

03/02/21

Planning Department
Havant Borough Council
Civic Centre Road
Havant.

Dear Sir or Madam,

APP/21/00024 – Erection of 6 in no Flats etc.
Land between 26-32 Padnell Road.

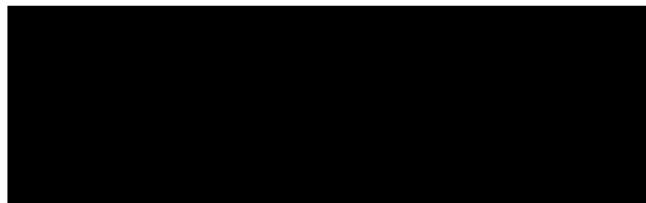
I object most strongly to the proposed development on this site.

1. It is quite clear that this constitutes an overdevelopment of the site. The building and associated hard surfaces (parking and access) covers approximately 75% of the site surface area. The building proposed dwarfs those around it in both bulk and footprint.
2. The proposal to drain surface water to the sewer is contrary to practice elsewhere in the road. The sewer is already inadequate to serve the existing properties currently feeding into it and had a record of overflowing into gardens on the south side of Padnell Road, the very side where this proposal is sited. Many properties have been retro-fitted with non-return valves to mitigate the worst effects of this but this does not prevent back up which affects homes on both sides. This constitutes a health hazard.
3. Further to the question of surface water drainage, the subsoil in the area is heavy clay to a depth of over 6' (1.8m) and incapable of absorbing heavy rainfall. The roadside storm drains are insufficient to cope with heavier rainstorms. The junction between Park Lane and Winscombe Avenue is often flooded by water coming up from the roadside gratings. The site slopes to the south and any surplus surface water will flow towards the infant school site and Padnell Avenue exacerbating the situation. There are no details regarding the surface water easement shown on the plan and anyway, no details of how it terminates are shown. Soak aways are notoriously unsuccessful mitigations in this case. Since permitting the development of 13-15 Padnell Road the subfloor of my own home has flooded on a number of occasions and I have to have a submersible pump ready to clear the water when it

occurs.

4. The provision of only six parking places (one per flat) is inconsistent with the reality of 21st Century life and makes no allowance for visitor parking. The Parking Survey accompanying the application was carried out on a Sunday, with the area under Tier 4 Covid controls and even the Church was closed. This was either stupid or intentionally misleading and either way renders the report valueless. Despite being on a bus route and subject to yellow line parking restrictions, vehicles are often parked up on both sides of the road, with wheels up on the pavements. During peak times access to and from my own home onto the road is hampered by both the volume of traffic and the effect of the traffic lights on traffic flow. Parking in the road is known to have prevented resurfacing work as recently as last year. Complaints by residents are completely ignored. I have myself submitted photographs in support of my contention that traffic in the road is untenable to no avail. No more development should be permitted until better road communications are established between existing housing and the main arterial roads in the area.
5. It is hardly surprising that the ecological survey shows no great impact. It was done after the site had been cleared of all vegetation. Before this was done, it had several trees and many bushes on it as can be seen in the accompanying satellite image enclosed. This study is also worthless.
6. Regarding then plans themselves, I note that all first floor windows are to be non-opening and fitted with obscured glass. I believe this would contravene fire regulations. The first floor flats at the rear of the building are shown to have balconies, presumably accessible via patio doors. These balconies are shown in the east and west elevations as having tall glass sides which are not apparent in the south elevation.

Yours Faithfully



near Cowplain — Waterlooville

