

Objection to proposal, resubmitted, for development of land off Sinah Lane (APP/20/01093)

Legality: This development has one entry point making it essentially a cul-de-sac. There is a law saying that developments in a cul-de-sac could not exceed 160 dwellings. Has this law been revoked to allow 195 ?

Flooding: I include a picture, looking South towards Sinah Lane, of extensive flooding in this field that occurs most winters. In heavy rain in winter puddles appear on my back lawn that can take a week to soak away, and for much of the winter the water table is only an inch or so below the surface. One year an adventurous canoeist was seen paddling around the development site. This flooding occurs despite the farmer using a 'mole' plough to facilitate drainage 2 feet below the surface.



Vertical tubes have been placed around the field , probably to measure the water table, isolated readings from these sites will give an unreliable assessment as continuous dynamic readings would show the rise and fall in tune with pressure from the tide. A neighbour noticed a significant cyclical tidal rise and fall of the level in a hole he had dug.

Tidal 'squeeze' is a well known phenomenon documented in many scientific papers. If the consenting body has no understanding of 'tidal squeeze' they do not have the authority to make a decision about this development, with rising sea levels ignoring the threat of flooding in this low lying site will present enormous problems for the council in the not so distant future.

West Lane is getting busier already, but frequently floods between the 'Z' bends and Havant Road, closing this exit route from the island, this section is currently flooded (19/12/20). In the past flooding occurred on the main road close to Stoke Fruit Farm entrance .

Agriculture: The country is approaching an important time with Brexit that may be challenging for agriculture, we may well need to be more self sufficient in food production and quality agricultural land should be cherished.

GP surgery : Currently there is a wait of 2 weeks for an appointment with my GP. The building cannot be enlarged to take further GPs as its foundations prevent another storey being added. It has been difficult to appoint full time replacement GPs and excellent part timers have been appointed instead. With national shortage of GPs further recruitment will be increasingly difficult.

Roads: The congestion on the only main road on Hayling has markedly become even worse over the past year and not just at rush hours. At 11 am recently on a week day the traffic was reduced to stop/go from Mill Rytjhe School to the bridge, there was no reason other than volume of traffic. If

there are any deliveries on Havant Road, like building materials, this always causes significant hold ups to traffic flow. The recent burst main, (a repeat of an incident in 2016 further along the main road when probably the water company was testing the system's ability to deal with an increased demand), traffic was at a standstill through Havant , along the A/M 27 as far as the Fareham slip road and back almost to Chichester. Recently an ambulance had considerable difficulty getting through slow and stopped traffic in both directions to West Town, how much more difficult would it have been if flooding had also been present?

The only proposed access to the development site is too close to the important 'T' junction of Staunton Avenue, Sinah Lane and Station Road. The proposed roads on the site are narrow, inevitably narrowed by parked cars. Local bylaws may well dictate that commercial vehicles cannot be parked in such developments. What will the site look like when all the residents' cars and vans are on site ?

Sewage: Despite reassurance from Southern Water, the sewage system is often compromised, witness the frequent appearance of mustard coloured tankers belonging to one of two SW subcontractors involved in 'serious jetting' - their words in an email to me. There have been recent episodes of sewerage leaking into the waters around Hayling.

Wild life: Stag beetles breed close to the field's fence in my garden, and from time to time there is also a nest of field mice. This year, first time a slow worm was seen in the border. Two different kinds of raptors are frequently seen surveying, a sparrow hawk watches from the fence while the other, much larger, was seen earlier this month circling high over the southern part of the field. Foxes make an occasional visit and a shrew has been seen along the track.. Two deer peering over our fence were seen last year, picture taken as they moved further round the field.



Services: Cul-de-sacs of this size have been shown to be more expensive for councils to maintain, essential services like street cleaning, weeding, lighting, sewerage and postal service can be a nightmare for suppliers of these services in narrow streets.

Integrity of builder: The original plan was for 162 houses, now it is 195, an extra 33, 20% increased density, if building actually takes place will there be a variance to the plan with an eventual density of 220? The behaviour of the builder although probably within the law, has hardly filled me with confidence that the company is trustworthy. Because gardens in the present plan are so small the three 2 storey houses immediately behind my property are embarrassingly close to our fence line.