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Planning Development
Havant Borough Council
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27th October 2020

Ref: App/18/11724 Erection of 195 No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane.

Dear Planning Services,

It is interesting to look at the simple search for Sinah Lane on the planning applications portal – they are mainly for single storey extensions, minor property improvements, TPO and even a swimming pool. The most recent is for conversion of a bungalow to a detached house. The application for 195 dwellings (mainly flats) sticks out like a sore thumb in this rural area.

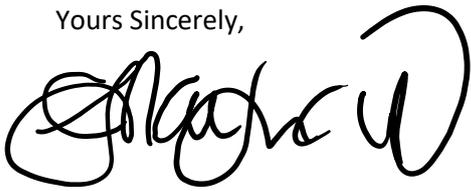
This development has consistently struggled to make any headway. I have addressed my concerns previously and would recommend that the development is rejected outright as there is a severe lack of evidence of compliance from the developer and a clear intent to purchase support. I have detailed some of my previous objections below:

- The properties are not a low carbon design and this is a major conflict with the Government requirements for climate change.
- There is no clear information about regeneration of the prime agricultural land that is being destroyed.
- Infrastructure is not effectively provided – a monetary contribution has been offered to one of the schools, but there are no additional jobs, the health centre is overburdened, the roads cannot cope with more people having to commute on and off the Island as there is insufficient local employment and reliable transport. There are now increasing numbers of delivery vans travelling to and from homes.
- What about the junction with the Billy Line? Pedestrians and cyclists will be negatively affected by the new road opening, there are often families and novice road users crossing at an already busy junction.
- Transport infrastructure has had a negative assessment from Hampshire Highways and the Traffic Team.
- The RSPB do not directly support this application. They have advised comprehensive mitigation strategies which would take at least 3 years to implement prior to any works being undertaken. The bat survey also made significant recommendations to mitigate the effects of any future developments.
- Hampshire County Council have deemed the flood risk information to be insufficient.
- Are there any air quality, noise assessment or pollution reports, especially during the commuting periods and summer holiday traffic peaks?

- The housing density and housing mix does not fit with the surrounding properties which are mainly detached bungalow or 2 story houses. The proposal is for a dense development with effectively 3 story properties and flats, which are not in keeping with the neighbourhood, which consist of mainly mature residents and with few, if any, young families.
- Many of the surrounding properties will be severely impacted by the density of the proposed development, mainly 2 properties per existing property boundary and the height of the proposed development is in excess of the surrounding bungalows.
- There has been a negative report about the potential for anti-social behaviour and associated policing risks which need to be addressed by the developer.

COVID-19 has changed many working practices and consequently there will be many office buildings left unused in the future, which would be much better suit as flats for younger working people. There is increased demand for family homes in rural or seaside areas, with parents much more likely to be able to work from home.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Elise Maynard', with a large, stylized flourish at the end.

Elise Maynard

Managing Partner

Elise Maynard and Associates LLP

