

Planning Services

Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

Dear Committee members

Ref : APP/23/00112 Plan revision - Dale Lodge. 172 The Dale. Widley, Hampshire, PO7 5JE

Summary of objections and concerns (from over 20 letters), highlights major concerns for the adjoining properties and residents.

1. Sewer, standing water and drainage

- The connection to a public sewer is not confirmed (Southern Water ref:DSA000021889). If this connection were not possible, a septic tank would be required. A septic tank discharge into soil that is incapable of absorbing the treated effluent may pass on to adjoining properties during moderate to heavy rainfall.
- There is major concern regarding standing water and already flooding of gardens and land noted in many letters of objection. "There are already sewer/surface water issues within the area, both on the Dale with flooding issues as well as other flooding issues on The Thicket (informed by Mr Gary Hughes - Purbrook ward Councillor). The risk of flooding is not "LOW". Documents available pertaining to the planning applications for the school development approximately ten years ago that clearly states there is a well known issue with flooding and drainage."
- Southern Water stating, 'The Councils Building Control or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development' (their reference DSA000021889). No comments received from Council team.
- Removal of established trees and bushes will worsen an already difficult situation regarding standing water and drainage.

2. Proposed site layout, access and services (including Emergency services)

- Access to the property from the corner of The Thicket is an already dangerous corner, especially when school children are being dropped off or collected. A point that has been noticed by the authority due to the addition of new double yellow lines.
- No safe 'drop-off' area suitable to serve a construction project with insufficient access within a heavily used road network around the entrance.
- Not a suitable access for vehicles up to 32 tones (heavy-side construction traffic such as cement mixers). Insufficient width and insufficient retaining wall to the side of the track.
- Insufficient access and no turning ability as detailed in several consultation documents.

- Increased use of access track during construction along with the following increased residential use will faster degrade the surface and cause issues with surrounding properties.

3. Development does not meet Havant Borough Council's 'Design Guide Supplementary Planning Document' ;

4.37 Core Strategy Policy CS15 Flooding and Erosion Risk, new developments in the Borough are required to ensure that there is no net increase in surface water run of

5.03 It is important that applications for new development consider the impact of the development on existing residents.

5.25 - 'many of these sites are situated amongst existing neighbours and can create an adverse impact. Development of backland and infill sites should not have an adverse effect on neighbouring properties'. Proposed development will have an adverse impact on neighbouring properties.

5.27 - 'Due to the problems of overlooking, noise and traffic disturbance, loss of amenity, cramping and the adverse impact on local character, successful tandem schemes are difficult to deliver successfully'. It does not appear this development could be delivered successfully without major changes to the living environment and the community.

5.29 - 'Combined, rear gardens and their landscape provide an attractive streetscene and backdrop to dwellings. This is part of the character of an area, which can be lost through backland development. Therefore, in these instances, backland development should only be allowed in exceptional circumstances'. No 'exceptional circumstances' have been communicated.

5.31 - 'Routes should usually have a minimum separation distance of 3 metres from the edge of the access road to the edge of the nearest affected house, together with the appropriate boundary treatment to screen the access road from dwellings. In some instances, for example where habitable rooms and windows are closest to the access, this minimum separation distance may need to be greater'. Access routes do not meet these criteria.

5.32 'A private road serving five dwellings or less must take account of the servicing requirements of refuse collection and emergency vehicles' HFSR is to now access from the Widley Gardens. However, the access track entering from the corner of The Thicket is unsuitable access for other emergency services and HGV traffic for the proposed construction.

There is also precedent as development planning has previously been declined at this property.

The above comments are a summary of many concerns. There appears to be only one reason for this application to be granted, personal financial gain for a property developer, but there are many reasons that the development will negatively impact the surrounding properties and the residents who will still be living here long after the developer has moved to his next project.