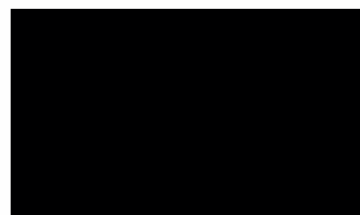
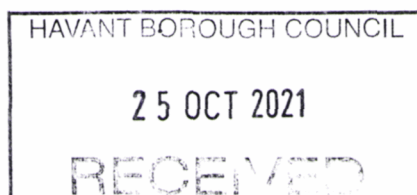


Mrs T Pickup
Planning Services
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22/10/21

APP/21/01041 Land between, 26-32 Padnell Road, Waterloooville
Erection of 2No.3bed and 2No.2bed dwellings associated parking and bin/cycle storage.

We strongly object to above proposed development APP/21/01041 for the following reasons:

1) We consider this to be a massive over development for the size of this plot. One pair of Semi-detached houses built to the front of the plot would be the right fit for the site. The proposed position of the pair of semi-detached properties to the rear of the plot is not in line with any of the existing properties in the road, there are no other plots in the road which have dwellings built at the rear as well as the front.

It should also be noted that in order to maintain the privacy of our own neighbouring properties, in 2016 Havant Council required us to reduce the planned extension of the rear of our property by 1m & we were restricted to the size of Dormer we could put in. The proposed semi-detached properties to the rear of the plot will massively impact on their neighbours, the height of the proposed dwellings & roof line will dominate their views, cause a significant amount of shadow to be cast across their gardens during the majority of months, they will have very little privacy and it will affect their enjoyment of their gardens.

When the site went to auction the advert stated "potential planning for one, possibly two dwellings, numbers 28 & 30. The proposed development of two sets of semi-detached properties, one at the front and one at the rear, indicates the greed of the developer who wants to maximise profit without any concern for the impact on local residents & neighbours. If planning permission is granted this would set an undesirable precedent for more rear garden developments in the future. Similar applications to sub-sect & build on garden plots have been refused previously and we believe this was the correct action.

2) Highway safety & traffic. - We have grave concerns about the impact of this development on traffic flow and parking. Padnell Road is a main bus route & access road for the Hazelton estate. On street parking has already significantly increased with the building of Nightingale Court and the Health Centre on London Road, with staff and visitors parking in Padnell Road. The proposed development is situated directly opposite the church which is another user of the on-road parking. Although the developer has increased the amount of parking on site from that in his previous application, he states that there are 17 on-road parking spaces available however these are already regularly occupied by non -resident users both during the week and at the weekends. The highways consultee response states:

The survey confirms that on-street parking spaces are available; however, on-street parking should be discouraged wherever possible with parking retained within the site boundary

Traffic flow is badly affected by the on-road parking, with cars, buses, delivery lorries & ambulances having to wait for an opportunity to pass parked cars on both sides of the road. This situation is further exacerbated during school hours with parents picking up & dropping off their children. Every day there are queues of traffic building up from the traffic lights at the junction with the main road to and from the schools, the largest queue being on the same side of the road as the proposed development. Unless it can be guaranteed that residents in the new development will always be able to exit out of their properties onto the road in forward mode, there is potential for a major incident to occur if cars are having to reverse out of the access road.

We also note that the highways consultee response states

Swept Path Analysis: The Highway Authority require the width of the carriageway and swept path analysis for the following scenarios:

- 2 cars passing each other along the carriageway
- 2 cars entering/exiting the proposed development (NB. the car exiting the development is at the stop line)

Having looked at the plans, it does not appear to us that the width of the proposed access road will be sufficient for even one Emergency service vehicle such as a Fire Engine to access, let alone be wide enough for two cars to pass each other. There will definitely not be enough of a turning circle either at the front or at the rear of the plot for emergency vehicles. Cars driving into and out of the rear properties will cause noise pollution affect the neighbouring properties badly.

Positioning of 4 large refuse wheely bins for collection is also of concern as there isn't enough space to allow quick pick up and maintain access to the access road without putting them out on the pavement.

3) Drainage & Sewerage - The addition of four new properties will add significant pressure to an already struggling main sewer, which is very old. Properties in Padnell Road have already experienced raw sewage in their gardens from the overflowing drains. In fact, the Environment Agency maintain an open case on this issue as it is a regular occurrence, particularly during heavy rain.

The site of this proposed development currently provides a source of natural drainage, with excess water eventually draining into Hermitage stream. Flooding already occurs during heavy rain & without this drainage there is increased risk for neighbouring properties to experience even more local flooding in their rear gardens - the sub-soil is solid London clay. Should the proposed development proceed there is likely to be more excess surface water run-off due to the addition of the rear and front parking, new access road and from the dwellings rooves - any soak away would have to be massive and would not work because the ground is solid clay. Excess water cannot drain into the main sewer for the reason above.

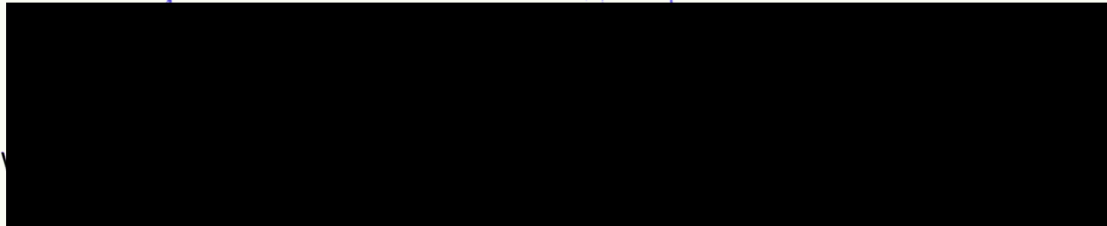
4) Loss of open spaces & other natural habitats. This plot of land has never been built on - it has always been a greenfield site, a wild and natural habitat for birds, insects & animals, including hedgehogs and slow worms amongst others. We have concerns that the effect of

this development runs completely against the council's ethos and objectives concerning environmental and Biodiversity plans. (Havant Borough Biodiversity strategy (an update of the 2011 Biodiversity Action Plan).

Bats and owls frequent the established Oak trees at the rear of this proposed development - currently, the environment is dark at night. The addition of security lighting for potential residents during the hours of darkness & the light pollution emanating from the rear properties will cause an unacceptable adverse effect both on the neighbouring properties & on nocturnal animals & birds.

We are also concerned that the proximity of the proposed rear dwellings will result in damage to the roots of the established oak trees which are covered by TPOs. The developer has already shown, with the erection of the fencing around the boundaries and the clearance of the natural vegetation before carrying out any species surveys and applying for planning permission, that he has no concern for the natural environment or wildlife.

Yours Faithfully

A large black rectangular redaction box covering the signature and name of the sender. Above the box, there are faint blue ink marks that appear to be the start of a signature or initials.