

Ref. No. APP/15/00919

Attn: Mrs. D. Haywood,
Planning Services, HBC.

20/9/2015

We have amended some of our concerns/comments after studying the Full Travel Plan, August 2015, Barratt Homes. Where these occur, FTP will be cited.

ESTATE MANAGEMENT STATEMENT (Barratt Homes)

No mention of any management of the ditches surrounding the site. The ditch adjacent to the back gardens of Dances Way will require significant and regular maintenance work. Who will be responsible? Is there a planned access to the ditch for a maintenance company? Privacy and security issues concern us.

DESIGN AND ACCESS STATEMENT JULY 2015 (Barratt Homes)

p.17 Street Scene C-C shows frontage only. We need a clear picture of how the properties on Plots No. 28/29 will affect us i.e., height, rear view windows, etc., may effect our daylight, privacy and outlook.

p.8. Policy CS16 states that "all development should demonstrate that its design (e) does not cause unacceptable harm to the amenity of neighbours through --- the loss of privacy, outlook --- and over-looking." We believe the current design proposals go against these values.

p.10. Context Analysis does not show the building styles and street features of Dances Way and so neglects considerations of these aspects in the designs of the proposed properties.

p.19 Technical Issues omitted the Mengham Schools, but now included in the FTP. Nearest 'secondary' school is not Warblington, but Hayling College on Church Road (F.T.P). Also, both documents have failed to mention that the Hayling Ferry Service no longer exists, therefore false information has been included.

p.19 ACCESS ARRANGEMENTS : between Furniss Way and the West Town Inn (prev. the West Town Hotel) there is little or no pavement on the North side of Station Road which is also busy with speeding traffic. We welcome the proposals in the FTP, regarding upgrading the area, but we are still concerned about pedestrian safety. We would suggest that further monitoring of this area takes place before final planning.

p.22 Landscaping to include "a belt of buffer planting" along the site's eastern edge in order to screen views from existing properties at Dances Way. On the landscape masterplan it looks as if the only thing it will screen will be the back of the double garages. Even worse, the FTP shows no buffer planting whatsoever!! Clarification and amended detailed planning proposals required?

Submitted by

