

From: Paul Thomas [<mailto:paul.thomas@bargatehomes.co.uk>]
Sent: 23 April 2018 17:28
To: Rob Megginson <rmegginson@vmware.com>
Subject: RE: Comments on Land Adjacent to 125 Greenaway Lane

Dear Mr Megginson

Thank you for your email.

I have commented, where appropriate, below

Kind Regards

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Land adjacent to 125 Greenaway Lane, Warsash, Southampton

I am strongly opposed to any development on this land, and will make appropriate representations to the council when a planning application is set for review. I live immediately opposite the proposed entrance, at 112 Greenaway Lane, so the impact is immense to me and my family and other neighbours. The reason for this objection is that the Western Wards have are expected to take by far the largest percentage (60%) of Greenfield builds in for the Borough. This is totally out of proportion and to expect Warsash to take 700 – 800 homes is an unrealistic ask on the infrastructure. The amount of planning policies you are not compliant with will be brought up in due course at the planning hearing. In the meantime, my comments are as listed below:

1. Consultation and exhibition:

a. The so-called exhibition, which was unmanned at the Salterns club for ½ a day was an insult to residents, being unmanned and for a few hours only.

b. Can you confirm you will issue an unbiased 'statement of community involvement' prior to planning submission?

[An SCI will be submitted alongside the future outline planning application submission.](#)

c. Can you provide all communications (written, electronic and verbal) between yourselves and FBC and HCC on the discussion surrounding this proposal and in particular the responses from HCC Highways?

[Pre-application discussions have been held with HCC Highways, the details of which will be set out in the Transport Assessment submitted alongside the future outline planning application submission](#)

d. I will be asking, by way of a FOI the same of HCC and FBC.

Noted

2. Safety and access:

a. Greenaway is currently too narrow to support 100 extra houses (circa 200 cars). It has HGV's travelling down it. The safety of walkers, children who live along the lane, horse riders and cyclists is paramount. We have recently experienced significant damage to our property the value £10,00 when a articulated truck struck a mature oak tree and caused significant boundary damage. The tree also had to be felled immediately due to safety concerns for pedestrians and motorists. Evidence and photographs will be provided upon request.

b. There are two properties in the immediate vicinity with disabled occupants and I see considerable traffic chaos and congestion daily with HGV's, cars, pedestrians and refuse vehicles. In the event that emergency services are required I dread to think of the fall out.

c. If your plans seem to suggest that you will obtain, or have agreement to use some of my and neighbours land to widen the carriageway. Please advise:

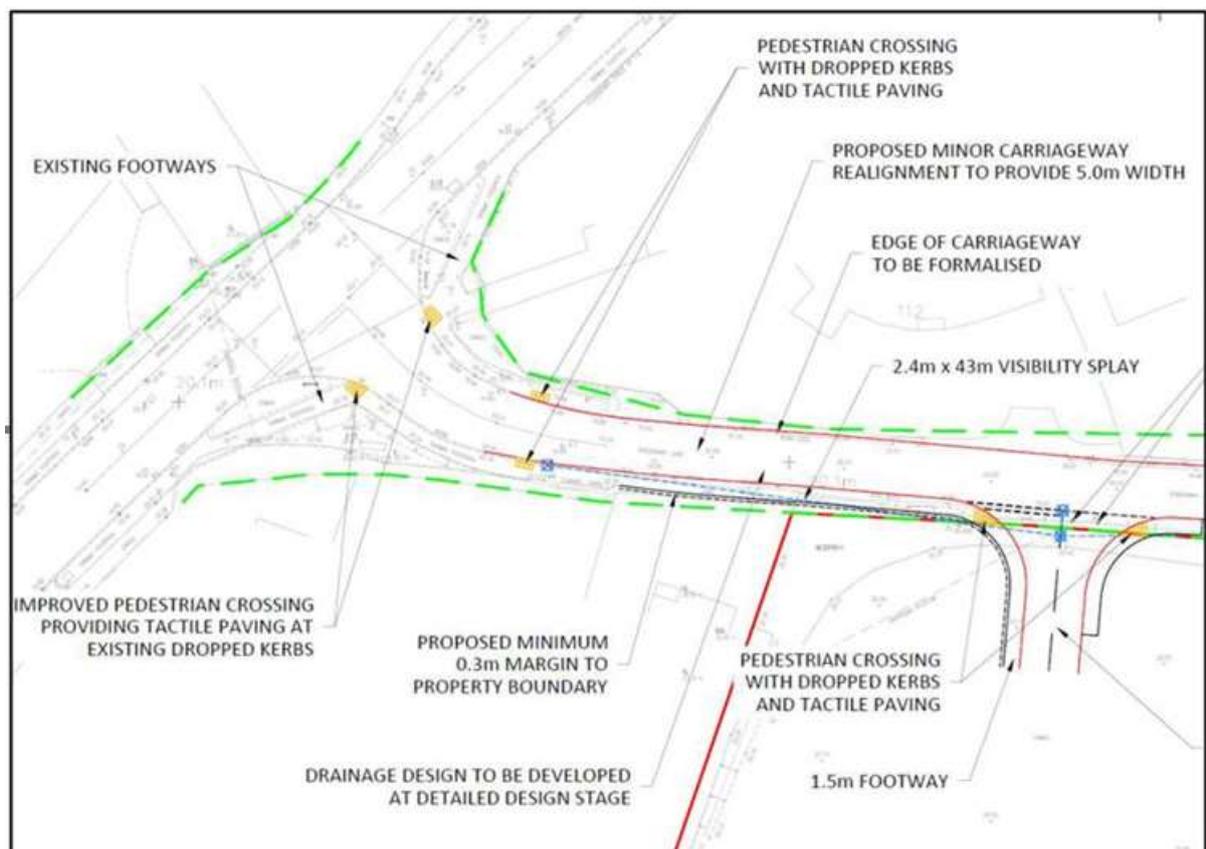
i. Is the case?

ii. Provide more details as your plans are illegible, including what the colour coding means

iii. Advise if ANY discussions have taken place with FC or HCC on this matter

iv. Advise if any neighbours have been approached, as we have not, and I know 125 Greenaway Lana have not.

Please see below which I hope assists. The green dotted line is land within the Public Highway. No third party land is required to implement the proposed access, if it is approved in the future



I note you claim to be fully assessing the traffic generation of the development and its impact on the local highway network. As part of this process, traffic surveys have been undertaken to model the potential traffic impact. As these surveys would have taken place outside my property, I'm sure I would have seen them. Could you provide me with details of the number of surveys with dates and times of the day please?

Automatic Traffic Count (ATC) 24 hour surveys were undertaken between 26 January and 1 February 2018 on both Greenaway Lane and Brook Lane

On more general points in your exhibits under the heading 'Accessibility' you describe the area as being well served with road connectivity but you do not describe how, in effect, we live on a peninsula with Brook Lane and Lockswood Road being the only main roads in and out. Neither do you point out that the roads are already gridlocked at certain times every day, which your survey would have shown you and this is before the impact of potentially 700 new dwellings hits.

The Transport Assessment accompanying the outline planning application will address the impact of this development, in combination with those nearby.

As confirmed in the DLP "*There is currently (and projected forward) insufficient primary school capacity in the vicinity of the site*" this is before we add in the additional numbers these developments will generate. Your exhibits claim "*There are a range of primary and secondary schools and nurseries within the local area*" This is blatantly disregarding the fact that there are NO spaces in them.

We expect the County Education Authority will ask for financial contributions to address this issue.

Residents have observed ecological surveys taking place on the site in the months up to and including mid April. Whilst on the face of it this is good news, you will see from the attached timetable, which the company involved have posted on their website, shows it is far too early to detect most of species we suspect occupy the site. The recent snowy and wet conditions have supported this argument. The surveys may prove to be a waste of time

Your Landscape Concept Plan clearly shows open views of the site, indicated by pink arrows. Why then do you claim "*There are no long distance views into the wider landscape and the site generally has a sense of enclosure*"?

These arrows indicate views which are available immediately adjacent to the site.

You also claim "*The site can accommodate the proposed residential development without detriment to the landscape character or visual amenity of the surrounding landscape*". This statement is simply not true. This site is described as horticultural land in the SHLAA. To move from that to a development consisting of 100 dwellings speaks for itself.

If this proposal progresses to an outline planning application I hope you will be sensitive to all of the comments and concerns of residents, the SHLAA and the DLP. For example, Appendix C 'Development Form' states "*Development must therefore avoid visual 'walls' of development with no sense of connectivity with green space*".

At the very least, I will expect the Statement of Community Involvement (SCI) to fully summarise and analyse resident's responses and include this with the application to Fareham Borough Council. Despite there being very little consultation, simply an unmanned exhibition of the proposal, at a time of day when most residents are at work and therefore unable to attend.

You'll appreciate it is impossible to get a date and time which is convenient for everybody. I understand from the venue that the event was well attended. In addition to the exhibition I have personally met with representatives of Save Warsash & Western Wards from Overdevelopment (SWWW), Warsash Residents Association (WRA) and Warsash Neighbourhood Forum (WNF). The current proposals are in outline form with only access to be considered by the Local Planning Authority. There will be the opportunity for further discussion and public exhibitions in the future should an outline permission be granted and we are in a position to work up the detail.

I can confirm that an SCI will accompany the future outline planning application submission.

Hilary Megginson