

Comments for Planning Application APP/24/00342

Application Summary

Application Number: APP/24/00342

Address: Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville

Proposal: Outline Planning Application for the development of up to 190 units, with associated vehicular access, infrastructure and landscaping (all matters reserved except access).

Case Officer: Kayleigh Taylor

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Subject: Objection to Outline Planning Application Reference 55625/003

Dear Sir/Madam,

I am writing to formally object to the outline planning application reference app/24/00342 for the development of up to 190 new dwellings on the land north of Woodcroft Farm, James Copse Road, Lovedean, Waterloooville.

The proposed development presents several significant concerns, detailed as follows:

Inadequate Road Infrastructure:

The current road infrastructure in and around Cathrington Park is insufficient to support the additional traffic that would result from this development. The entry point for the proposed development on Powell Drive will inevitably cause major traffic issues. The existing roads are in a state of disrepair, and the introduction of more heavy goods vehicles during and after construction will exacerbate this, leading to gridlock and serious inconvenience for all residents of Cathrington Park.

Increased Traffic Congestion:

The anticipated influx of vehicles associated with 190 new dwellings will significantly increase traffic congestion. The current road network is already strained, and this development will worsen the situation, causing delays and raising safety concerns for both current and future residents. The existing lack of parking in Cathrington Park forces residents to park on Merritt Way, making access for large vehicles practically impossible. The addition of another large development will only

compound these issues.

Ongoing Construction Impact:

The ongoing construction of 31 new homes off Powell Drive has already started to impact local traffic due to roadworks for cabling and utilities at the entrance to Cathrington Park. The cumulative effect of this and the proposed development will further disrupt the community.

Lack of Local Amenities:

The area is already struggling with a shortage of local amenities, including doctors' surgeries and dentists. The addition of 190 new homes will place further strain on these services, leading to longer wait times and decreased quality of care for all residents. Furthermore, there are limited school places available, which will be insufficient to accommodate the influx of new families.

Environmental Concerns:

The development of this greenfield site will have a detrimental impact on local wildlife and the natural environment. The loss of green space is irreversible and will negatively affect the area's biodiversity. The proposed landscaping may not be sufficient to mitigate these environmental impacts.

Impact on Community Character:

The scale of the proposed development is disproportionate to the current size of the community. It will alter the character of the area, transforming it from a semi-rural environment to a densely populated suburban area. This change will undermine the quality of life for existing residents who value the current setting.

Flood Risk:

There are concerns about the potential for increased flood risk due to the development. The introduction of hard surfaces and additional infrastructure could exacerbate flooding issues in an area that may already be vulnerable. Adequate drainage and flood prevention measures must be rigorously evaluated.

Neglect of Existing Road Conditions:

The current state of the road infrastructure in Cathrington Park is dire, largely due to the previous developer, Vistry Homes, who completed the homes but did not repair the roads. Allowing another developer onto the site who will cause even more damage is unacceptable. The developer should explore alternative solutions to access the land they have purchased without further compromising the existing infrastructure.

In light of these significant concerns, I urge the planning committee to reject this outline planning application. The proposed development is not suitable for the area and will lead to numerous negative consequences for current and future residents.

Thank you for considering my objections.

Yours faithfully,

Mr Stephen McCormick
20 Cartwright Close
Catherington Park
Waterlooville
PO8 9FE