

[Redacted text]

7 November 2023

Planning Services

Havant Borough Council

Civic Road

Havant

Issues that should be brought to the attention of the developer and the planning authority submission of the Southleigh Park House application. APP/21/01451

Dear Ms Arieta Miszewska

As one of the residents living on East Leigh Road and speaking on behalf of the other residents who were not formerly notified of this planning submission, we wish to register our concerns about the development of up to 70 residential units, associated landscaping, parking, and infrastructure works at Southleigh Park House. Whilst we very much appreciate the developer's efforts to retain the character of the neighbourhood, we believe the following issues have not been considered in sufficient depth within the supporting documents of the revised application to APP/21/01451. Our concerns are as follows.

- 1. There is little consideration as to the impact of increased traffic flow along Eastleigh Road. This includes the construction traffic that will no doubt use this Road, along with the lorries that get lost en-route to Amazon, the industrial park in general and of course the many hearses heading and corteges heading to the recently built crematorium on Bartons Road.**

Eastleigh Road is a single carriageway highway which was never designed to be a through road or to be used for heavy traffic. On reviewing the proximity of key local services to the proposed development, it is noted that the following issues are not considered in the Reserved Matters Transport Statement with all focus on vehicle movement being from the site north onto Bartons Road ignoring the following facts:

- a. The nearest convenience store, a CO-OP on Snowberry Road, is located approx. 400m to the south.**
- b. The nearest bus stop is located 350m to the south at the junction of East Leigh Road and Southleigh Road.**

- c. The nearest Railway Station is Warblington Station situated 1400m to the south.**
- d. The nearest Secondary School is Warblington School situated 1250m to the south.**
- e. And finally, the nearest access to the A27 East/West arterial road between Chichester and Portsmouth is 1600m to the south.**

On the basis that a significant number of vehicle movements are likely between the 70 properties on the new development you should note that as residents we have all experienced near-death episodes as pedestrians and drivers using East Leigh Road whilst moving between neighbour's properties and going about our daily lives. We wish to voice that the increase in cars using the road will worsen what is already a dangerous road where drivers often exceed the present 40 mph speed limit. Given that the road is presently subjected to a 40-mph speed limit; this clearly signifies a perceived danger given that the national speed limit for rural single carriage roads is 60 mph.

It is noted also that the development will retain its three access points onto East Leigh Road. All access points being within 230m of the junction of East Leigh Road and Bartons Road. Yet no traffic calming measures have been included in the new road layout to accommodate the increased traffic flow along East Leigh Road which will be turning into the development or joining the public highway from it. As an unlit rural single carriageway this is considered a major risk to all road users.

East Leigh Road is, to the unacquainted planner viewing a 1:10,000 scale map of the area, an insignificant minor highway linking the properties of the hamlet to the main highways north and south. It is now a rat run linking Southleigh Road (the busy Havant/Denvilles/ Westbourne link road) to the south with Bartons Road (a similarly busy link road between the Petersfield Road servicing Havant to the Horndean Road servicing Emsworth and Rowlands Castle and the alternate route east to Chichester, the Emsworth Common Road). This once quiet and insignificant road and former tradesman's access to Southleigh Park House is now a well-known route of the residents of Havant and regular A27 users to avoid the traffic jams at the crossroads between Bartons Road, Emsworth Common Road and Horndean Road as well as eastbound jams of the A27 to Chichester.

This mere 800m of single carriageway highway which rises 50m in its ascent of the south face of Comley Hill with its convex slope and blind corner midway along its route is clearly both a drivers challenge and disaster waiting to happen. As is highlighted below, the East Leigh Road has little or no verge on which the pedestrian can take refuge from the traffic, and to the northern half is flanked by high hedges and

deep open drainage ditches. This route was not designed or constructed with either modern HGVs or high traffic flows in mind. It should be noted that there have been several recorded accidents along this short stretch of road due to excessive speed and over-sized vehicles transiting East Leigh Road as they use it as a short-cut to the A27 from the north.

Just to put this in perspective and to provide a realistic (and not exaggerated portrayal of the situation), as a community we have been verbally abused for walking our dogs along East Leigh Road, been struck by wing mirrors and verbally threatened a few issues. We regularly see children walking the road and hear the horns of surprised or frustrated drivers as they swerve to miss them and each other.

Having lived on East Leigh Road for [redacted text], the increase in traffic has undoubtedly grown exponentially over the last 5 years. Far exceeding the levels of traffic when Southleigh House was the home to Snell and its 400 employees.

A closer inspection of the road will also show that it is collapsing due to the volume of heavy traffic that now uses it, partly because of the increase of developments surrounding us and partly because it was used as a diversion route recently.

2. There appears to be no consideration made for safe walking routes to both Warblington senior school and Emsworth primary school, despite the most direct route being south along East Leigh Road.

With no designated footpath along the lower 750m of East Leigh Road from the most northerly entrance to the development, there is no safe means to access the community services to the south. The council is therefore reminded of its duty to protect the residents of this hamlet and those who move into the new development when walking and cycling to the local amenities to the south.

Consideration should also be made regards some form of traffic management or calming that would enable a footpath to be provided along the full length of East Leigh Road. The residents have been campaigning for this for years, but nothing ever gets done.

3. Further Consideration should be made to the surface water management plan.

Whilst previous concerns relating to surface water management and the outflow of the Southleigh Park House Lake appear to have been addresses in the proposal to direct the outflow of the lake into the open culvert alongside the eastern side of East Leigh Road. The drainage ditch alongside East Leigh Road is neither maintained or serviced

by the local council which means that this ditch and associated culverts regularly become blocked by rubbish and fallen leaves which then caused the water to cascade down the highway. As downstream neighbours of the Southleigh Park development, we continue to be concerned about the potential for increased ground and surface water to impact our properties. The management of water within the lake and a guarantee that the additional capacity of the lake, if breached, will not follow the route of the former Victorian outflow remains a major concern to those of us who live directly below the development.

In conclusion, we recognise that there is a difficult balance of maintaining a historic listed building and its renowned gardens when the nation needs more homes. Clearly much thought and consideration has gone into the revised proposal, but as neighbours of this development who will share the use of East Leigh Road with the future residents of the Southleigh Park development, we ask that the above-mentioned points are considered and acted upon so that we can all go about our lives safely and without concern for our properties before endorsing this planning application.

Please do not hesitate to come back to us if you require any more information or clarity on anything mentioned above.

Finally, we are also more than happy to work with the engineers to determine the direction of water travel from the Southleigh Park House Lake. A failure to heed our warnings regards the potential danger to property from this body of water will be followed through with legal action should the present plan lead to any of our properties being flooded.

Regards

[Redacted text]