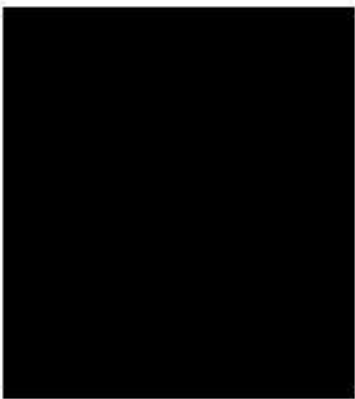




3/8/2019

Dear Mrs Haywood,

RE Planning Application No APP/18/00724 Land off Sinah Lane, Hayling Island

I strongly object to the development on the above site. As an immediate neighbour to the site of the proposed development, I am of the view that it will have a serious impact. My specific objections are as follows:

1. Detrimental impact upon residential amenities

- a) I believe the proposed development is a direct contravention of policy. It does not respect local context and street pattern or, in particular, the scale and proportions of the surrounding buildings. It would be entirely out of character of the area, to the detriment of the local environment. Furthermore, sensitive planning control is necessary to ensure that the cumulative effects of development do not damage the character and amenity of established residential areas.
- b) The development has been designed with no consideration to the neighbourhood properties which are low density. It will look completely out of character with the immediate surrounding area, not only by their appearance but also the ridge height. The proposed heights will have an overwhelming impact; no thought has been given to the scale and proportion. The existing properties on Sinah Lane and North Shore Road are characterised by detached houses in large plots with spacing between them. The proposal is for flats and semi-detached properties.
- c) A design should contribute positively to making places better for people. Design which is inappropriate in its content, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

- d) The site is currently used by a local farmer for growing crops therefore it has been a valuable productive source to Hayling Island. Even this year the land has produced a crop. There are Brownfield sites on Hayling Island which should be looked at first, before valuable productive land is used which would also cause loss of employment.
- e) The density of the site will have a detrimental effect on the neighbourhood. The layout is focused on the amount of housing it can squeeze on without consideration of the loss of valuable productive land. Furthermore the site also backs on to woodland, the woodland is of concern as it is a wildlife haven for many birds, insects and animals and oak trees which adds significantly to the area.
- f) The design of the dwellings with small rear garden brings the properties too close to the boundaries which, in turn, brings a loss of privacy and overlooking to the properties backing onto the site. No proposal has been made to provide permanent screening.
- g) The council has a responsibility under the Human Rights Act (Protocol 1 Article 1) which states that a person has a right to peaceful enjoyment of their possessions, which includes the home and other land. Additionally, Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life. In the case of *Britton vs SOS*, the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.
- h) The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on road parking, valuable productive farm land, privacy and the right to enjoy a quiet and safe residential environment.
- i) Highway safety has been compromised; although there is a bus service nearby to Havant (one single decked bus), this service will be insufficient if the development goes ahead. It is obvious the site will have a severe impact on traffic on Hayling Island. The means of access to the site is a narrow entrance which would run close to existing boundaries, causing a loss of privacy and overlooking from the new access road. Car parking on the development is insufficient for the type of housing applied for so it is inevitable that parking will overflow onto Sinah Lane/Park Lane. These roads are already congested at times due to insufficient parking at Station Theatre. Runners, walkers and cyclists also park on Sinah Lane to use the Billy Trail and/or the beach. With the poor layout of this proposal and the lack of parking the safety of pedestrians and cyclists will be compromised. The proposed new access road will reduce the on road parking at Sinah Lane and, for the aforementioned reasons, will increase the density of parking around entrances to surrounding properties.

2. Need to avoid town cramming

- a) The proposed development would significantly alter the fabric of the area and amount to serious cramming in what is a low density area.
- b) The layout shows the gardens would be very small especially for a 3/4 bed house compared with the large plots of the surrounding properties.
- c) The proposal allows very little space for landscaping and I believe this would lead to gross over development of the site. The proposed development would not result in a benefit in environmental and landscape terms. On the contrary, it would lead to the loss of valuable productive/useful land.
- d) The capacity of sewage at Langstone Budds Sewage is at maximum capacity.
- e) The local schools are already at capacity. Also there is no public transport service to the infants' or secondary school so they would have to walk or drive. The traffic around the schools is also at capacity; Mill Rythe School has had to adjust the road layout to suit, but it is still crammed full twice a day 5 days a week. The road to Mengham Junior School is similarly at capacity.
- f) The local doctors' surgeries are also at full capacity, as are the local pharmacies. It is already extremely difficult to get an appointment. The infrastructure of Hayling Island is stretched to breaking point.
- g) An increase of over 400 more vehicles on Hayling Island will cause significant traffic congestion. This island has only one road on and off and has already reached full capacity.

I formally request that you take my objections into consideration when deciding the application. My understanding was that any application would not be considered until after the Infrastructure Report was completed. I would welcome the opportunity to meet the representative of the planning department at our home for this to be confirmed and to illustrate our objections at first hand.

Yours sincerely

