearest access to the A27 which is towards Havant. Barrett's have implied that most traffic from the new development would want to turn right towards the A27. I wonder how they can claim that the increase in traffic from the development won't have an impact on what is already a very busy road. In addition, road users tend to use Selangor Avenue as a rat run to avoid use of the A27 when very busy (the recent roadworks carried out by the water board has proven this to be the case due to the use of traffic control). Motorist using Selangor Avenue as a rat run appear to have little or no respect for speed and or residents. The use of Selangor Avenue as a rat run will significantly increase

Should the development go ahead, then can you please assure me that the existing entrance to the field in Selangor Avenue will never be used for site access and egress? The entrance is currently located on a bend. An increase in traffic and contractor

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33 Selangor Avenue [REDACTED], PO10 7LR

parking will put residents at serious risk especially when wanting to access or leave their properties.

The new development housing 192 properties (I think this is too many dwellings for the site. Perhaps should be reduced to 150 dwellings) will mean that there is likely to be at least 192 vehicles plus more as many families tend to have more than one vehicle. The development indicates that the existing field access will be used as an emergency exit along with foot traffic for pedestrians. My concern is that with insufficient parking spaces on the development would mean that many motorists would be parking their vehicles in Selangor Avenue near to the emergency access and use the emergency route as a means to gain access to the new development. Also contractor vehicles will use Selangor Avenue for parking their own vehicles during construction. I have serious concerns regarding resident safety during and after construction. Can you please ensure that Selangor Avenue will not be used by contractor's traffic.

Proposed position of flats - I have further concerns with regard to the position of the proposed flats. Flats are more likely to be used by residents 24/7 whereas the upstairs of houses are more likely to be used only at night time. I'd like to draw your attention to the fact that properties 31 and 33 Selangor Avenue have significantly shorter gardens alongside the new development. Most other properties in Selangor Avenue affected by the development have much longer gardens with trees which protect their properties from being overlooked by new residents. The trees will also help to protect them from the noise factor of the development. Properties 31 and 33 currently have an open view of the development. Not only will the outlook of 31 and 33 be seriously compromised so will their peace and quiet for the duration of the works as they are much closer to the development. If the development goes ahead, would it be possible to relocate the flats further up the field and behind existing trees? I understand the development will take at least five years to complete. Most residents in Selangor Avenue are elderly and have worked tirelessly all their working life and have moved to Selangor Avenue to a quiet place in which to retire. The duration of the development could seriously affect their health and security.

Environment - the field is currently used for grazing cattle and provides a rural outlook. The habitat of wildlife will be destroyed. The wildlife would relocate their habitats into gardens and houses which where vermin is concerned would be unacceptable.

Yours sincerely

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