

With reference to – APP/21/00601 'Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development. | Land north of Solent Road (adjacent to Bosmere Medical Centre) Havant

13 November 2024

Dear Mr. Eaves

I write to register my Objection to the above application and am submitting this in PDF format given the 5,000 word limitation on the online form.

On October 22 2019, I represented Havant Civic Society (HCS) and the Bosmere Medical Practice at Havant Borough Council's Development Consultation Forum (DCF [REDACTED] with regard to "Land adjacent Bosmere Medical Centre, Solent Road". I was acting as a member of the committee of Havant Civic Society, representing our members and interested residents in and around the Havant St Faith's Ward.

Neither the Bosmere Medical Practice nor the independent Pharmacy business on the same site had been invited and it had been explained to me by Julia Mansi, Development & Building Control Manager, that their presence at the DCF was deemed inappropriate.

In my separate role as a member of [REDACTED], I had discussed the Portsmouth Water proposal with the Bosmere Practice Manager and the Senior GP Partner and had offered to represent them by way of a presentation given on their behalf by Havant Civic Society. With almost 20,000 local Havant patients on the Practice's NHS List and around 60 staff members impacted by the proposed changes, the HCS committee agreed with this approach.

In my presentation to the DCF, I explained the concerns raised by the staff and patients of the medical practice, covering the impact on patients, staff, deliveries and emergency services should the planning application be submitted with unchanged access arrangements.

When APP/21/00601 was subsequently submitted, eighteen months later in May 2021, we were dismayed to find that no attention had been paid to the concerns raised. In particular, no attention had been given in the Transport Assessment to the unique traffic generation profile associated with the medical centre or the adjacent pharmacy business.

With 2,100 scheduled face to face appointments and more than 500 e-Consult appointments, many of which result in patients being called-in for assessment by practice staff, the weekly footfall through the medical centre alone is significant. In the case of sick, elderly, infirm and underage patients, many require transport by car or taxi with few, if any, attending by bicycle. Unsurprisingly, upwards of 600 objections were soon recorded against the planning application on the Public Access 'Planning Portal' file.

In June, 2023, the medical practice received a letter from Portsmouth Water announcing the Company's intention to re-submit the Planning Application with a changed scope and site footprint. When the revised application was published in July 2023, it was clear that the 'revised' Transport Assessment continued to ignore the existing traffic generation profile at the site. Instead, the document continued to rely on the original traffic survey, performed over a six-hour period on 4 November 2020 following the Prime Minister's earlier announcement of the second Covid lockdown.

The timing of this traffic survey cannot, by any stretch of the imagination, be considered representative.

The unique traffic generation profile of the medical practice has been documented in the second of two unanswered letters, written on the authority of the Bosmere Medical Practice PPG and filed with the planning portal on 15 April and 7 May. At yesterday's scheduled meeting of the PPG, the owners of the Southdowns Pharmacy Group highlighted that their traffic generation requirements at the site are no less important. In terms of footfall and transactions, the Bosmere Pharmacy is the busiest pharmacy operating in the Havant Borough Council area, servicing local NHS and Hospice patients both face to face and through direct deliveries.

At no time has the developer or their transport consultant had any engagement with either of these local healthcare providers, despite the essential service they provide to Portsmouth Water's local customer base.

While I appreciate that the rather daunting existence of 1,394 pages of 'Transport' documentation authored by Mode Transport may, in planning terms, enable this development application to be marked as 'Validated', it seems abundantly clear that neither the HBC nor the HCC Highways Planning Officers concerned have read it to any level of detail or questioned its content at any depth, in the context of the existing site use.

Please record this as an Objection to APP/21/00601.

