

Planning Services
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Date: Friday 1st January 2021

Dear Sir / Madam,

Objection to proposed planning application;

Re: APP/20/01109

Creation of new access from Brockhampton Road, to improve access to the yard, following demolition of existing buildings within the Conservation Area.

I am writing to you further to your letter dated 9th December 2020, regarding the application for the creation of new access from Brockhampton Road.

I am writing to you to strongly object to the approval of the above application for several valid reasons.

Consultation period.

Firstly, I would like to object to the length of time given for the consultation period which equates to four weeks. This is a wholly unacceptable and insufficient period to allow the residents of Brockhampton Road to comment regarding the application, given it covers bank holidays such as Christmas and New Year, to which many residents may be away or otherwise unable to respond by the deadline. Furthermore, the copy of the planning proposal located on the lamp post outside my address is illegible due to being unsuitably weatherproofed by Portsmouth Water. This will reduce the number of individuals aware of the application who may choose to comment, and this must be rectified. Please see Figure 1, taken 14th December 2020, one day after the proposal had been put on display.

Combined commercial access and private drive.

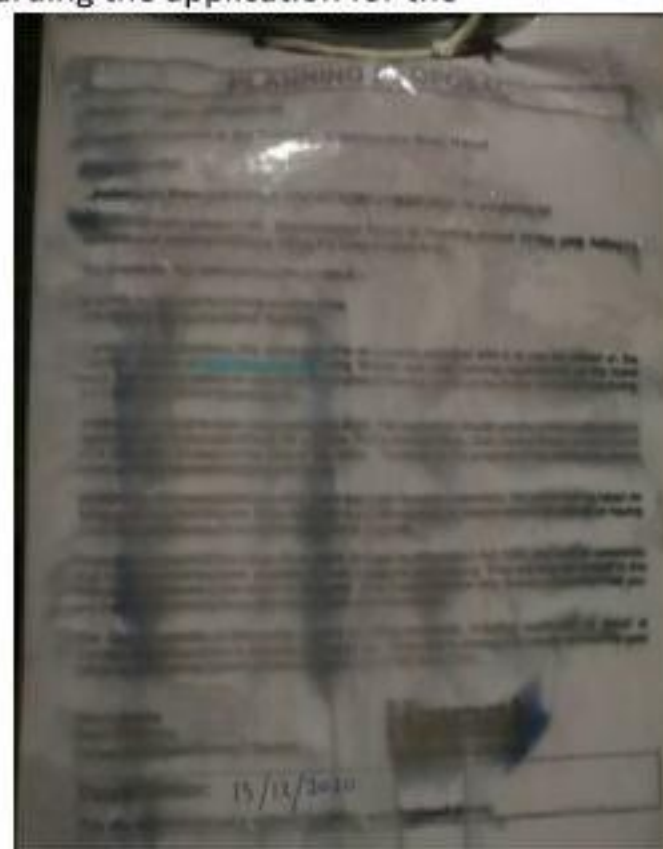


Figure 1: Planning proposal displayed outside Brockhampton Road

The proposed block plan submitted by Portsmouth Water is further grounds for my objection [REDACTED]

[REDACTED] This is clearly extremely unsafe [REDACTED] and not acceptable by way of planning.



Figure 2: Residential Driveway [REDACTED]

Given the proximity and increase in ground level at this proposed access point, I am also objecting on the grounds of being overlooked by the commercial vehicles accessing the yard. This is not an issue currently as the existing buildings, which are being proposed for demolition, allow a distance between the boundary wall and the vehicles within the yard. As it will be an access point for commercial vehicles such as vans and lorries, these are high rise vehicles which will very easily look over the boundary wall, which is less than 2m in height [REDACTED]

Site has three existing accesses.

Moreover, the application states that the new access is 'to enable an improved access into the yard'. However, I argue that this is completely unnecessary as Portsmouth Water currently have 3 accesses into their yard, 2 accesses in Brockhampton Road and 1 access in West Street, as marked on Figure 3. As stated in their own application, Brockhampton Road is not only located within the Conservation Area, which should be protected, it is also 'typically defined by residential uses'. Therefore, not only would another operating access be unwarranted, but it will also be unnecessarily contributing to the current issue of Brockhampton Road having too many accesses and roads within a very short distance.

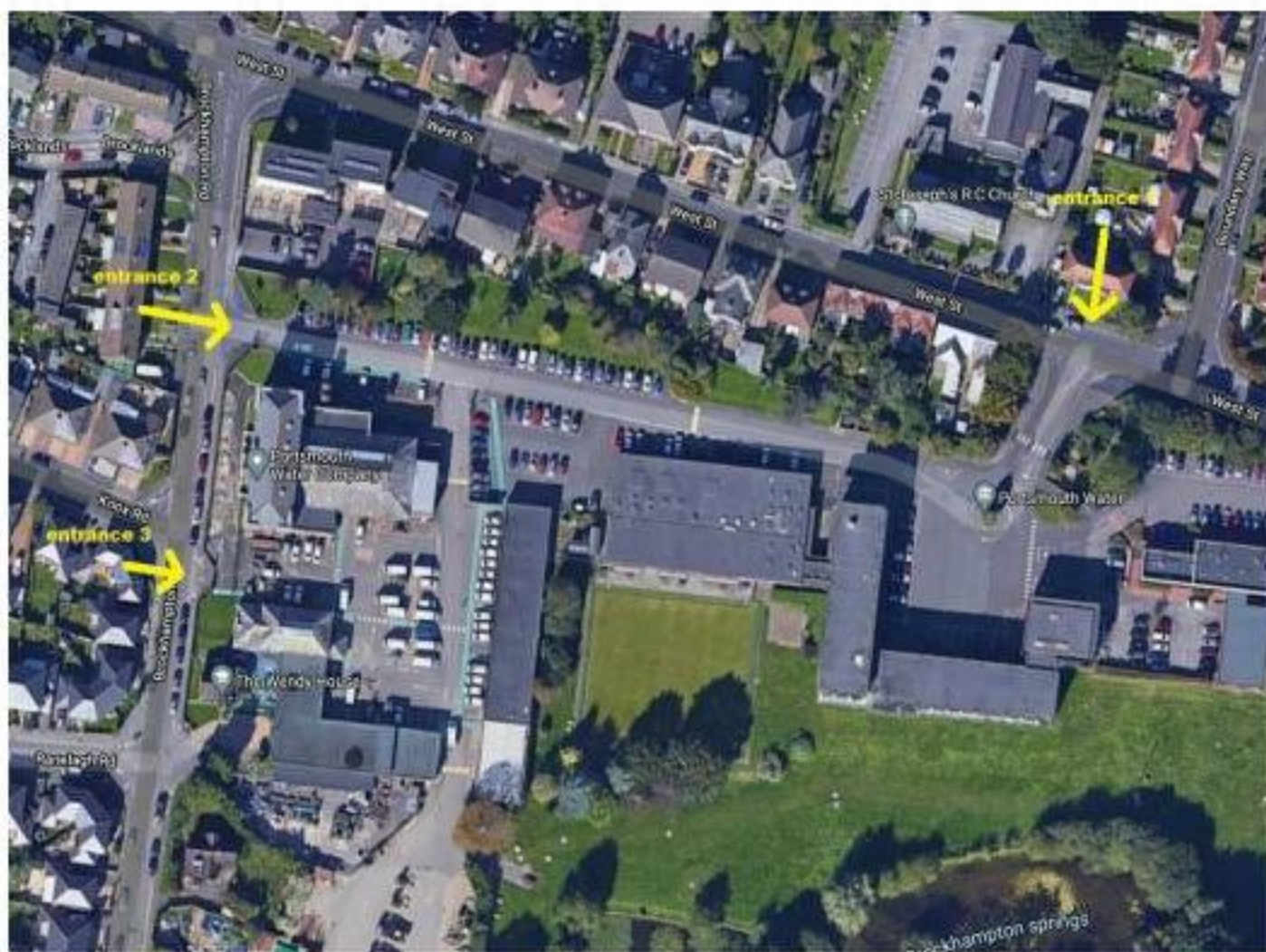


Figure 3: Existing accesses to Portsmouth Water Yard

Road safety.

Portsmouth Water has further specified that their proposal will 'remove conflict between service vehicles and pedestrians within the site'. This reasoning is completely unfounded as their preferred access currently has a separate pedestrian entrance and walkway marked on the road, as shown in Figure 4, with a wide road to allow for both staff and service vehicles. Thus, there are existing accesses that already remove this conflict, so I propose that this is reassessed and not used as supporting grounds for the proposal



Figure 4: Current access with separate pedestrian access

I further contest the statement that the proposal 'does not impact on highway operation and or safety' to the south of the site. Brockhampton Road has become an increasingly busy road over the last several years due the development of housing, its increased use as a cut through road to Bedhampton and for all day parking for commuters into the surrounding Havant area. It has a 30mph speed limit, which from observation, is frequently exceeded, particularly in the absence of commuter traffic and parking.

Should large commercial vehicle use such a proposed site the turning circle would require the removal of parked vehicles which in itself would result in the increase speed of traffic and deny residents parking facilities.

The proposal should ideally require a minimum forward visibility splay of 40 metres for a 30mph speed limit. Should the average speed increase the bend to the southern approach would only just meet this requirement and is essential due to large vehicles turning movements. This may be achievable however, when you take into consideration the above, this would likely need to be more to reasonably consider how the road is used and thus be unachievable and impact negatively on highway operation and safety. In addition, the proposed new access is located approximately 38 metres from a pre-school nursery, whereby there is frequent pedestrian traffic and vehicles accessing via Brockhampton Road. Taking these points all into account, the proposal for a new access will result in an increased likelihood of road traffic accidents and/or pedestrian collisions, when the access itself is not truly required.

Brockhampton Road currently has a Road Traffic Order restricting weight of 7.5 tons accept for access. The proposal would encourage more large vehicles to approach from the southern end passing residential properties.

Future planning.

Upon consultation of the council's adopted local plan (July 2014) and of the draft local plan yet to be approved, I also note that the current locality of the Portsmouth Water yard has not been allocated to future housing developments, rather the Headquarters offices site only. I note that these offices are to be reallocated to Solent Road, a non-residential road, to which it would make sense to incorporate access to the company yard in these plans via their own site. This would remove traffic and noise disruption from a residential area to an industrial setting. By making the application for a new access via Brockhampton Road now brings to question whether Portsmouth Water are using subterfuge to gain access for future developments not currently accepted by planning.

Increase noise and pollution.

I would also argue that the development of a new access will prove detrimental to the residential area due to an increase in traffic, noise and fumes from the yard's commercial diesel vehicles. Currently, Portsmouth Water utilize their yard 7 days a week due to their out of hours works. Although currently this does cause some noise disruption in unsociable hours, I feel that this will be made worse by having the yard entrance near to my residence. What is more, the demolition of the single storey dual pitched structure has corrugated asbestos sheeting which raises environmental concern due to its material nature.

Unwarranted application.

In summary, I feel that the above points that I have raised in my objection are valid and should be considered when consulting regarding the proposed application. I deem this application as completely unnecessary due to the existing accesses and should this access be truly for future use, after housing developments have been constructed, access to the Portsmouth Water yard should be rightly redirected down Solent Road, to the new Portsmouth Water Headquarters.

Yours sincerely,

A solid black rectangular box used to redact the signature of the person writing the letter.