

LAND OFF OAK TREE DRIVE List of Objections

We have now held two informal meetings at 24 Oak Tree Drive and have assembled a list of objections gathered from a variety of sources which may be helpful in completing your formal objections to the development. This list is not exhaustive and you may well have additions of your own. It is worth looking at the background to this application.

- 1 There have been five previous planning applications for this site - four unsuccessful and one (No 8A) succeeded an appeal in June 1986.
- 2 The application we are opposing was handed directly to the inspector at the recent enquiry and we did not have notice or opportunity to oppose this application at that enquiry.
- 3 It is evident that Havant Borough Council was not in favour of its inclusion as a base site for future development.
- 4 The inspector considered the Council's misgivings and also considered the supporting documents professionally presented by the developers.
- 5 He found in favour of the developers for a variety of reasons and it will now go to the Borough Council and then to a Council meeting. He considered "that the opportunity for utilising land outweighs any disadvantages arising from its relative remoteness". He has made assumptions about the sustainability of this site which we believe are not valid and we urgently need to contest these assumptions.
- 6 The decision will be made by the councillors who are a politically elected body and not by the employees of Havant Borough Council.

We believe that decision can be influenced by the quantity and quality of the objections. Some objections such as "there are not adequate sewers" can be easily met by specific responses, ie "sewers will be installed to meet the required specification". This does not mean this type of objection is not worth making but there are many other points more difficult for the Council to counter. The main thrust of the objections to this development should concentrate on sustainability issues as itemised below.

Transport

- The bus service is totally inadequate to access the facilities from this development.
- The train station is 1870 metres from the site. Car transport will be necessary to use the train service and station car parking is overloaded.
- Cycle access is via a steep hill which will only be available to the young and fit.
- Vehicle movements will average an additional 400 movements per day.
- The proposed density of housing (40 dwellings per hectare) will not allow adequate space for the essential number of cars needed at this site.
- The Highways Department has stated that the site is poorly served with regard to public transport.

Education

- Primary schools are not within the 600 metres stated by the Borough guidelines. The distance is 1170 metres to St James' School which is fully subscribed.
- The closest source of secondary education exceeds 2000 metres which exceeds the required 1500 metres as specified by the Council.

Health

- Local surgeries are oversubscribed. The development at the recreation ground was rejected partly because the inspector stated that all new patients would have to attend the Havant Health Centre.
- National Health dental services are not available in Emsworth.
- The nearest pharmacy is 1740 metres' distant with no public transport.

Shopping

- Only minimum requirements can be met by a small convenience store in Southleigh. This is already subject to severe parking problems.
- Major shopping will involve additional car usage contrary to Council and Government guidelines.
- Access for delivery lorries is totally inadequate.

Leisure

- Due to the total lack of accessible activities for young people, there is an inevitable risk of antisocial behaviour.
- There are no transport facilities for employment other than cars.

Environment

- The increased density of traffic would aggravate the existing problems in emerging from Holly Bank Lane.
- The odour from the landfill site is repugnant under certain atmospheric conditions despite repeated assurances that this will be reduced.

The deadline for objections is 14 March.

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