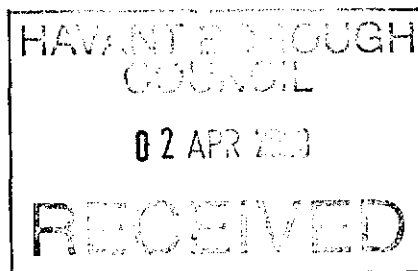


Mrs T Pickup,  
Public Service Plaza,  
Civic Centre Road,  
Havant,  
Hampshire PO9 2AZ



29 March 2020

Dear Mrs. Pickup,

**Your ref: APP/20/00146 – Planning Application for development on site of 17A-17B Avondale Rd.**

With regard to the latest planning application for a bungalow on the grounds of 17A-17B Avondale road we have a major objection to the proposal which directly affects us [REDACTED]

As the slope of Avondale road is downwards from the A3 to Brookline drive the surface water flows down across all gardens to eventually dissipate away in the drains in Brookline drive & beyond into the Hermitage stream at the bottom of Avondale road. However, following this winters rain we have again endured significant surface water backup in our garden as shown on the attached copy of the bungalow plans. This surface water can take many days to dissipate depending on the duration & volume of rainfall.

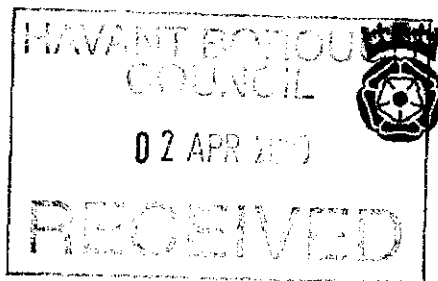
If the proposed plans went through, the depth of the bungalow footings would effectively act as a Dam Wall for the full length of the bungalow (approx 38ft) on the other side of our fence. This would make our flood problem much worse not only in respect to further damage to our shrubs and vegetation but also to our safety as our garden path would become fully submerged. This is not acceptable. **Please note** that flooding problems in this area have already been noted by Winchester Council in the attached letter to us in Feb. 2020.

In addition to the above there is still a serious parking problem in Brookline drive & junction with Avondale road. This was one of the main reasons why the earlier planning proposal for a bungalow was finally turned down in circa 2005 after a Parliamentary planning appeal was unsuccessful.

The parking issues still remain the same but are now more significant mainly down to the increase in both cars & vans. These are as follows:-

- 1) Firstly, the two proposed parking slots for the bungalow will be negated by the loss of two 'on road' parking places.
- 2) The parking congestion in Brooklyn Drive & the juncture with Avondale road is still the cause of acrimonious exchanges as vehicles vie for any remaining spaces.
- 3) Despite white line markings on both corners of the Brooklyn/Avondale junction, vehicles still flout this despite the issue of parking fines by the Council. Parking on these lines – or very close to them, has lead on numerous occasions to delivery vehicles unable to turn into Brooklyn for deliveries to both Brooklyn & Bramley Close. We ourselves have been asked by the drivers if we could identify various vehicles so the owners could move them. In many cases the delivery lorries had to reverse back up Avondale with their deliveries still on board. Also on at least one occasions the Bin lorry could not collect the bins in Brooklyn & Bramley Close and in a fairly recent attempt to negotiate

Cont..



# Hampshire County Council

Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

Enquiries to Flood and Water Management

Direct Line 01962 846730

Date 21 February 2020

My reference

Your reference

Email [fwm@hants.gov.uk](mailto:fwm@hants.gov.uk)

## Re: Maintenance of an ordinary watercourse in or adjacent to your property

Hampshire County Council as Lead Local Flood Authority leads the management of local flood risk within the County, including regulating changes to 'Ordinary Watercourses'. You may already be aware that where land adjoins a watercourse, the landowners on both sides are responsible for the maintenance of that watercourse up to its centreline. The landowners adjacent to watercourses are deemed to be 'riparian' landowners.

One of our roles is to ensure ordinary watercourses are maintained to allow water to pass through land without impediment to its flow and any proposed changes to an ordinary watercourse are assessed and either consented or refused before works take place. We have often found that landowners are unaware of their rights and responsibilities when it comes to drainage.

For further information on riparian owner rights and responsibilities, and an understanding of how the Land Drainage Act 1991 and common law interpret land drainage responsibilities, please see the Flood Risk Management Guidance for Landowners' leaflet that is available at <http://documents.hants.gov.uk/flood-water-management/HCCFloodRiskManagement-Landowners.pdf>

During a site visit to the property '16 High Trees' to investigate flooding that had recently affected the property, a Hampshire County Council Flood Investigations Officer noted that there was a blocked surface water drainage culvert which is used to convey this watercourse. This was subsequently cleared by a drainage contractor to the boundary with No. 14 High Trees/3 Avondale Road however it was noted that water was still not draining from this pipe which indicates there is a further blockage downstream of this point.

The watercourse in question is believed to continue in an approximate straight line along between the rear gardens of 11/12 High Trees, 24/25/26 Bramley Close and 3-17

Director of Economy, Transport and Environment  
Sue Lewis BSc DipEd FCIHT MBE

Avondale Road in a south easterly direction to the Heritage Stream, highlighted as a **blue dashed line** on the attached map.

We have written to the landowner contact details held by Land Registry to ask if you are aware of the alignment of this watercourse which may now be completely piped.

**Please get in touch as soon as possible if you have any information about the alignment of this watercourse.**

If you are unaware of any piped watercourse it may be helpful to speak with your neighbour(s) who may be able to tell you whether a pipe enters or leaves their property.

If you have any queries, please contact the Flood & Water Management team using the contact details above.

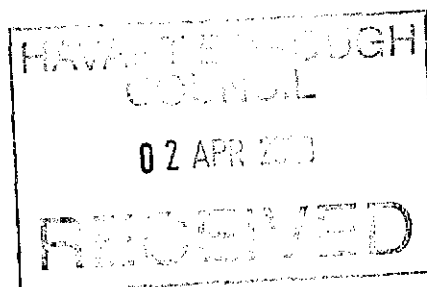
You can find more information about Hampshire County Council's responsibilities for managing flood risk at the link below:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies>

Yours faithfully,



Flood and Water Management Team  
Economy, Transport & Environment Department,  
Hampshire County Council, 1st Floor, Ell Court West,  
The Castle, Winchester, Hampshire SO23 8UD  
Web: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>



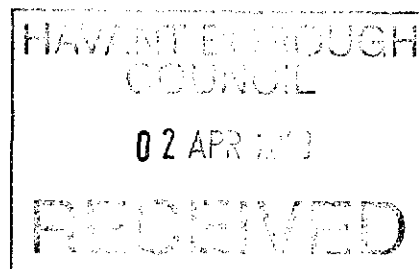
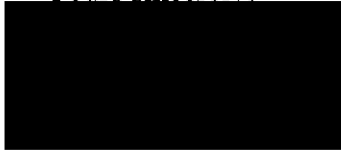
the turning, damaged the garden wall of No. 12 Avondale. How long before a fire Engine has the same problem!

- 4) Another issue is vans parking in Avondale at the junction of Brooklyn Drive – see attached photo's. Although not on the white line it severely obscures the view for traffic coming from Brooklyn to turn right into Avondale. As Avondale is a narrow road you have to nose out into Avondale before you get a clear view. Most times you hear the car coming but cyclists are at risk & there have been some near misses! It should be noted that all vehicles parked facing down Avondale have to use this junction to turn round to go back up to join the A3.

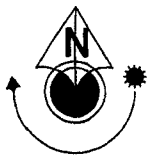
**Suggestion:**

To avoid our concerns in respect of increased surface water flooding & residential problems with regard to parking & road safety issues, would it not be better for the Applicant to clear the building plot and lay it to lawn thus providing an amenity for the current & future tenants of 17B which is not currently available to them now?

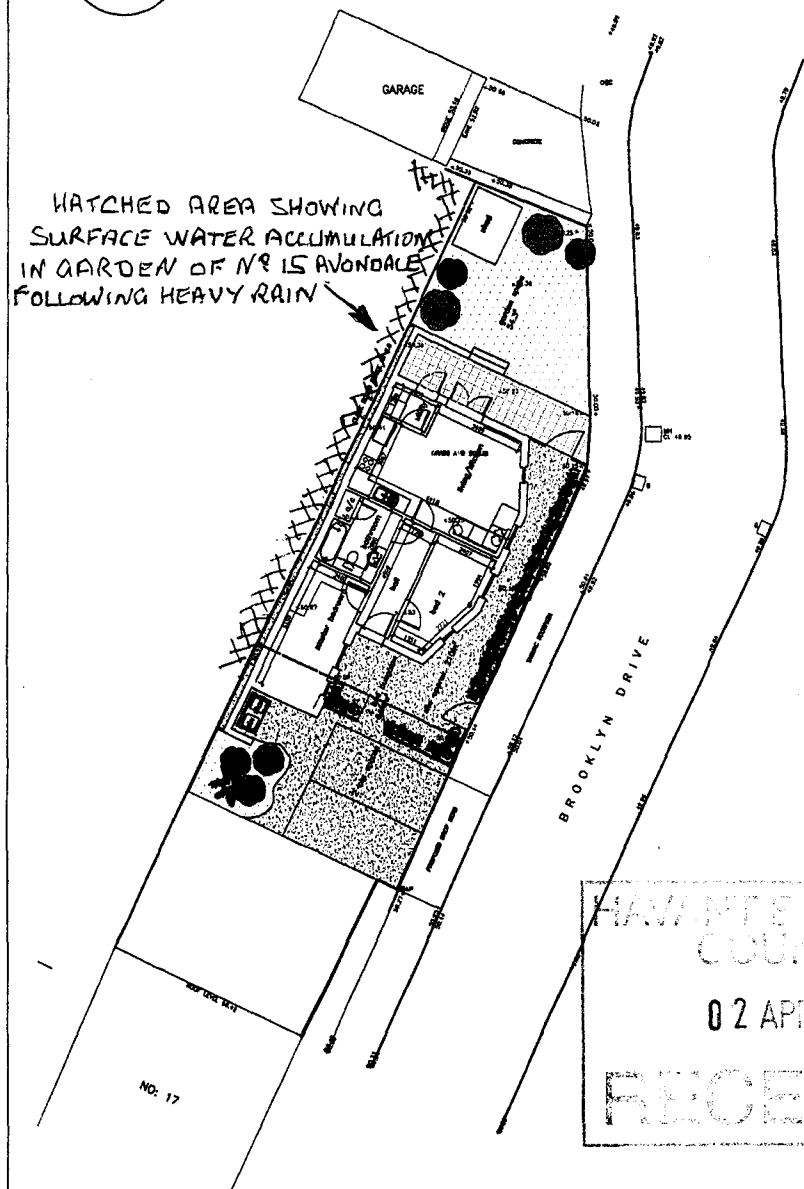
Yours sincerely,



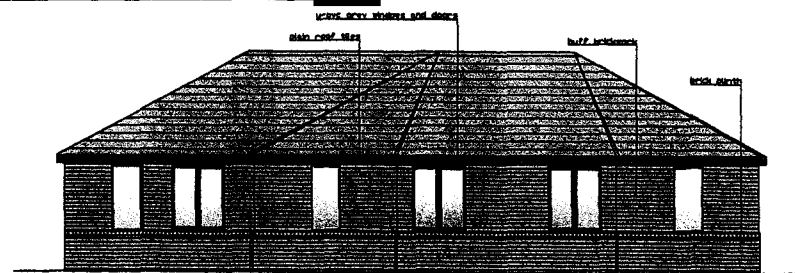




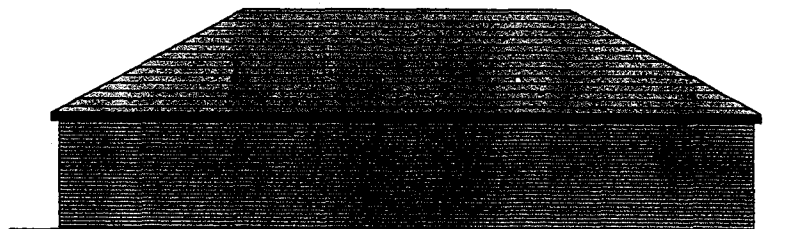
# SURFACE WATER BACKUP IN AVONDALE



proposed ground floor plan  
scale 1:200 @ A3 1:100 @ A1



proposed front elevation  
scale 1:100 @ A3 1:50 @ A1



proposed rear elevation  
scale 1:100 @ A3 1:50 @ A1



proposed side elevation (south)  
scale 1:100 @ A3 1:50 @ A1



proposed side elevation  
scale 1:100 @ A3 1:50 @ A1

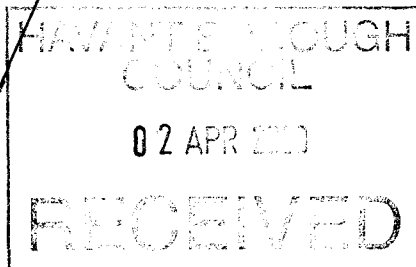
notes  
this drawing is the copyright of the HRP Architects and must not be reproduced in whole or part or used for the execution of works without permission.  
All dimensions to be checked on site prior to commencement of construction works and the notified of any discrepancy.  
Figured dimensions are to be used in preference scaled dimensions.  
no deviation from this drawing will be permitted without prior consent of the architect.  
all drawings are prepared subject to a full site and structural survey of the buildings and site.  
all structural work is subject to the appointment of an engineer to confirm and agree the structural proposals.  
as proposed licence no. 100020449.  
scale with 100mm @ A1 - 50mm @ A3

| revision | notes | date |
|----------|-------|------|
|          |       |      |
|          |       |      |
|          |       |      |
|          |       |      |

## architects

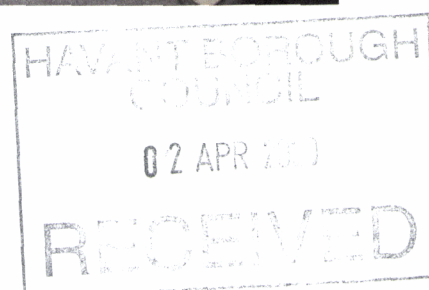
First Floor, 18 Linbentine Spur  
Hales, Portsmouth, Hampshire, PO6  
tel: 023 9269 1843  
fax: 023 9263 8722  
email: info@hrp-architects.com  
website: hrp-architects.com

|          |                                |
|----------|--------------------------------|
| project  | Avondale Road<br>Waterlooville |
| drawn    | JJH                            |
| checked  |                                |
| date     | Feb 2020                       |
| A1 scale | as shown                       |
| A3 scale | 8880 0:                        |





**1) Cars & vans in Brooklyn Drive**



**2) Van at junction of Brooklyn & Avondale**



**3) Full parking at the lower end of Avondale**



HAVANT BOROUGH  
COUNCIL  
02 APR 2013  
RECEIVED

**4) Van at junction with Brooklyn /Avondale obscuring vision of emerging vehicles**

