

Beach Cottage
1D Beach Road
Emsworth
PO10 7IS



Mrs Rachael McMurray
Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant PO9 2AX

5th July 2017

Dear Mrs McMurray

Ref: Planning Application - APP/17/00633 – Objection

I am writing to you to notify Havant Borough Council of my **objection** to the proposed development at Orchard House, Western Avenue. My main objection relates to the impact that a large development will have on the existing and significant drainage problems in the area, and particularly in relation to 1D Beach Road. I believe that the intensity of the proposed dwelling, the footprint and height is completely out of character with the appearance of the area.

The proposed new build is totally out of character with the existing residential dwellings – its size in sheer bulk which is frontage, width and obviously height that will have people looking down at us from almost the roof top ridge level of the existing Orchard House ; its impact with more traffic movements, parking that is only feet from our living area and the removing of existing gardens, shrubs and trees.

The proposal will have a significant impact on all drainage, foul water and surface water. I have just recently built a residential bungalow next to Orchard House. The surface water drainage problems were considered in our application and in addition to the required soak - ways front and rear. Our 70 meter driveway consists of two feet of crushed granite aggregate below surface level, which is topped with a mesh holding 10cm layer of rounded pebbles. This hugely expensive groundwork was undertaken to take into account surface drainage.

What is not fair is that we raised our surface drainage concerns with McCartney & Stone during their community consultations and to date they have not considered that our property even exists and what the impact of the new build will have on us.

The drainage problems are a huge concern to residents surrounding the new build. The existing sewage pipe, which serves the current small family at Orchard House, will be expected to cater for an influx of an additional 50 people. There is a flood monitor on manhole 0801 because of a historical issue with flooding. In conversations with the resident of 70 Brook Road it is established that they have a special emergency number to call when there are problems with their foul water, the outcome of such a situation being that the whole foul water sewage system is shut down to prevent backflow flooding. This is clearly only a containment action which does not stop the problem but one that is added to with the addition of the new build. The same resident also stated that in the not so distant past sewage tankers were parked in her road for several months and to her knowledge there has not been a modification in the existing sewage pipes.

In building my bungalow we encountered drainage and other soil problems and ended up having to drive in 18 piles to a depth of 10 m in order to support our foundations. Our soil bores showed that the soil down to about 9m is mainly soft sand over which there are clays and some gravel. The gravel layer varies and acts to stream the groundwater, which is held by the clays and wet sand. Even in August 2016, with below average rainfall, we had severe issues with groundwater when digging our rear soak away. A photo is enclosed.



Surface water drainage has always been a problem in and around my property. During the winters of 2014 and 2015 there were long periods of standing water in our gardens, up to 30cm deep and not draining away for some 10 days on each occasion. There were similar garden floods in the spring and summer 2015. A photo is enclosed.



Our neighbours reported similar situations of standing water in their garden. In our short time of four years as residents in Emsworth we witnessed two flood events on Havant Road between the petrol station and the Warblington roundabout, this being the area where the surface water drain runs before the new build surface water will be added. The resident of 70 Brook Gardens was able to confirm that surface water flooding has regularly occurred there, they too have standing surface water in their gardens and at one time a severe flood was so deep in the road that some cars were damaged.

The property on the south of the new build, Vine House, have an exacerbated surface water problem because part of their garden is a sunken garden, about half the size of a tennis court. Their surface water comes from Orchard House, except that which is fed into the foul sewer pipe (no longer to be allowed by Southern Water) and they were able to confirm that surface drainage can be affected by the state of the tide. It appears that groundwater which is held in the sands and gravels of our soils has limited infiltration properties, this appearing to be compounded if excessive groundwater during heavy rainfall is unable to flow into the sea.

The new build developers have not made any mention to there being drainage problems. There is also very limited information from Southern Water and there is an absence of reports of previous surface water flooding in this area.

My objections are therefore not only to object to the new build but to look for reassurance that if any such development goes ahead then due consideration, detailing clear lines of management and maintenance responsibilities, are provided to both the responsible departments and the home owners surrounding the new build.

Yours sincerely

Richard Stepien