

Portsmouth Golf Course
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Widley
Portsmouth
PO7 5QL

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Planning Services
Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

4th December 2023

Re Planning App/23/00488 Campdown, College Road, Purbrook

Dear Sir/Madam,

Lex Leisure operates Portsmouth Golf Course on a leasehold basis from the owners Portsmouth City Council until 2029. We have looked at the proposals and would make specific reference to the attachments concerning the Boundary Risk Assessment and the Flood Risk Assessment.

Boundary Risk Assessment LSUK22-0711 BRA V3

This document partially deals with the very close proximity of the proposed development to Holes 6 and 7 of the golf course. At this stage we would point out that the documents were prepared from drawings, in an office, and that no site visits were made. We also believe that no contact was made with either Portsmouth Golf Course or Portsmouth City Council, the assessment does detail the possible risk of golf balls being hit from the 6th and 7th tees into the proposed development, and the need for possible mitigating measures to prevent this happening. It is our opinion that there is a serious risk of damage to property, or injury to persons on the new estate if substantial preventative measures are not put in place. These measures should be discussed and agreed, with Lex Leisure, Portsmouth Golf Course and

Portsmouth City Council by the developers or HBC before either planning permission has been granted or before work commences on site. The cost of the measures and their long term maintenance should be taken into account by the developer and the costs should be agreed before work commences, specifically in connection with the long term maintenance.

We suggest that a meeting with the writers of the report, the developers and Lex Leisure / PCC be arranged to discuss this matter further and agree a solution to the problem which will be caused by this development.

Flood Risk Assessment Section 5 Surface Water Management and Conclusions Section 7 Item 111

Conclusions Section 7 Item 111 states that The Development Does not Increase the Risk of Flooding Elsewhere. It should be pointed out that the area of the golf course around the 6th green does already become very waterlogged, with the existing drainage ditch at the front of the 6th discharging into the proposed development. This also applies to the overspill of the pond on the 6th fairway. Will the new development affect the existing surface water run off? If it does, then remedial action should be put in place to prevent any increase in water retention on the 6th hole.

Further to the points above we also have concerns over the security of the golf course, especially given the proximity of the development. There is a need to ensure that the boundary of the golf course is secure to eliminate trespassing and the anti-social actions that can be potentially linked to this. Any unauthorised access also raises health and safety concerns to both customers and members of the public if the golf course serves as an unauthorised route to the housing.

If you need or wish to discuss these points further please contact us via the contact details shown at the top of this letter.

Yours Faithfully,

A solid black rectangular box used to redact the signature of the sender.