



11 Southbrook Close
Havant
PO9 1RW

5 September 2016

David Eaves
Planning
Havant Borough Council
Civic Centre Way
HAVANT PO9 1RW

Dear Mr Eaves

Planning App: APP/16/00668 at land to rear of 15 Langstone Road, Havant

I would like to raise the following concerns regarding the above :

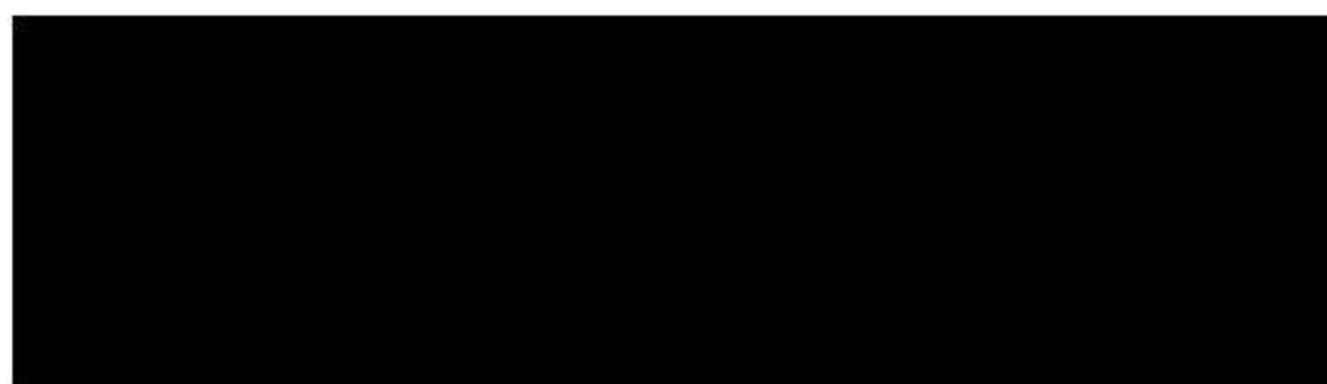
Traffic

1. Safety regarding traffic ingress and egress for a much increased number of cars and associated van deliveries, tradesmen, visitors etc for a development of this size around the pinch point of 2 lanes merging.
2. Safety regarding turning right causing conflict with traffic from Langbrook Close turning right, in addition to the Langstone Road traffic flows. A development of this size will only compromise safety further at an already overloaded stretch of highway.
3. Problematic place for siting a new development during its construction phase and its legacy thereafter. Traffic flows reveal that there are already considerable problems at peak times with traffic backing up into Havant because of traffic on Langstone Road where the 2 southbound lanes merge adjacent to the site causing major delays at the roundabout which often extend through Havant, affecting Park Road South, Park Road North, Petersfield Road northwards, in addition to eastward and westward along A27 slip roads at the roundabout and have affected A3M Bedhampton roundabout. It also causes the back up of traffic at Solent Road around the retail areas because the traffic cannot move across the roundabout even when the lights are green because of the lane merge adjacent to the site. This happens at rush hour and also regularly throughout the day during the summer weekends and summer school holidays with traffic heading for the seaside. The situation would worsen with the additional use associated with this larger development. It is evident Emergency services frequently experience problems getting to, and round, the Langstone roundabout because of congestion caused by traffic at the section of the lane merge at the area around the proposed

site where the congestion has backed up around Havant's major arterial roads. This can only be exacerbated by a larger development.

4. Ecology: Due to the scale and form of the development this may be undesirable in terms of ecology and biodiversity. Has the site been surveyed as wildlife use the site and this may upset biodiversity and habitats of the wildlife?
5. Loss of Privacy: The site will definitely cause loss of privacy to Southbrook Close numbers 7 and 9 (and most likely at no. 11 too, as any trees that are there on that part of the boundary are deciduous) because the lounges of the first floor flats look directly into the bedrooms of Southbrook Close properties. The proposed building is situated far too close to adjacent properties to avoid causing loss of privacy. This is likely to affect other nearby properties.
6. Loss of character: This road is populated predominantly by large detached dwellings. This development is out of character with the general character and appearance of the road.
7. Overbulk : The development is too bulky in its situation and does not sit well with the adjacent properties in terms of size and scale and form. The current permission for 1 extra dwelling is much more in keeping with the character and scale and form of properties in its setting than 5 dwellings.
8. Backland development: Overdevelopment of backlands. The current permission for one property is more acceptable for this backland development. However, 5 flats for this development would not be justifiable on this site and would result in overdevelopment of backland which would be undesirable in planning terms.
9. Noise issues: This would be to the detriment of residents wellbeing in adjacent properties as a result of siting of extra bins and car park, compared to to a single dwelling with a drive and garaging for one dwelling as per current permission.

Yours sincerely,



ALAN DANN

11.09.15