

Comments for Planning Application APP/21/01451

Application Summary

Application Number: APP/21/01451

Address: Southleigh Park House, Eastleigh Road, Havant PO9 2PE

Proposal: Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref.

APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). Request to Discharge Condition 17 of Planning Permission APP/17/00863 (B) as amended by APP/21/0192 (Design Code) and Condition 26 of Permission APP/17/00863 (B) (viability assessment).

Case Officer: Arleta Miszewska

Local Resident

Comments

Comments Date: 30th October 2023

Highway Safety and Traffic.

Future residents of the proposed development will no doubt include families with children of school age. The closest schools are Emsworth Primary and Warblington Secondary School. Assuming these schools are able to accommodate the additional number of children from this development then access to these schools would be via Eastleigh Road and Southleigh Road.

Eastleigh Road is a winding road that presents blind spots, has a speed limit of 40mph and doesn't have a pavement.

Do Havant Borough Council intend to cap Eastleigh Road just South of the most southerly entrance to the Southleigh Park House development?

If not will a footpath/pavement/cycle lane of adequate width be constructed in order children and parents can walk/cycle safely between the Southleigh Park House development along Eastleigh Road?

What would be an adequate width of footpath/pavement/cycle lane for this purpose?

Under any circumstance will the 40mph speed limit on Eastleigh Road be lowered and enforced or will it stay the same?

After just a modest amount of rainfall Eastleigh Road resembles a river. This is due to the already inadequate surface water drainage on this road.

I repeat, Eastleigh Road is a winding road that presents blind spots, has a speed limit of 40mph and doesn't have a pavement.

The dangers on this road are made worse during and after rainfall.

The Flood Risk Assessment and Drainage Strategy carried out by Ardent Consulting Engineers in July 2017 and subsequent addendum provided by MJA Consulting 19th September 2023 proposes to drain all surface water from the development site to the existing culvert ditch in the South West corner of the development on Eastleigh Road.

No consideration has been given to the impact of the additional surface water volume that will be directed from the development site down Eastleigh Road.

The reports from Ardent Consulting Engineers and MJA Consulting propose that the flood risk to the development site can be managed using a Geocellular Tank which will recover up to 830m³ of surface water which would be drained into the pond and subsequently drained into Eastleigh Road at a proposed maximum rate of 11.0 l/s. A large proportion of the surface water on the site area currently permeates through the ground of the undeveloped areas of the site and to an extent absorbed by the many existing trees. Once 41 residential dwellings (or is it 70?) have been constructed on this undeveloped land area and proposed trees removed all this surface water is going to be directed down Eastleigh Road via the tank, pond and existing rather small culvert ditch. Surface water from plots 39, 40 and 41 will drain directly into the culvert ditch in Eastleigh Road.

Eastleigh Road is already incapable of accommodating the existing surface water from rainfall. Without enhanced surface water drainage, the additional surface water volume that will be directed down Eastleigh Road at the proposed 11.0 l/s during and after rainfall will result in more frequent and dangerous floods along the road.

On the East side of the development site along Horndean Road there is a substantial culvert ditch. This ditch is considerably larger than the one in Eastleigh Road. Why has no consideration been made to direct a large proportion of the surface water to this ditch from the Geocellular Tank?

I propose that the Local Planning Authority (LPA) does not consider the Planning Application for Southleigh Park House until after the Lead Local Flood Authority (LLFA) has thoroughly reviewed and approved an adequately detailed Sustainable Drainage System (SuDS) strategy proposal from the developers that fully implements Schedule 3 of the Flood and Water management Act 2010.

The impact to Highway Safety and Traffic should then be reviewed by Highways Development Planning taking the LLFA approved SuDS strategy into consideration for any subsequent planning application by the developers.

Loss of Open Spaces, Countryside and other Natural Habitats.

The proposed development proposes the felling of a substantial number of trees (some unique specimens) which together with a large increase in the volume of people, traffic, noise, smells, fumes and lighting (from both houses and street lamps) will severely and negatively impact the natural habitats of the wildlife in this area which includes some endangered species.

There have not been sufficiently representative detailed studies to properly and accurately determine the negative impact to wildlife in the area of and surrounding area of this proposed development.

The Ecological Impact Assessment carried out by ECOSA dated 13th October 2023 is NOT representative because:-

1. This report is to support the Reserved Matters Application for 41 new residential dwellings on site in accordance with Thrive Architects dated 18th September 2023 Drawing No. BARG230130 SL01 Rev. P14 (Appendix 1 page 80). Article 1.4 Page 10.

The Reserved Matters Application APP/21/01451 is for up to 70 residential units.

2. This assessment has failed to take into consideration the ecological impact to the site and local area from the proposed Flood Risk Assessment and Drainage Strategy carried out by Ardent Consulting Engineers in July 2017 or the addendum provided by MJA Consulting 19th September 2023. Surely, changes to the surface water drainage management are going to negatively impact the ecology of the site and surrounding areas. Surely, the substantial increase in surface water volume that will be directed through the pond from the Geocellular Tank will impact the ecology of the pond and negatively impact sources of prey for local wildlife which include some endangered species.

I propose that the Local Planning Authority (LPA) does not consider the Planning Application for Southleigh Park House until after the Lead Local Flood Authority (LLFA) has thoroughly reviewed and approved an adequately detailed Sustainable Drainage System (SuDS) strategy proposal from the developers that fully implements Schedule 3 of the Flood and Water management Act 2010.

The impact to the loss of open spaces, countryside and natural habitats should then be reviewed that takes into consideration the LLFA approved Sustainable Drainage System (SuDS) strategy that fully implements Schedule 3 of the Flood and Water management Act 2010.

All Ecology and Arborical Impact Assessments should then be carried out that take the LLFA approved SuDS strategy into consideration and now being representative form part of any subsequent planning application by the developers.

Kind regards,

Local Resident