



LANGSTONE RESIDENTS ASSOCIATION

Chairman, Mrs Elaine Kilbey, 4 Bartlett Court, 14 Brookmead Way,

LANGSTONE, Havant, Hampshire, PO9 1RT

Secretary, David Pattenden, 18 Southbrook Road,

LANGSTONE, Havant, Hampshire, PO9 1RN

24 August 2016

Sent by E-Mail

Havant Borough Council
Planning Services Department
FAO Mr David Eaves
Public Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

Dear Mr Eaves

APPLICATION No APP/16/00668, Proposed Erection of 5-No 2 Bedroom Flats with Associated Garages and Parking etc on Land to the Rear of 15 Langstone Road, Havant, PO9 1RA

The Langstone Residents Association object to the above application for 5-no 2-bedroom flats, to the south of No 15 Langstone Road. This proposal would add yet more traffic and turning manoeuvres onto this already heavily overused road.

The Association is aware of the existing planning approval for a single dwelling on this site, and despite some concerns it was decided not to object to the scheme given its infilling of a "gap" in the general pattern of large houses on the eastern side of Langstone Road. Your Public Notice on the site, describing the proposal as a "**Minor Development of Interest**" defies belief! It is far from being minor.

The present proposal does not add to the character and quality of the road scape, but simply removes some fine trees to form another vehicular entrance. The scale of the proposed development creates a need for so many car parking spaces, and manoeuvring areas for trades/delivery vehicles that the building and garages are pushed to the rear of the site. To

accommodate what is tantamount to a private road, this scheme becomes a back-land development. It is clear from the "Block Plan" that the driveway and parking areas are grossly inadequate with too few parking spaces and a lack of an easily used turning facility. Every owner will not use a garage, and consequently the site could become completely crammed with vehicles.

This application is over development.

The fundamental objection is based on road traffic concerns for the already disrupted vehicle flow on the A3023 and an increase in risk for all its users, both occupants of vehicles and pedestrians.

The existing Local Plan, see the Core Strategy Statement on Page 111, states quite clearly the matter of traffic volume and consequent pollution are recognised by the Highway Authority. This factor cannot be ignored. We have received several assurances that surveys are to be undertaken to record traffic volumes and also to see what measures may be implemented to improve the safety of pedestrians and all road users on this section of the A3023. The results are still awaited.

The Applicant has approval for a single dwelling. A crossover access was therefore agreed, albeit almost directly opposite the junction of Langbrook Close. Any new access for a 5-flat development will need to be better designed than a simple 'crossover' to handle the volume of access and egress movements to be anticipated to the development via a virtual new private road. The necessary sight lines will inevitably conflict with existing entrances to Nos 15, 17a and 19 Langstone Road. Traffic at this point can be quite chaotic when drivers execute "U" turns into Langbrook Close to avoid the queues to turn right into the Langstone Technology Park. A new "junction" at No 15 Langstone Road would tend to replicate the virtual crossroads situation that exists where Woodbury Avenue faces the Langstone Technology Park access road.

The Langstone Residents Association have expressed concerns over any increased development with access being taken from the A3023 on many occasions. It urges you to ensure the Members think deeply and carefully about this matter and reject the current excessive proposal.

Yours sincerely

David Pattenden Dip Arch BTP RIBA
Secretary
Langstone Residents Association

c.c Mrs E Kilbey - Chairman

All LRA committee members