

Objection to latest Sinah Lane housing development APP/20/01093

I understand that the changes from the previous application are minor and concerned with the internal layouts of some of the houses and slight movement of their front doors. In which case the objections to the previous application no APP/18/00724 should still stand and be included as I strongly doubt these changes have had any effect on these objections and therefore all 550 objections are still valid.

“This application is a resubmission of application ref. APP/18/00724, for which an appeal for non-determination is currently pending with the Planning Inspectorate.” - to quote Barratts.

This application appears to be a bullying tactic by the developer.

The field at the end of North Shore Road was left in the previous owners will to the RSPB (Royal Society for the Protection of Birds) to preserve the field for birds and stop developers taking it from them. These plans show part of this field to be redeveloped into a drain pool, so has some sort of agreement been made with the RSBP? The road layout of the proposed development includes a road ending designed to allow for future housing development on this field belonging to RSPB. Is that field to become a bird refuge? It already is. The only difference is that it is being reduced in size. Why would the RSPB do this?

Further points

- 1 The Sinah Lane field suffers ground flooding after heavy rain not due to overflowing rivers but due to a thick layer of clay under the field which prevents it from draining away
- 2 The gardens in Sinah Lane and North Shore Road that back on the field also get flooded and several owners use pumps to clear the flooding. If a large proportion of the field is covered by non-porous surfaces, such as house, garage and bike shed roofs as well as roadways, footpaths and driveways there will be at increased risk of flooding to the adjoining gardens and the houses so a flood prevention barrier should be installed between the development and the adjacent gardens.
- 3 The road drainage of North Shore Road is through pipes directly to Langstone Harbour. When they are blocked the road fills with water. A few months ago, two men were looking for these outlets and could only find some of them. Their plans were not accurate. These pipes should be regularly monitored and tested and maintained, which appears to not to happen. If this development causes more flooding it could cause flooding in houses on the west side of the road as they are lower than the road.
- 4 I assume the water on the roads and driveways on the development would be added to Southern Waters' drainage system. Last November the sewage system was once again overloaded resulting in a discharge into Langstone Harbour continuously for 2 and a quarter days i.e. 54 hours from the 14th to 16th. The discharge into the harbour happens only with exception weather which appears to be whenever there is a shower. If water from the non-porous surfaces in the development, i.e. several hectares, plus the volume of effluent from the bathrooms and kitchen is added into the drains this would increase the amount that would be discharged into Langstone Harbour which is currently excessive.
- 5 Close to the entrance to the proposed development the water main burst a couple of weeks ago which meant a loss of water supply to several hundred properties. This shows the eighty-year-old water main is ageing and not coping with the vastly increased

demand. This part of the infrastructure should be replaced to meet modern requirements before 195 more properties are added to the system. Only a very small proportion of these properties in West Hayling existed when the water main was constructed and individual household consumption has vastly increased since then due to regular showering, washing machines, hot tubs etc. This probably explains why the existing water pressure in this area is at the minimum level.

- 6 There was a public meeting 2 or 3 years ago held by HBC concerning flooding on Hayling. We were astonished to hear that if there is a major incident the rescue services would be sent to Portsmouth first and Hayling residents would be left on their own. They did offer grab bags to attendees in case of a flooding incident. I also understand that the risk of flooding on Hayling has recently been recalculated and we are at a greater risk.

The inhabitants of Hayling know that the single road access to the mainland was severely adversely affected by the increased housing and resulting increase in traffic following the 20-year plan in 2013. We all know that adding a couple of sets of traffic lights and a roundabout would slow traffic flow. Last week a funeral procession caused queueing from the bridge down to the Maypole pub. Traffic lights would not have prevented this.





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Note: All the reported times are in GMT.

Source Site Name **BUDDS FARM HAVANT - 102480**

Source Site Location **470808 - 105571 - PO9 1JW**

Overflow Site Name **BUDDS FARM HAVANT SSO - 115936**

Discharge Point Name **BUDDS FARM HAVANT NO2 - 109773**

Start Date **14-11-2020 16:30:00**

End Date **16-11-2020 22:33:00**

Minutes **3243**

Area / County **HAMPSHIRE**

Catchment **NO CATCHMENT SITE UNIT GROUP**

