



Lovesean Lane
Waterlooville
Hants
PO38HH
13-2-07

Dear Mr D Eaves

Please find enclosed
objection to land adjacent
to 60 Gladys Ave, Cowpluen

Yours faithfully



(R. BREWER)

Ref - APP/17/00068.

PROPOSAL FOR BUILDING A BUNGALOW AT THE REAR OF 17 LOVEDEAN LANE

As a homeowner living at 11 Lovedean Lane, I would like to raise my objections to the proposed building project on land at the rear of 17 Lovedean Lane, in which plans for a single bungalow have been tendered.

In summary, my objections are as follows:

- Drainage and flooding consequences.*
- Overdevelopment at expense of local properties.*

Drainage and Flooding

Surface water flow across my garden during steady rain is governed by the ground differential levels between Gladys Avenue on the edge of which the proposed bungalow would front and the small valley containing Nos 9, 11, 13 and 15 Lovedean Lane. The gradient between Gladys Avenue and Nos 9 and 11 lying at the minimum point of the valley is quite steep and already presents a surface water flow problem. Moreover, the distance between the high ground level and the minimum level is relatively short thus exacerbating the problem as ground absorption of running surface water over this short distance is minimized with consequent flooding at the bottom of the slope. This problem has recently been taken up by me with Southern Water in an attempt to resolve the issues it creates.

Looking at the plans tendered for the project at Number 17 Lovedean Lane, I note that the development will have a "high built over" to "natural ground" ratio and that a high percentage of rainfall on this proposed property will have to be filtered away via a soak-away. At present, the only logical location that a soak-away can be placed is at the top of the slope on the eastern boundary of the land. Such a soak-away must compensate for the natural drainage afforded by trees and vegetation currently covering this land and by normal soakage into the ground at this peak point. A ground-water area of approximately 250m² + will need to be disposed of by this soak-away. Given that a percentage of this surface flow will escape collection by the soak-away system and that the ground at the top of the slope will be saturated in a highly localized way, I believe that the surface water flow down the slope towards properties lower down will be even greater than it is now, making such development proposals unacceptable to those of us living in the "valley".

Overdevelopment

Why should local people put up with the consequences of property developers exploiting every possible parcel of land at the expense of those living in the area? The developers make their money and then exit to leave the locals to live with the reduction of what was a previously good property. It's disappointing to see where this has happened already, often culminating in increased housing density and the reduced aesthetic quality of an area. The local populace and subsequent generations then have to live with an eyesore for years to come. We need to keep our best housing areas intact and cater for our increasing population by releasing more land for development, not spoiling what we already have.

This particular development will diminish the quality of No 17 Lovedean Lane, encroach on the 'living space' of both Nos 15 and 17 Lovedean Lane, and, create a home which itself will be on top of two others. Two spacious homes with breathing space will have been reduced to three homes in very close proximity. This is not a good housing development equation.

