

From: Dan Green

Sent: 11 May 2021 20:47

To: Salter, Tim <TIM.SALTER@planninginspectorate.gov.uk>

Subject: Comments re APP/A1720/W21/3271412 Land south of Romsey Avenue.

Dear Tim,

Please add me to the interested parties to take part as an observer in the hearing on the 10th August.

As a resident of Romsey Avenue I have already lodged my objections with the local planning committee and would again urge the Government planning committee to refuse the appeal on the following grounds:

1. Fareham Borough Council have a draft local plan ready for consultation identifying the requisite housing numbers to meet current quotas without using this site.
2. National Planning Policy protects building on the highest quality agricultural land. Independence from EU should reinforce the need for retaining the best and most valuable agricultural land, of which this land is classified.
3. Natural England describe the site as being on the urban fringe forming part of a wider countryside gap of 40 hectares . FBC are reviewing the landscape assessment of this site, which forms an ecological coastal corridor essential for supporting plant and wildlife biodiversity.
4. The appellant describes the site as heavily influenced by urban development. No residents, visitors, planners or environmental organisations would agree with this statement as views are overwhelmingly of open farmland, countryside and coast.
5. The appellant states the site will have no impact on Portsmouth Harbour as a special European site. Natural England, FBC, Hampshire CC Ecologists and Hampshire Wildlife Trust all consistently and robustly state there would be a significant impact because of its proximity. In addition surface water run off will increase flooding on the recreation ground, which will directly pollute Portsmouth Harbour SPA.
6. The appellant states that the site is classed as unimportant for Brent Geese and Waders however it has consistently been identified as Important and more recently as a Primary Support Area. I have regularly seen and heard Brent Geese on the site in the early hours during February and March likely associated with high spring tides. The evidence contained within The Solent Waders and Brent Geese Strategy is also overwhelming.
7. The appellant states that all impacts on protected or priority species will be mitigated or avoided with a 10% net biodiversity gain. A comparable specifically designed fenced area in Southsea failed to attract any Brent Geese this winter. A BCA on this site is likely also not to attract any migratory birds due to adjacent development, housing, noise and light pollution particularly from the adjacent football club. There is no mitigation offered for badgers, bats, deer, partridge, pheasant, slow worms etc.
8. The appellant must accept the responsibility as the Agent for Change and mitigate the significant noise and light pollution generated from the established and popular AFC Portchester football club. National planning policy protects existing clubs and businesses from being closed down or having restrictions imposed by residents moving into new developments.
9. The highways impact and safety concerns have not been addressed particularly in relation to congestion on the A27, reduced pavement width and increased pedestrian risk particularly between the two local schools. Impact of TRO's on local residents as there will be an absolute lack of on street parking capacity. Pedestrian safety risks crossing the access road have also not been adequately mitigated or proven to be safe.

10. The appellant has not accepted any of the considerable surface water drainage concerns. Water engineers and advisors describe the SuDS strategy as 'overly optimistic'. Not allowing for any surface water run off to go into a stream or drain as an 'unsafe concept'. The Soils Ltd investigation was undertaken in summer (July) and so no data relating to high winter and spring tides is available. The water table is likely to be close to the surface during the winter. The retention ponds do not have infiltration and therefore will overflow and create additional flooding to the well-established flood zone impacting the BCA, football ground, recreational area and additional pollution directly into the Portsmouth Harbour SPA.

Many thanks for your time and consideration.

Dan Green

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