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For the attention of Selina Donophy, Planning Development, Havant Borough Council

Objection: APP/26/00662, 12 Portsdown Hill Road, Havant PO9 3JX. Construction of 2 x 4 bed detached houses with associated services and parking.

[REDACTED] the application site, and have lived here for 46 years. My rear garden lies immediately to the [REDACTED] I object to this application. I ask that it is refused or, if officers are minded to approve, that it is decided by the Planning Committee.

Land ownership and neighbour notification

The application is signed with Certificate A, stating that the applicant owns all the land within the red line. I question whether that is correct. My deeds show The Dell and the right of way from Portsdown Hill Road over which the residents have rights of access (Plans A and B below). At the entrance to The Dell, the boundary wall of no.12 was extended out onto the access road in a triangular shape, and this area is used to house bins and park cars. The architect's site layout includes this land within the red line. I do not believe it forms part of no.12's title, and the owner of no.12 has no rights over the access point beyond those shared by all the residents. I ask the Council to check the title to this land against the red line and confirm whether Certificate A is correct. If it is not, the correct owners must be notified before the application can be determined. I can supply copies of my deeds.

As [REDACTED] neighbour, I also received no notification letter about this application, although it has been under consideration since September. Please confirm which properties were notified.

The land the houses would stand on was until recently part of the rear garden of no.4, which the owner of no.12 bought and renovated. I was told the changes were temporary. The applicant's own Design and Access Statement (paragraphs 6.7 and 6.10) confirms that this former garden land has been taken into the application site.

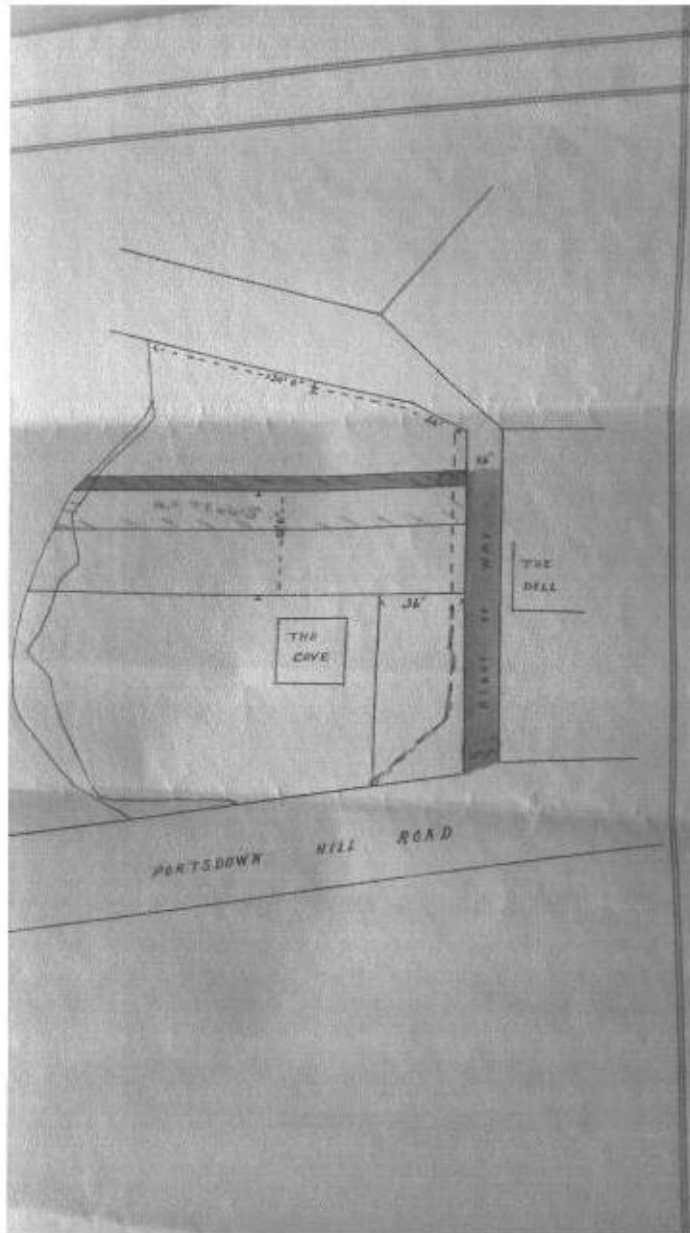


Photo 1: Rights of Way on The Dell access road

1. The houses would be built in the flood hollow, and the flood work has been left until after permission

The site is a former chalk pit and the lowest point locally. The applicant's own flood overlay (FRA drawing L033-DON-DR-C-001) shows both houses standing on the mapped surface-water flood extent, including areas of high (1-in-30) risk. That extent continues over the northern boundary towards our homes. The FRA admits that flood levels "cannot be determined precisely" and have been extrapolated. It also states that the hydraulic modelling needed to check flood volumes, levels and flow routes "will be undertaken following planning permission". Only then would the gardens be reshaped to hold the water the houses displace.

NPPF (August 2026) policy F7(2) says development in an area at risk of flooding should be refused unless the most vulnerable development sits in the lowest-risk part of the site and it is demonstrated that flood risk elsewhere will not increase. Here the houses occupy the highest-risk part of the site, and nothing has yet been demonstrated. Policy S4(2)(b) treats the loss of land used for flood storage, without suitable compensatory provision, as a circumstance in which the harm is likely to substantially outweigh the benefits. The modelling should be submitted and assessed before a decision, not after. I also note that the application form answers "No" to whether the site is at risk of flooding.

This matches what I see. Rainwater collects in The Dell, and my back garden regularly becomes boggy. The trees in the gardens of no.4 and my own garden helped to soak up this water, and a number of them have recently been cut down. The access road and my front garden also flood, at times as the photographs below show. I am concerned this will get worse without properly planned drainage.



Photo 2: Flooding on The Dell access road



Photo 3: Flooding on The Dell access road



Photo 4: Standing water in my front garden at no.6



Photo 5: Standing water in my front garden at no.6

2. Overbearing impact, loss of sunlight and overlooking from first-floor balconies

At pre-application stage (GEN/25/00495) the Council advised that two-storey houses here were likely to have "an unacceptable overbearing relationship, dominating the rear gardens of the adjacent properties and in particular No's.4 and 6", and that rear bedroom windows would cause overlooking. The applicant quotes this at paragraph 6.9 of the Design and Access Statement.

The application does not overcome that advice:

- **The houses are still two storeys.** They scale at about 8 m to the ridge, and Plot 2 stands about 11 m from the boundary.
- **The north gables are glazed to the apex.** At first floor they have full-width sliding doors onto glazed balconies, with privacy screens only on the sides. A balcony allows sitting out and looking directly into our gardens in a way an ordinary window does not.
- **The floors are raised.** Ground near the northern boundary is about 15.9–16.3 m AOD on the applicant's drawings, while the houses are set at 17.00 m. They would therefore stand roughly 0.7–1 m higher than the ground they replace. The Design Guide warns that changes in level can create an overbearing impact (Table 4.1).
- **Sunlight.** The houses are directly south of our gardens. At midday, a building of this height so close casts a shadow roughly to the boundary in March and September, and well into the gardens from October to February. The Design Guide says extensive loss of sunlight to a neighbour's garden is likely to be unacceptable (paragraph 5.10). No sunlight or daylight assessment has been submitted.

My garden is very important to me, including for my wellbeing, and after 46 years at the property its privacy matters greatly. Recent changes at no.4, including new fences and the felling of trees, have already reduced that privacy, and the promised replacement trees and fencing have not been provided. With balconies looking over and down into my garden I would feel very exposed as this would give future residents a direct unobstructed view into my property and private amenity areas that I currently enjoy.

This conflicts with Core Strategy policy CS16(1)(e), which says development must not cause unacceptable harm to neighbours through loss of privacy, outlook and overlooking. It also conflicts with NPPF policies L2(1)(d)(ii) and P3(2)(b), which require acceptable daylight, sunlight and privacy for neighbours. Under NPPF S4(2)(a)(ii), a substantial adverse impact of this kind is a reason the benefits are likely to be outweighed. For comparison, the scheme approved at no.10 (APP/24/00639) was a single-storey, two-bedroom bungalow.

3. Missing and inaccurate information

- **Trees.** The Council's Tree Officer has said that without an arboricultural impact assessment, tree protection plan and method statement they cannot give an informed response. The pre-application advice asked for these. The tree survey and Tree Constraints Plan number the trees inconsistently. The survey says a category B tree would be felled, the woodland belt (G1) is at risk of root damage, its root protection area "extends further into the gardens" to the north, and a mature yew is at risk. One tree was felled before the survey. These trees screen the site and help hold the chalk bank.
- **Chalk bank stability.** The chalk bank at the end of my garden has already crumbled once. I reported it to the Council, who took it up with a resident in Pennant Hills who had built a brick structure at the top of the bank. The ridge is precarious and is held together partly by tree roots. Excavated [REDACTED] NPPF policy P2 requires the site to be suitable taking account of land instability, and no stability assessment has been submitted.
- **Contamination.** The form says contamination is not suspected. Yet the site is a former chalk pit with up to about 1.5 m of made ground, it has had a vehicle-repair use, and the Environment Agency's reply in the FRA refers to "potentially contaminated made ground or waste material". NPPF policy P2 requires adequate site assessment by a competent person.
- **Pedestrian gate.** The form says no new pedestrian access is proposed, yet the drawings show one and Highways has asked for visibility splays that have not been provided.

4. Groundwater protection

The soakaways and flood storage would drain straight into chalk within Groundwater Source Protection Zone 1 for the Havant and Bedhampton Springs. The Environment Agency describes these springs as of "critical importance" and needing a "very high level of protection". Both the EA and Portsmouth Water say they need further design details before they can agree the approach, and the FRA defers this until after permission. I ask that both are formally consulted before any decision. Please also see my comments on ground flooding under section 1.

5. Use of The Dell access road

The Dell is a narrow private access road with no footway, and the bungalow approved at no.10 already adds to its use. Highways accepted that scheme only because a single two-bedroom home was "not significant", and visibility splays of 2.4 x 43 m could not be provided because of

walls outside the applicant's control. These two four-bedroom houses take The Dell to about nine homes and add six parking spaces. The layout drawing also shows the wall at the junction being lowered to a highway engineer's design, although the Transport Statement says the junction is unchanged. I ask that Highways considers the cumulative effect on the junction itself.

Plot 1's bins would have to be taken well over the 30 m the Design Guide allows (paragraph 5.24). The architect notes that Plot 1 is more than 45 m from the highway and may need sprinklers, which shows how poor emergency access is.

The residents already have frequent problems with parking and use of The Dell by non-residents. For deliveries I have often had to request, and pay for, smaller vans so they can get in. Larger vans and lorries usually have to reverse out onto Portsdown Hill Road, or park on it, which affects traffic on a busy road. Residents have put up a mirror on the wall opposite the entrance to help when pulling out, but it cannot see far enough and is often overgrown. I and others regularly have to edge forward and back to see and be seen. Adding up to six more vehicles to this access is a real concern. This private road was not designed nor is it structurally or spatially equipped to safely accommodate the continuous flow of additional domestic traffic, delivery vehicles and construction machinery. Portsdown hill road is a heavily used fast moving and sharply sloping main route intensifying vehicle manoeuvres at the junction with our private access road presents in my view a severe highway safety risk. The increased frequency of turning vehicles combined with the gradient and visibility constraints onto the main road, creates an unacceptable hazard for both road users and pedestrians.



Photo 6: The entrance to The Dell



Photo 7: The entrance to The Dell

6. Habitats mitigation

The nutrient budget shows a net increase of 2.26 kg of nitrogen a year. The applicant says credits will only be explored after permission. Under regulation 63 of the Conservation of Habitats and Species Regulations 2017, the Council must be certain that mitigation for nitrogen and Solent recreation is secured before granting permission.

If the Council is minded to approve

I ask that the application goes to the Planning Committee. I also ask for these conditions:

- removal of the north-facing first-floor balconies and obscure glazing to the upper north gables
- floor and ground levels fixed by condition
- the flood modelling and compensatory storage approved before any work starts
- a ground stability assessment of the chalk bank, with any reinforcement agreed before work starts
- removal of permitted development rights for extensions, roof alterations and new windows
- a construction management plan keeping The Dell clear at all times
- tree protection, and replanting along the northern boundary
- an external lighting scheme to limit light spill from the glazed gables (NPPF P3(2)(b), policy DM10)

Conclusion

In summary, my objections are:

Flooding and drainage. The houses would be built in the flood hollow, and the modelling to show where the displaced water would go has been left until after permission. The Dell and our gardens already flood.

Overbearing impact, loss of light and privacy. Two-storey houses with first-floor balconies, on raised floor levels directly south of our gardens, would dominate, shade and overlook them.

Traffic and access. The Dell is a narrow private access road with a dangerous junction onto Portsdown Hill Road. Two four-bedroom houses would add significantly to its use.

Stability of the chalk bank. The bank has already crumbled once, and excavation and tree loss could cause further collapse affecting no.6 and neighbouring properties.

I ask that the application is refused. If the Council is minded to approve any development on this site, the scheme should be substantially reduced: at most a single dwelling, with no north-facing balconies and no first-floor windows overlooking our gardens. In any event, the application should be decided by the Planning Committee. Please notify me of the decision and of any committee date.

Yours faithfully,

