

Re. planning application ref. no. APP/24/00342 – proposed development of up to 190 units on Woodcroft Farm Development Site, Woodcroft Lane, Lovedean, Waterlooville

Dear Kayleigh,

I am writing in relation to the above planning application. I wish to OBJECT to the application and raise my concerns about the proposed development known as Woodcroft Farm Phase 3.

I live in an adjoining street, Gardiner Walk, on the Catherington Park development. I purchased my property in December 2020.

I OBJECT to the planning application for the following reasons:

1). I am very concerned about the amount of water which accumulates in the two fields the new development is proposed to be built upon. The ground in both fields and the woodlands above James Copse Road has been incredibly saturated for the past 6 months, and I am extremely worried that the construction of roads, houses, pavements etc. will further exacerbate the localised surface water flooding we have experienced over the past 4 winters since I moved into my property, as the remaining natural ground will be over-saturated, and the impermeable surfaces constructed will further compound the issue. A survey report by Groundsure which was prepared in October 2020 as part of the conveyancing for the purchase of my property stated that a moderate risk of groundwater flooding was identified at the site. Given the impact of climate change and the increase in annual rainfall, I fear that the proposed development in the field directly opposite my home could lead to such an increase in overground run-off waters that my property will be flooded, which would damage the foundations of my and my adjoining neighbours' properties, rendering our properties unsafe, unsellable, and uninsurable.

2). Another significant concern is the increased traffic in the immediate vicinity, both during construction and once it is complete. The proposed access routes into the new development are to access from the existing Catherington Park roads, using Merritt Way and Coddington Grove. There is already excessive on-street parking from existing Catherington Park residents and visitors, and the increase in traffic will inevitably lead to congestion, noise and air pollution, and additional inappropriate parking from both construction workers and new residents and their visitors. Furthermore, the entrance into Catherington Park has a bottleneck due to the traffic calming measures on Powell Drive near to the school, where dropped kerbs protrude into the road, resulting in single-file traffic, and again at the top of Powell Drive, at the junction with Merritt Way (in front of Taylor Court). Both of these locations pose significant safety risks to both pedestrians and road users alike. It is highly unlikely that the existing infrastructure will be able to handle any increased volume of traffic due to the issues mentioned above.

3). The survey report prepared by Groundsure in October 2020 also identified that the area upon which Catherington Park is built is affected by natural ground subsidence and ground cavities. The report found that the natural ground subsidence in the immediate area is Moderate-High: *"The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database"*. The report identified several sinkholes and swallow holes within 250m of my property, including several located north-west of my property, where the proposed development would be constructed. It is my concern that the large-scale movement of land for the purpose of construction will cause significant ground movement and affect the stability of the ground upon which the Catherington Park properties are built, impacting the structural integrity of the existing houses and roads by damaging their foundations.

4). A further concern I have is the impact the proposed development will have upon the local community and landscapes. The rural location of the area was a huge selling point to many residents of Catherington Park, however with this proposed development, there will be a major loss of natural green spaces as a result of the construction on the field adjacent to Gardiner Walk, where many local residents exercise, children play, and families walk their dogs, as well as that near to Coddington Grove where horses currently graze. This will result in overcrowding on the surrounding bridleways and woodlands, and in communal green areas (including the Catherington Park play area where dogs are not permitted) in evenings and at weekends. The increased footfall and inevitable littering within

the woodlands will cause untold damage to the species which reside there and local ecosystems, further impacting the local landscape and wildlife. Moreover, we already experience issues with antisocial behaviour from youths due to the lack of entertainment facilities and very little youth provision in Lovedean and Waterloo, and the proposed development does not include any youth spaces or facilities, nor any investment in improvements to the local area designed to cater for this.

I welcome any questions or comments you may have in relation to the above OBJECTION.