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Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Sirs,

Objection to Outline Planning Application APP/26/00324 – Southleigh Development

I wish to object to the above planning application. I have read and reviewed the submitted documentation but have serious concerns that the scale of the proposed development will have unacceptable impacts on the existing road network, local infrastructure, the environment and the general character of Emsworth and its communities.

Traffic and Highway Capacity

According to the regional Census 2021 Housing Car or Van Availability - TS045 data, over 80% of households in the Havant area own at least one car and of that number, approximately 50% own two or more vehicles. Residents already experience congestion and the area often becomes grid-locked, particularly when the A27 is closed, making access for emergency vehicles impossible. There is an over-reliance on an aspirational vision for the future, that fewer people will use private vehicles and more will rely on public transport, cycling and walking. This strategy optimistically departs from traditional "predict and provide" methodology and will result in the local road network facing massive unmitigated traffic stress. It will be too late to implement any reactive traffic infrastructure adjustments once this development has been completed and there is no longer any land on which to build. The area requires the A27 strategic access link road that was previously considered but dropped by the Council.

Local Infrastructure

The application fails to provide sufficient provision for NHS services, including GP and dental surgeries, schools, drainage, utilities, policing and community facilities needed for the proposed increase in local population.

Environment

The proposed land for development is on a flood plain, on which hundreds of houses have already been built. Residents require greater confidence that there will not be an increased risk of flooding; and that the existing drainage system will be made sufficiently robust to cope with

the increased volume of wastewater from such a large development and severe weather conditions and coastal erosion brought by climate change.

The scale of the proposed development would fundamentally alter the rural setting of Emsworth and will have cumulative negative impacts on habitats and biodiversity.

Conclusion

It is recognised that there is a need for additional housing, but any large-scale development must take into consideration its impact on existing communities and on the environment. In objecting to this initial plan, I would urge Havant Borough Council to consider all the above-mentioned concerns before approving this application. I respectfully recommend they do not rely heavily on predictive modelling assumptions, rather they give more consideration to definitive local data.

Whilst this represents my initial objection, I reserve the right to supplementary comments should the need arise during the planning process.

Yours faithfully,