

Mrs Rachael McMurray
Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant PO9 2AX

Mr and Mrs Stepien
Beach Cottage
1d Beach Road
Emsworth PO10 7JS

11th Sept 2017

Dear Mrs McMurray

Ref: Planning Application - APP/17/00633 – Objection

The most recent reply regarding this Planning Application, from the Planning Bureau Limited 7th August 2017 appears to be a repeating of former responses dealing with issues of surface water and foul water sewage drainage.

The conclusion I draw is that McCarthy & Stone accept that there are significant issues but they are not their problem! For them the solution is for placing the proposed building on the highest site elevation, surrounded by hard car park surfaces, which ensures excess surface water flow is away from their building, into Beach Road Gardens and Vine House once their attenuation tanks are full. They ignore that the scale of the proposed building is out of all proportion to family houses in the immediate vicinity and it is at least three times larger than the house it replaces.

Every year since we have been at 1A Beach Road there has been standing water, over 30cms, at the far end of our back lawn during prolonged wet periods. That same standing water extends into the rear lawns of 1 Beach Road and subsequently flows southwards into the adjoining properties in Beach Road. Photographic evidence and Geological Survey facts regarding ground and standing water for our property were provided with my first objection letter.

During recent excavations to provide a soak way at 1D Beach Road it was found that the level of groundwater was just short of one meter, this during August 2017 – a relatively dry period! In the spring of the same year it was as little as 1cm and this shows that if the property at Orchard House is replaced with a much larger one, this sitting on a concrete raft, ground water flows will be affected in yet an unknown direction and this is of great concern to the surrounding properties.

Covering garden spaces with massive concrete rafts, creating hard surface car parking and finally taking out over a dozen established trees will inevitably affect soil infiltration and cause issues with excessive surface water flow into adjoining properties during prolonged wet periods. I object that this is not being considered and it is not a remote 100 year event.

The Planning Bureau Limited response to an associated drainage issue, that of sewer flooding which affect properties in Brook Gardens, is dealt with an acknowledgement and a seemingly cavalier attitude of "not our problem, just send in the tankers."

There exist some real problems with the surface water and sewer drains, which the new development will exacerbate. There has not been any comforting news, or worthwhile reporting, from the water agencies responsible for drainage and I hope that before building takes place the points being raised will have been properly dealt with. The response from Sarah Saunders clearly resonates with our view that the agents are taking no responsibility for ensuring that the proposal does not exacerbate the existing drainage problems in the area.

Furthermore the second objective raised in our response to the application was the siting of a car park within 5m from our living space leading to a loss of security and general amenity. The constant traffic that will be endured by the family, increased pollution and noise including delivery vans, has not been addressed in the agent's response. Indeed there are many issues not included in their response.

We endorse wholeheartedly the response from Graham Simmonds (on behalf of the Local Residents of Beach Road, Brook Gardens and Western Avenue) who sums up well the concerns of the community as well as offering suggestions of what could inform the council of the conditions of a development on the site that could allay the worst of the neighbourhood concerns.

Yours sincerely

Richard and Dwynwen Stepien