

For the attention of Kayleigh Taylor

Good Morning ,

I am contacting you to communicate my objections to the proposal to build on the land known as Woodcroft Farm APP/24/000342

On moving to Catherington Park in October 2023 none of the local searches found plans to build within a 2.5mile radius and once we moved in it seemed that phase three was always a plan which I wish we had been made aware of before investing. It is shocking that purchasers are not made aware that neighbouring land is owned by developers despite paying for conveyancing searches.

Having moved here we now find building happening next to Woodcroft School which is unbelievable from a safeguarding perspective with future residents looking into the school and children looking back into house windows and no control over environment factors of noise, language , pollutants entering the school campuses.

This outline plan for the field that is immediately next to our property , we are within a few metres of the proposal which despite paying for searches and asking the questions - we were not made aware of any of this, if we had known developers had this land we would not have moved here purely due to additional stress and worry it causes.

On a purely personal note we moved here for a quiet life, my husband has a respiratory illness which can be exacerbated by environmental factors and the prospect of a building site (dust) neighbouring us is a very real concern to me.

Having invested in a property I am concerned that the risk of surface water flooding is a real threat to my home especially as noted in the local core strategy plan that consideration needs to be given to (I quote points not verbatim " effects of climate change/heavier rainfall/flooding from surface water/more storms". The Local Parish Council have already objected to this via EastHants due to a concern of surface water planning all heading to the North of Catherington Park existing site.

This winter I recorded (some attached) surface water laying a few meters from my property , I have attached photos (I also have video of running water), the surrounding bridle / footpath (stream in winter) may be designated as such however the gullies are produced from what can only be described as waterways : the gushing flow can be heard from my property . These paths are almost unusable in the wet weather , winter or flash storm. I am very concerned the water will breach my property if the absorption of the neighbouring field is removed , the application states the proposal is not within 20 metres of a watercourse and not at risk of flooding . I disagree as the amount of water running along the footpath from the top of Coddington Grove to EastGate can only be described as a watercourse. Currently the footpath is a "gully" unsafe for many users and I would invite you to meet me on site to see this and see my video of the waterways?

I recently noticed what looked to be planning or development related people assessing the area , however on a sunny , summer day the rugged path is dry and

picturesque with wildlife , in the winter It is a STREAM / BOG , THIS WATER MUST BE DIVERTED ADEQUATELY. This must be assessed in the winter / wet before any development can be considered.

IF as proposed a cycle route is to be installed it will take away the natural water route and I am very worried as this is immediately next to my property. Increased traffic of cyclists will also affect wildlife and make more accessible for motorbikes which already try to access these areas.

The planning application asks the developer if the development will increase the flood risk elsewhere , they say NO however all the surface water run off (blue arrows on drainage diagram) shows all the water heading towards the North of Catherington Park phase 2, in particular to my property in the left corner. Any further water pushed towards us will breach my property . At the pre planning consultation for this development I was told adequate drainage would be put in , on the current estate the manmade pond areas have been almost dry all winter showing that water finds its own route with water running around the pathways. If the development goes ahead I would ask that my property is protected - I will continue with my record keeping in the form of photographic evidence to show before and after , if any development.

The area to the West of the proposed development is Anmore /Denmead which I believe (I am no expert) there are flood hotspots and zone 2 & 3 flood designations , we moved from Hayling Island due to ill health and environmental issues of the rising tides, I am really concerned about my property if this development is agreed.

I believe Denmead and Waterlooville have done their bit for commercial and housing development in the last 20 years reaching optimal size and now encroaching on more rural hamlets, if The Aquind project goes ahead ; will residents of the proposed new development be made aware of this on nearby land. The land we are on is apparently contaminated land , again we were never made aware of this in environmental searches when buying our property , the developers of the proposed site state the new development is not contaminated, it is only a few metres from us on similar land?

The Core Strategy states a need to protect the environment with a focus policy on protecting the environment and countryside, we have an abundance of wildlife , insects, birds , bats, badger, foxes , deer even the white squirrel which will disappear with the disruption of the development and be pushed further away therefore I reject the proposal and request that the space remains as open countryside?

The core strategy states " Volume and speed of traffic using rural lanes detracts from tranquility and can conflict other recreational users" with increased traffic using Lovedean Lane and associated routes to rat run , the junction especially at Lovedean /Eagle Avenue is not fit for purpose and the junctions are dangerous with increasing traffic/ bus routes. Hazleton junction and Catherington lane are highly congested at peak times and this needs to be considered if more traffic is brought to the area. As local schools are filling up (I believe Woodcroft is full) , children will need to be transported to other nurseries/schools. School Children from Horndean

Technology College use the surrounding areas to walk to and from school and the increased traffic is simply a danger to them as well as increased traffic pollution. The infrastructure seems to be operating at full capacity and needs addressing BEFORE any further development is permitted not as a suggestion once planning permission has been granted.

The access to the new development will mean increased traffic through a family estate where children play and access school , parents with prams and young children . Currently with unmade roads and potholes we need to avoid the roads are a place where there are frequent near misses. The entrance , Powell Drive is difficult for two larger vehicles to pass side by side and a place where children regularly cross the road to access Woodcroft school .

To add to my objection I would like to address the way in which the current developers have left the state of Catherington Park , my point being that developers promise this lifestyle in the community they develop but the reality is far from it. OUR recreational areas are full of debris wire concrete blocks building materials left in the soil where grass has been left to grow over the top firstly very unsafe secondly horrendous support the environment.Areas are overgrown and untidy.

There are also lots of issues that people are having with one house in particular subsidence because their house is close to the large oak trees and roots, some houses have a damp issues maintenance of the site is poor, trees have been broken by local youths so painting the glossy picture of orchards for biodiversity with walkways recreational areas is a very rosy picture.

I would welcome someone to come and meet me on site and I will walk you around how our developers have left the state of this site and this should be considered before more development and promises are made.

Picture one shows water at the back of my property most of the winter. Please note that this is not just low lying water but a flow of water knee high in some areas which have created a river bed around the estate.

I appreciate your time in reading my concerns that raise my objection and invite you to visit me where I can show you the footpaths and areas of immediate concern.

Kindest regards Nikki Pyatt
Coddington Grove, Waterloo

Please omit my details from public post .