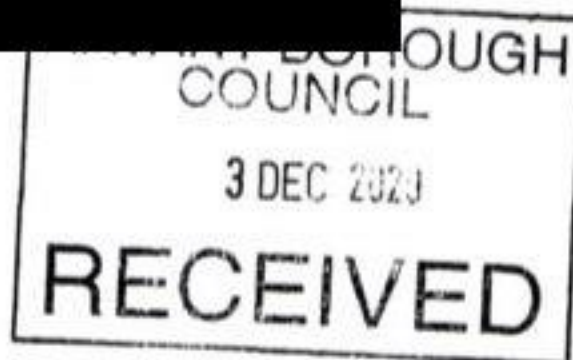




5th December 2020

Dear Ms Burton

**Re: Planning application for 23 Padnell Road, Waterloo, PO8 8DZ
YOUR REFERENCE – APP/20/01026**

1. The drainage connection identified on the site plan for the above development, is for a foul sewer connection and in their submission of 26.11.2020, Portsmouth Water state that:

"the underlying impermeable geology (London Clay) offers a depth of protection to the chalk aquifer. The depth to the water table in this area is estimated to be around 40-50 mbgl (metres below ground level). The application form states soakaway drainage for surface water, could we please be advised if this is an existing or a new soakaway and if this is shallow or deep in nature".

During the winter there is considerable flooding in the gardens to the rear of the proposed development and anything which would increase the surface water run-off would make the situation worse. Soakaways are unsuccessful since the impenetrable clay prevents and/or delays the dissipation of the water in the soakaway through the surrounding London Clay; the water remains and spreads on the surface once the soakaway has filled. The situation could only be mitigated by connecting the proposed dwelling to the surface water piped drainage system.

2. The access to the proposed development is via the driveway to 23 Padnell Road. This is about 3.5 metres wide and offers inadequate access for emergency vehicles. Building Regulations Approved Document B5 Section 11 proposes a minimum distance between curbs (rather than buildings) of 3.7metres. Whilst this may be relaxed by local negotiation, there is also the expectation that:

- The access route should have a minimum carrying capacity of 12.5 tonnes
- It does not involve reversing Fire and rescue service vehicles more than 20 meters from the road.

These conditions are not met by the current Planning Application.

3. The Applicant claims that the proposed development is compatible with adjoining properties and that it provides additional needed housing:

- a. It is true that the size and style of the proposed bungalow is consistent with surrounding properties. All the surrounding properties however – including the Church and the retirement home – are directly connected with a road, rather than being accessed by an existing property in a backland development.

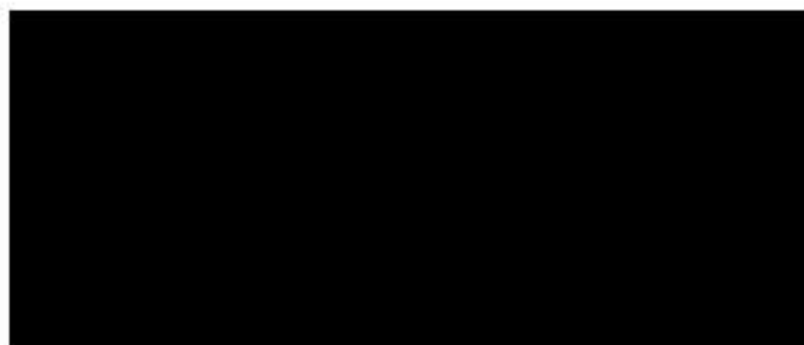
- b. If the claim of compatibility with adjoining properties were to be accepted, it would create a precedent for further backland developments, leading to widespread intensive development that is out of character in this area. This issue is particularly significant, since the applicant describes himself as a "Development Consultant" and might wish to use the precedent created by consent to this Planning Application, as justification for future backland developments which he himself might wish to pursue.

- c. Considerable development is occurring within Waterloooville, including family housing, single person's accommodation and sheltered housing. There is certainly no need to develop backland areas, to provide for future population growth.

The residents of 23 Padnell Road have lived in the area for over ten years. During that time, they have felled several mature trees. We would hope that suitable planting would make good some of the wildlife habitats that have already been lost. They have also held frequent outdoor parties involving raucous disco music and karaoke that can take place from early evening until two or three o'clock in the morning. Their failure to observe accepted standards of respect for neighbours, is a source of ongoing concern for residents in the area. They are currently in dispute over the boundary with a neighbour, having encroached upon the neighbour's property. These issues raise questions as to the future use of the proposed development.

I look forward to hearing from you

Yours sincerely



Submitted 02.12.2020.