



LANGSTONE RESIDENTS ASSOCIATION

Chairman, Mrs Elaine Kilbey, 4 Bartlett Court, 14 Brookmead Way,

LANGSTONE, Havant, Hampshire, PO9 1RT

Secretary, David Pattenden, 18 Southbrook Road,

LANGSTONE, Havant, Hampshire, PO9 1RN

12 December 2016

Sent by E-Mail

Havant Borough Council
Planning Services Department
FAO Mr David Eaves
Public Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

Dear Mr Eaves

APPLICATION No APP/16/00668, Proposed Erection of 4-No 2 Bedroom Flats, 1-No 1 Bedroom Flats with Associated Pavilion and Parking etc on Land to the Rear of 15 Langstone Road, Havant, PO9 1RA

The Langstone Residents Association has previously objected to the application for 5-no 2-bedroom flats, to the south of No 15 Langstone Road. See the letter dated 24th August 2016. The current proposal, under the original reference is confusing. It is noted the application was submitted on the 28th June 2016 but not validated until the 9th November 2016. It is a matter of concern that the revised submission seems to have addressed few of the matters raised on behalf of the community of Langstone.

It is noted the number of Flats has been reduced from 5-No 2 Bedroom units to 4-No 2 Bedroom and 1-No 1 Bedroom Units and the building of garages omitted, or substituted, with a smaller 'pavilion' building for bins and bicycles. One has to assume this is an attempt to reduce the physical scale of development on this rather small site. The Documents refer to drawings illustrating "Revision reduction in bulk and massing". However, the application remains one of gross over development of a small site.

It is back land development and fails to make any contribution to the visual quality of Langstone. Furthermore, the prospect of an additional 8 vehicles using a simple 'crossover' to access the A3023, not to mention delivery or contractors vans, remain a very serious worry. This matter has been documented very thoroughly and should not be ignored.

Amongst the Consultee Comments, one notices the remark from Peter Marshall – Highway Authority (HBC Agency). He states the developer needs to provide a Safety Audit to address the questions of the means of access/egress from the site. The other interesting response is from Norse South East, about waste collection. It records 'no concerns' but, one has to wonder if the problems have been properly considered. Will individual owners be expected to take their refuse bins to the boundary because, it is unlikely the collection vehicle will drive onto the site, or will it simply stop and cause another delay to traffic while the operatives run up and down the drive?!

Such issues may be deemed 'non planning' given this is really a simple development control question not one of strategy to be influenced by the NPPF.

The Langstone Residents' Association urge you to consider this application as an attempt to maximise the value of the land and reject it as inappropriate over development. The building will add nothing to the streetscape of Langstone Road, simply increase the road traffic and thereby create potential for more accidents. Please refer to the earlier letter of objection when the road safety concerns were set out in greater detail.

Yours sincerely

David Pattenden Dip Arch BTP RIBA
Secretary
Langstone Residents Association

c.c Mrs E Kilbey - Chairman

All LRA committee members