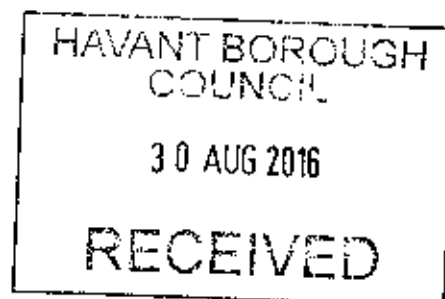

Date: Friday, 26 August 2016, 16:08



Havant Borough Council
Planning Services
Public Service Plaza
Civic Centre Road
Havant.

26th August 2016

Your reference: **APP/16/00774**

Site Address: Land north of Havant Road and west of Selangor Avenue.

Proposal: Erection of 192 dwellings etc.

Dear Sir/madam,

My concerns regarding the development are:

The gap. Once this small gap is closed Emsworth and Havant will become one large sprawl. The danger exists then that land on south of 259 will not be able to use the 'gap' argument to prevent even more housing in our area.

Flooding. Whilst it appears to be true that the work of clearing and repairing the culverts and well as that carried out to the north of the motorway seem to have helped to alleviate the flooding previously experienced by some of the residents in Selangor Avenue and those in Nore Farm Avenue, we cannot be certain until we experience periods of prolonged rain. It is still the case that the field itself becomes waterlogged and pools form on the surface. I am not convinced that making driveways permeable will do anything to solve this as the ground will still become waterlogged.

Inadequate parking. From the planning application I do not see sufficient parking spaces for the number of homes proposed. At the moment Selangor Avenue often becomes congested with parked cars from current residents, their visitors and also from those working in businesses along the Havant Road. I can envisage that visitors to the new homes will not be able to park near the homes on the development and so will choose to park in Selangor Avenue, using the footpath alongside the emergency exit to reach the new houses.

Access. My prime concern is that of traffic. At any time of the normal day it can be time-consuming trying to exit Selangor Avenue. Additional traffic from this development will make matters worse. In the last two weeks we have had traffic lights on the A259 whilst work was carried out to the water mains by the garage in Nore Farm Avenue. For much of the time the traffic backed up in both directions as far as the roundabout at the western motorway end and to the roundabout in Emsworth itself. I believe that this development could have a similar impact but on a permanent basis. If traffic surveys are carried out they should be for the whole working day and not just for an hour or so when traffic is at its lightest so as to give an accurate assessment of any impact. I am also concerned that Selangor Avenue/Victoria Road will become a 'rat-run' for those caught up in this congestion as happened recently.

Infrastructure. I believe it is imperative that the infrastructure regarding water and gas supply as well as sewage is in place before any building takes place. Trying to enforce the terms of any contract with legal action after the development is completed would prove too costly for the Council to undertake.

Further planning applications. The small field to the north east of this application is not part of this proposal. However, once the current development is completed it will be difficult to refuse further applications for this field thereby making the whole situation even worse.

Archaeological remains. A few years ago, digging took place in this field on an historic site. This should be investigated to ensure that something of historical interest is not lost forever.

I have little doubt that pressures from the government for housing in Havant is such that the proposal to build on the land to the north and west of Selangor Avenue will go ahead in one form or another. However, I believe that very serious consideration should be given to reducing the number of houses proposed as this would help, in part, to minimise the negative impact that this development will have on the area.

Yours faithfully



B. Oldaker
19 Selangor Avenue
Emsworth
Hants
PO10 7LR