


Caroline Harvey
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

14th January 2022

Dear Ms Harvey

I wish to submit the following concerns (objections) in the matter of this appeal.

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TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78

Site: Land between, 26-32 Padnell Road, Waterloooville

Proposed Development: Erection of block of 6 flats with associated parking and bin/cycle storage.

Planning Application Number: APP/21/00024

Planning Inspectorate's Appeal Reference: APP/X1735/W/21/3279615

Appeal Start Date: 15 December 2021 **Appellant's Name:** Mr A DeSouza

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1. Type and size of development

- a. The proposed development is entirely out of context with adjacent dwellings and other properties in the vicinity. The application represents over-development and does nothing to integrate or compliment the character of the area.
- b. HBC Planning Department have previously refused planning permission for comparatively small extensions to dwellings in the vicinity of the development site, insisting they be reduced in size. Having done so, 'building lines' have emerged that extend along the front and rear of all adjacent properties. The proposed development vastly exceeds what has consistently been deemed unacceptable by HBC. Any development should be in keeping with limitations that have previously been imposed.
- c. This development represents little more than a money making exercise by an out-of-town developer. It is an attempt to force his square peg into the round hole of a peaceful setting with a type of development that is universally unwelcome and not required.

- d. The proposed development will overshadow adjacent dwellings compromising their outlook, privacy and peaceful enjoyment.

2. Effect on the area and neighbouring properties.

- a. Squeezing parking spaces onto a planning application does not make them workable or adequate for the number of potential occupants in such a development. What has been proposed is woefully inadequate for an amount of vehicles that could easily outnumber the dwellings by a factor of three.
- b. Faced with impractical parking provisions residents are unlikely to favour their use. This will inevitably lead to additional on-street parking in a Road that is already busy.
- c. An increase in pedestrian and vehicular movement this intensive development would generate will be disproportionate to that of nearby dwellings thereby causing unavoidable disturbance to the detriment of neighbouring properties.
- d. While it is impossible to accurately predict the nature of 'would be' occupants it might be considered fair to say the lifestyle and expectations of residents in such a development are likely to be incongruous with those in nearby houses.
- e. The unpredictable nature and intensive occupancy of the site it likely to cause a hotspot of disturbance inconsistent with the area.
- f. The grounds of the proposed development will be available for use by all residents for recreational and other purposes. Given the number of possible residents and the uncontrollable nature of use the potential for an unacceptable level of disturbance is a serious concern.

Parking, Access and flow of traffic

- 1. Parking in the vicinity of the development site already creates a pinch point which causes difficulties to buses and other vehicles. Padnell Road provides access to the Hazelton and Cherry Tree housing estates. Traffic will increase if the Padnell Grange development goes ahead.
- 2. Directly opposite the development site is the entrance to St Wilfrids Church. Vehicles using the Church carpark already experience difficulty when leaving, being blind to oncoming traffic to their right and obstructed by vehicles parked around the exit. Further on-street parking will undoubtedly make worse an already dangerous setting.
- 3. Certain patrons to the Church prefer to park in the street rather than use the sizable carpark provided to the rear. Parents collecting and dropping children to Padnell School park in the road. Staff working in the Health Centre at the end of Padnell Road are not permitted to use their own carpark, so park in the street adjacent to the development site – the nearest point that yellow lines will permit. These already contributes to congestion. Over-development of this site is likely to worsen what is already a problem.
- 4. On-street parking in Padnell Road significantly reduces visibility when exiting a driveway, making it difficult and sometimes hazardous to join with fast

- moving traffic and impatient motorists. A scheme that will inevitably lead to further on-street parking should be treated with concern.
5. Local residents are far better placed to provide a true account of the daily problems congestion causes rather than an unrepresentative snapshot put forward by agencies using a survey conducted during the COVID Pandemic lockdown. The mere fact that traffic control has been deemed necessary at the end of Padnell Road is testament to the volume of traffic using the road daily.

Environment

- a. The developer was quick to level the site after acquisition. In doing so many mature trees were felled and undergrowth stripped. This was a cynical move to get around wildlife studies before planning was applied for. Goodness knows how much wildlife was affected. However, families of Bats occupy the trees on the south side of the development site. Bats are a species protected by Legislation. A development that may affect the roost/s requires a bat survey and European Protected Species Licence - a matter that must be addressed when determining a Planning Application.

Photographs

To illustrate a typical day in Padnell Road I submit the following photographs. The grey shuttering on the right hand side in some pictures is the development site which is directly opposite the entrance to the church.

You can see the level of on-street parking on average day. Things do in fact get worse at school times and during church services.

The potential to congest this area further with the proposed development begs the question - where could they park? It is conceivable that occupants of this block of flats could take up the remainder of unrestricted parking in the road. The consequential chaos doesn't bear thinking about.

You can see how cars park illegally in an attempt to avoid blocking the road completely.







You are most welcome to view the development site from our perspective. Just let me know which day you are likely to call and I'll make sure you have access to our garden.

I have tried to remain as objective as possible in the hope my objections and concerns are of value to you when determining the outcome of this matter. I ask you to refuse the appeal on this unpopular proposal.

Yours sincerely

[Redacted signature block]