

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
10 September 2020

I am now able to enclose, for consideration by the Development Management Committee on 10 September 2020, the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No Item

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| 4(1) | APP/18/01033 - Land East of, Castle Avenue, Havant | 1 - 2 |
| | Proposal: Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works. | |

[Additional Information](#)

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Additional Comment Received from the Owner of 27 St Georges Avenue

I wish to make certain representations about the proposed development of the Land East of Castle Avenue, Warblington.

My property is 27 St Georges Avenue and is adjacent to the site with our glass-sided living room just yards from the boundary of the site.

The density of the housing (entirely out of keeping with the adjoining roads) means that we will be overlooked by approximately 5 houses and potentially our light blocked (or at least altered from currently). Although the plans show bungalows now adjacent to our living room and back garden, we will still be overlooked and there is nothing stopping an owner of the new houses from extending or amending the new houses. The very small garden sizes also mean that our peace and privacy will inevitable be disturbed. I have asked Persimmon to meet with me so that they can view the development from my side of the boundary but this meeting has not yet happened. I therefore do not believe that our concerns have been adequately understood. I am also unclear from the plans how the boundary will be managed. Currently the boundary hedge is a haven for wildlife whose habitat will be largely destroyed by this development, but it is also mostly brambles and bindweed as from the field, which I imagine Persimmon will wish to address during the development.

As a result of Covid, I am working from home. I have a professional job. The building works will be very disruptive and noisy. I require advance notice of any noise disruption so that I can make alternate arrangements on specific days. The cleanliness of the road from mud etc also needs to be adequately addressed in order to protect my property's condition.

I have also seen no evidence of the land drainage and sewage drainage problems in the area being adequately addressed, nor traffic management at certain times of day around the level crossing and Warblington School. The traffic assessment undertaken is not an accurate representation of the experience of local residents on these roads. With the levels of local development and largely of family homes, this needs to be addressed in advance of any large scale local planning permissions being granted. We also require reassurance that St Georges Avenue is not to be used as a 'rat run' - and this is also linked to the location of the proposed entry slip onto the A27. For the health, safety and well-being of all local residents, nevermind the destruction of the character of the area, and in line with the Local Plan, these details surely need to be confirmed prior to any sort of planning consent being granted for development of this site.

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