

25th October 2023

Havant Borough Council

Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

For the attention of: Ms L Wells

Letter via email ONLY on 25th Oct 2023 to:

planning.development@havant.gov.uk

REF: APP/23/00728

Site address: Land rear of 32 Avondale Road, Waterloooville, PO7 7ST

Proposal: Erection of three-bedroom chalet style dwelling

 strongly object to proposed erection of three-bedroom chalet style dwelling on land rear of 32 Avondale Road, Waterloooville, PO7 7ST for similar reasons to those already expressed by others as well as those expressed later within this letter (sent via email ONLY on 25th October 2023).

First & foremost, we kindly ask Havant Borough Council; how soon will evidence be provided to substantiate there is no conflict of interest, fraud, corruption nor bribery in respect of the appellant having no links or associations with any member of Havant Borough Council, their family, friends, colleagues, associates, etc such that both the appellant & the "Council" shall prove that both parties are in full compliance with Havant Borough Council's Anti-Fraud and Corruption Policy reference link directly below:

<https://havant.moderngov.co.uk/documents/s20436/Anti%20Fraud%20and%20Corruption%20Policy%20and%20Response%20Plan.pdf>

Yesterday, 24th October 2023 I witnessed and spoke with the appellant as he measured the gap (distance) between entrance pillars claiming that no representative of Havant Borough Council has been out to measure the same nor view or survey the proposed site.

Has any suitably qualified representative of Havant Borough Council been out to measure, view &/or survey the proposed site? If so, who and when and what are their credentials please which deem them suitably qualified to do so?

Access: inadequate access for fire and other emergency service vehicles as well as inadequate turning provision ref. images below.

Mrs Sally Nixon Building Control Team, Comment 2:

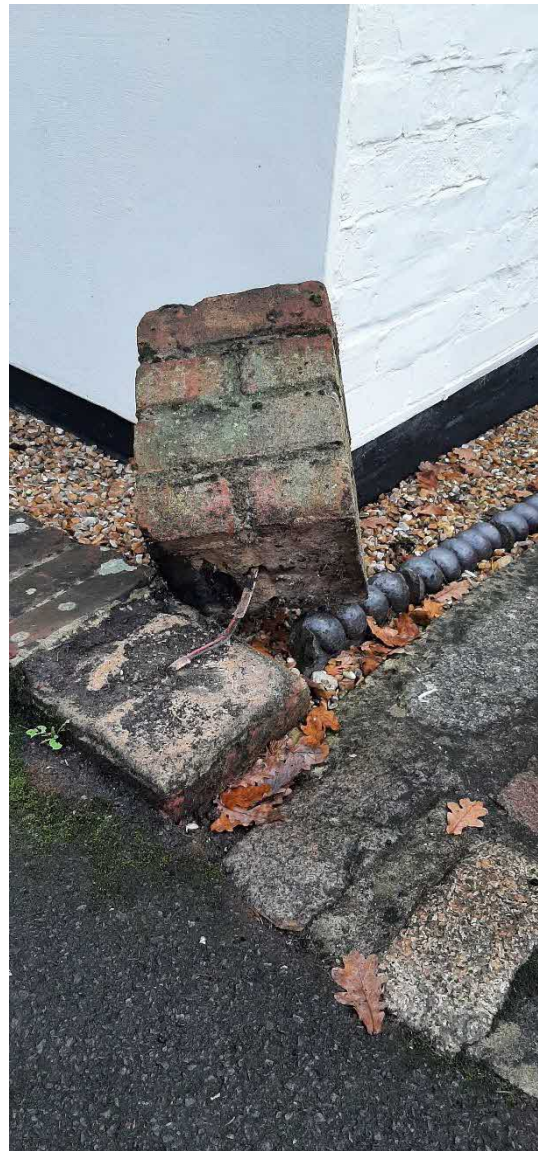
2) It should be demonstrated that adequate access for fire service vehicles, to within 45m of all points within the building, is possible, with an access road at least 3.7m wide, capable of supporting 12.5 Tonnes vehicles and with adequate turning provision where the vehicle will need to reverse more than 20m



Although we have measured the distance between both entrance pillars (ref. picture above) to be approximately 3.86m to 3.92m (metres), taking into account current metal hinges fixed to pillars, what consideration has been given to the tight corners further up Avondale Road (near #39) as well as tight corner between 32 and 34 & 36 Avondale Road (also pictured above) please? Given the requirement of fire service vehicles (detailed above) let alone potential construction vehicles including waste removal vehicles (such as 8 wheeled, 12-tonne "grab lorries") I sincerely doubt there is adequate turning provision nor is it possible for such vehicles to attempt to reverse and manoeuvre significantly more than 20 metres.

Please refer to photographic evidence below of damage to walls belonging to 32 & 34 Avondale Road caused by much smaller vehicles typically delivery vans including supermarket type delivery vehicles.

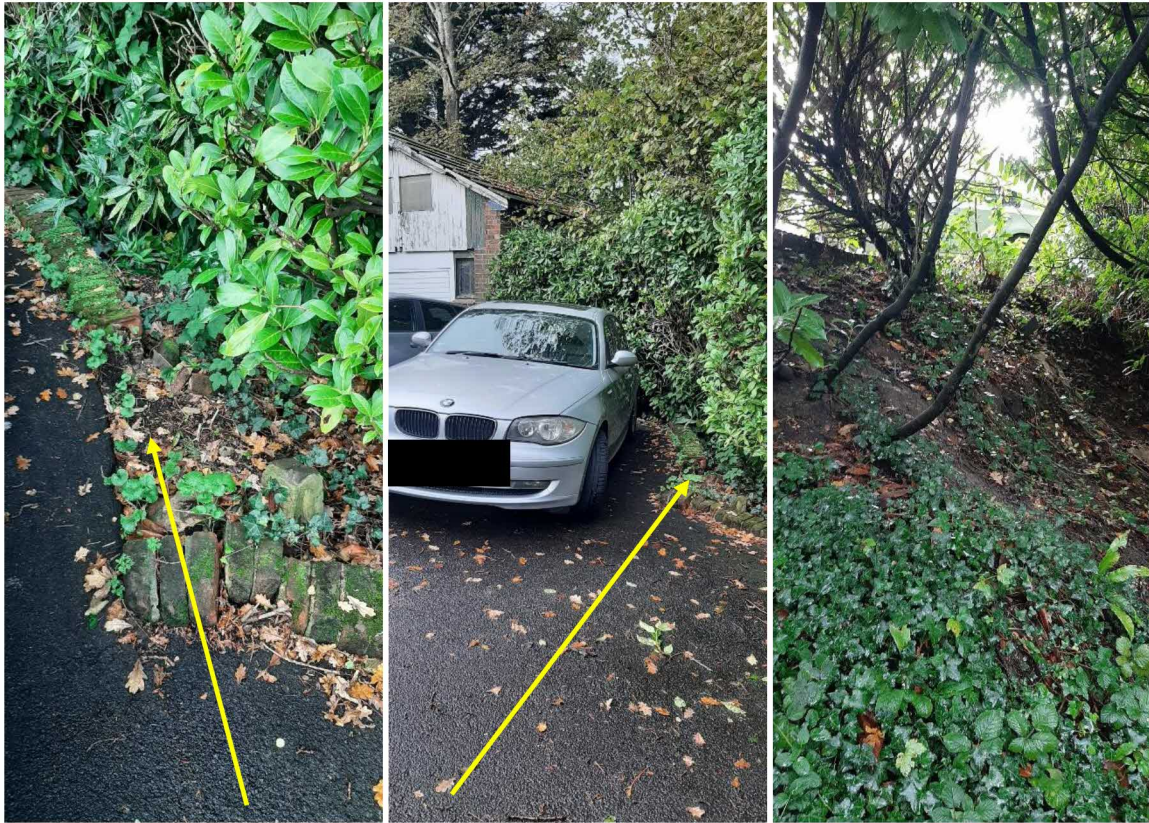
Road damage: inadequate access for delivery vans, let alone larger trucks of lorries to 32, 34 & 36 Avondale Road. Drivers cannot turn on site and must reverse. Poor visibility and narrow access has resulted in these vehicles causing significant damage to low brick walls outside and opposite 32 Avondale Road as well as 34 Avondale Road. Notably larger refuse and recycling collection trucks/lorries will not and do not drive beyond 39 Avondale Road further up Avondale Road.



Damage to wall directly outside 32 Avondale Road from van sized delivery vehicles which already struggle to manoeuvre hence typically reverse all the way out from 34/36 Avondale Road



Damage to wall directly opposite 32 Avondale Road from van sized delivery vehicles which already struggle to manoeuvre hence typically reverse all the way out from 34/36 Avondale Road & beyond



Damage to dwarf retaining wall diagonally opposite 32 Avondale Road and shear slope (estimated at 60-degree decline) down into copse (property of #32) on other side of damaged dwarf wall.

QUESTION: Would the appellant's access road cope with the hypothetical weight of vehicles, exceeding 12-tonnes, in the highly unlikely event such a vehicle could even manoeuvre? Assuming the appellant is responsible for maintenance of access road which has evidently been neglected is the appellant also ultimately responsible for maintenance of neglected retaining dwarf wall (between tarmac & shear 60-degree decline down into copse)?



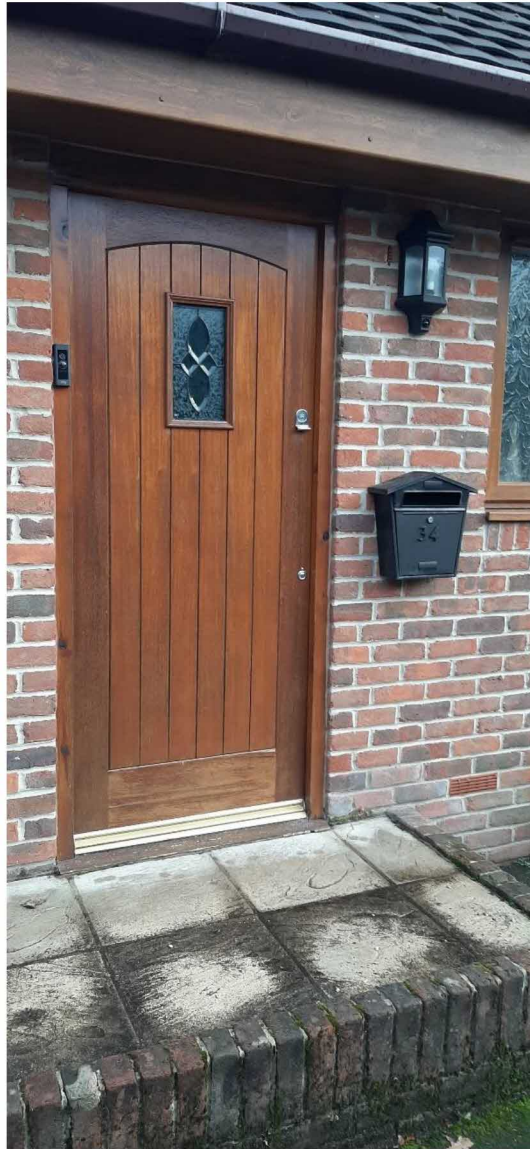
Shear slope (estimated at 45-degree decline) down into copse (property of #32).

QUESTION: Would the appellant's access road cope with the hypothetical weight of vehicles, exceeding 12-tonnes, in the highly unlikely event such a vehicle could even manoeuvre?



Evidence of cracking in appellant's access road including resultant evidence of cracking to garden wall belonging to 32 Avondale Road

QUESTION: Is the appellant responsible for maintenance of access road which has evidentially been neglected and if so, is the appellant ultimately liable for resultant damage (cracking) to 32 Avondale Road's garden wall?



Damage to wall outside 34 Avondale Road from van sized delivery vehicles which already struggle to manoeuvre hence typically reverse all the way out from 34/36 Avondale Road & beyond



Evidence of “drive over” kerb outside 30 Avondale Road lifting (raising) to at least 6cm (centimetres) above road level we suspect from neglect and impact of delivery vans “thundering over” this due to pressure of timed deliveries. Our neighbour at #30 suffered significant expensive damage to the front skirt of his Mercedes van from this lifting/rising “drive over” kerb.

QUESTION: Assuming the appellant is responsible for access road is appellant also liable for repair/remedy of this degradation and **potential trip hazard** for pedestrians/cyclists?

If not, who is liable please?



Further evidence of degradation and dilapidation of tarmac road outside 30 Avondale Road from existing traffic.

QUESTION: Who is responsible for the repair and ongoing maintenance of this as well as the general upkeep of Avondale Road itself please?

Parking: inadequate parking for current residents on Avondale Road. Proposed site plan indicates space for cars however, no consideration is made for additional cars in relation to a growing family dwelling in a three- bedroom chalet and/or visitor parking. A three- bedroom property , such as this, assuming a working couple with at least two children of driving age could easily require 4 residential cars as well as visitors' vehicles and additional traffic from resultant increased delivery vehicles.

Other evidence of neglect & lack of maintenance by appellant

Appellant seemingly neglected plot of land to the rear of 32 Avondale Road for we suspect up to two decades such that trees & vegetation evidentially overgrow to the extent they did (illustrated below) such that trees leant & damaged fences/posts (property of # 32).

Upon request via phone call & subsequent SMS on 20 July 2023 by myself to the appellant , the appellant did eventually agree to further chop overhanging limbs of trees to enable removal & replacement of fence panels & posts on our property (#32) although I suspect the appellant's motives were ulterior.



Summary:

In summary [REDACTED] strongly object to proposed erection of three-bedroom chalet style dwelling on land rear of 32 Avondale Road, Waterlooville, PO7 7ST for similar reasons to those already expressed by others as well as those expressed throughout this letter with supporting photographic evidence.

As well as questions raised throughout this letter (some highlighted in red for ease of reference) we kindly ask Havant Borough Council again; how soon will evidence be provided to substantiate there is no conflict of interest, fraud, corruption nor bribery in respect of the appellant having no links or associations with any member of Havant Borough Council, their family, friends, colleagues, associates, etc such that both the appellant & the "Council" shall prove that both parties are in full compliance with Havant Borough Council's Anti-Fraud and Corruption Policy reference link directly below:
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Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]