

Deputation Submitted by Councillor Keast

Land to the West of Hulbert Road, Bedhampton

Please accept my representation on the above application.

The points that I wish to raise are as follows.

I cannot remember a planning application where so much effort has been put in to influence the planning process. It is my hope that you look at this application as you always have. Namely on the merits of the application and not on the need to satisfy the Governments housing targets.

Two years ago this site was considered for inclusion in the Local Plan and was rejected because of its isolated position. It was unsustainable as a stand-alone site. This fact has not changed one iota, and for that reason alone you should be looking to refuse this application.

The site has been part of a strategic gap (or green belt) that separates Bedhampton and Leigh Park from Waterlooville for at least 100 years. Although the Motorway and housing have done their best to destroy it, it still remains so. If this application is approved this green belt will be gone forever, never to be replaced.

At the presentation last night, you heard that applications should be sensitive to nature and take into account environmental considerations. On each side of the application site sit two areas of Special Interest for Nature Conservation (SINC), and these form a vital component of biodiversity in the whole area. They support numerous species, plus the fox seen on site view. The link between the two sites is the application site itself. All three areas rely on each other to survive, and the application site provides a corridor between the two SINC sites. Build houses here and you leave the SINC sites in isolation, with no way of interaction between the two, or passage for the various species.

To the north of the application site it is planned to run a footpath and lighting through the TPO trees towards the motorway. This is a SINC site for goodness's sake. Can you imagine this being allowed in Emsworth or Hayling Island. Of course not. So why allow it in Bedhampton. We should be protecting this area.

Hulbert Road will remain unlit despite the development, and I must seriously question the safety of users at night using this footpath. The footpath ends at the Dunsbury Hill roundabout. Here there are no footpaths in any direction. So why put the footpath in in the first place. The applicant knows that this is an isolated site, and he is trying to convince you that it is not. Are you really going to approve a footpath to nowhere?

The application site was never part of the local plan and the application before you is an opportunist one. I cannot believe that we have even entertained this application in the first place. The site sits in isolation from its surroundings and on that basis alone should not be supported.

Hulbert Road is adjacent to the site. It has changed very little over the years and is not much wider than a country lane. It is the very busy link from Havant, Bedhampton and Leigh Park to the A3M motorway, Waterlooville and beyond. Anyone who uses it knows the incredible volume of traffic that travels on it daily. At peak times traffic can build up past the proposed entrance to the site and cause considerable delays. Without major changes to Hulbert Road, it is both dangerous and fool hardy to allow the volume of vehicles created by this site, to enter and leave daily on to this busy road. It could easily amount to 300/400 movements a day in and out of the site. It is also noted that the promised right turn into the site has been removed from the plans, and as if to prove my point regarding the dangers created by this site, I understand a proposal to reduce the speed limit to 30mph is likely.

Please refuse this unsuitable and unwelcome application that is objectively bad. The adverse harm it causes far outweighs any benefits.

Cllr. David J Keast