

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



July 18th 2018

Dear Sir

Re: Planning Application No APP/18/00453 – Development South of Barton's Road

I write regarding a number of concerns over the building development for 175 houses south of Barton's Road. We live in the grade II listed property that lies in the opposite corner of the field where the development is to take place.

- 1. Flood management.** I wish to ensure you are aware of potential issues regarding water run-off from the field through "Locks Farm" and into Southleigh Road. In December 2013 we had significant flooding in our out-buildings which back onto the field, there was up to 0.25M of water over a large area in the field behind the property and it spilled over the doorstep of the building and resulted in an expensive insurance claim. (I can supply video evidence of the flood if necessary.) The flooding not just affected our property but also resulted in considerable flooding on the corner of Southleigh Road with a resulting hazard to traffic. As stated in geological surveys there are a line of springs running through the field and I presume that following the exceptional rainfall on 23/24th December 2013 the springs started flowing and surface water ran over the field to collect in the lowest corner. It also ran southwards along Eastleigh road making the road treacherous. Now that a significant proportion of the arable field is to be changed to residential use I am concerned that the surface water run-off will be even worse and that we are even more likely to have flooding in the area. I would urge that this issue is highlighted with the Design plan for the development and that necessary SuDS provision is accommodated to ensure that flooding is made less likely not more likely. In the worst case scenario I would expect the overflow from any retention ponds would be directed away from us.
- 2. Traffic management.** The additional 175 homes and associated vehicle will have a direct effect on Eastleigh and Southleigh roads since any traffic going east or west from that part of Bartons road will head south to the A27 via the Emsworth junction (the alternative is to go through Havant which is even more grid-locked). Currently Eastleigh Road is already used as a rat-run and since there is no pavement it is genuinely dangerous for us to visit our neighbours by foot. More traffic will only make this worse. [My personal opinion is that Eastleigh Road should become a cul-de-sac but with a cycle-path to encourage non-car usage.] Secondly, the Warblington level crossing will be become even more of a bottle-neck with the additional cars. I have personally waited over 10 minutes to get through and I have experienced traffic jams past Green pond corner and to the roundabout off the A27.

3. **Environmental impact.** I believe that insufficient consideration has been given to the environmental impact of the proposal on Eastleigh Road. The new development is clearly visible from the back of our Grade II listed building on the west side of Eastleigh road but I see very little evidence of the proposed design blending into the existing landscape. The proposal goes against the primary principles of planning which ensure development is in keeping with the character of the surrounding area and should conserve or enhance the setting of the adjacent conservation area. The buildings along Eastleigh Road have considerable historic and cultural value and the surrounding fields are open arable land providing unimpeded views from Barton's Road to the coast. I would refer you to the *"Study into the landscape sensitivity and capacity and the value of the undeveloped land in Havant Borough (Land parcel 21.2)"*. In the Landscape and Visual Impact assessment commissioned for the Bartons Road development (APP/15/01435) our property was acknowledged as *".... one of the very rare surviving examples of the early vernacular building tradition in the Borough"*. Furthermore the report stated that *".. the cluster of flint and brick buildings at Home farm demonstrate the later vernacular building material of this area, including the decorative use of tabular flint in the Victorian period"*. I would therefore suggest that the scale of the development and the size and design of the buildings is reduced so the environmental setting impact is minimised.

