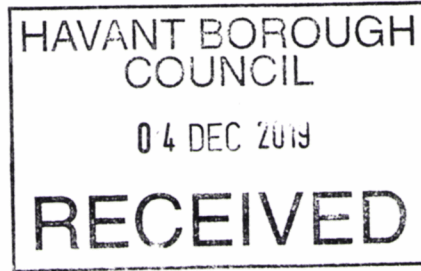


Mrs. B Crawford
c/o Planning Dept.
Havant Borough Council
Public Service Plaza
Centre Road
Havant
P09 2AX



28 November 2019

Dear Mrs. Crawford

With regard to your letter dated 14 November 2019, Ref: APP/19/00925 for the Proposed Extension and Modification to property 32 Spring Vale, Complain. Please find my concerns and issues as stated below which I hope clarifies my overall views on this possible development.

- Environmental Concerns
- Design, Appearance, Layout, Privacy, Daylight and Outlook
- Summary

Environmental Concerns:

1. A new patio has recently been build taking a large section of garden and natural drainage away. I am not aware if it has some form of drainage and assume goes into a prepared soak away, or existing approved drainage pipes. The area involved runs directly along my boundary, which of late has become untenable with heavy water, which until recently, in past years was never to that extent. With water naturally soaking, it's way through surrounding gardens this adds to my concerns of flooding on my property.

2. Southern Water has spent approx over £100k on Flood Defense for my property due to constant flooding, plus other properties on the same line as well had work carried out. Extensive new pipe work extending from the front of my property extending through to the boundary at the end of my garden, then going into what I can only describe as a 'Storm Drain' so my flooding is taken away quickly.

Flood Barriers, for my garage to stop water from the road running into my home as the drain and road, when unable to take water away flows into my property. A Flood Door for the kitchen as well as a Water Pump installed by SW to aid in moving the water, possible sewage, away from my home. A new Non Return Valve installed in my neighbours front garden, ■■■ This is to stop any over flow of surface water/sewerage, which naturally comes from Hazelton Way, then into Furze Way before flowing into existing drains inside and adjacent to his property and 38.

My home has been flooded with surface water and raw sewage, multiple times over many years, and twice causing sewage/water to actually enter, move through the house, causing extensive damage. The flooding has also caused subsidence to my property, which was very expensive to correct. All these issues go back to the 1960's when the properties on this estate were first built. My late parents bought the property then, had to contend with these issues, which I also had to address when I took over the property, as once again the water, entered our home.

Under the guidance of David Baliss, Southern Water manager at the time, I had a soak away built. I was shown a map of Hazleton Estate before it was built on, it was Marsh Land, and now the whole area is reverting back to Marsh Land as told by SW. I was also made aware that my rear garden is the source of a natural underground 'Spring' - hence the road name, Spring Vale.

There is a drain outside my property to take road, surface water etc. away. Over the years, it is unable to cope, and water builds up as it comes down from either end of Spring Vale, surrounding properties, builds up, before pouring into my property. Firstly, into my garage, then down by the side of my kitchen area, meeting up with the surface water from surrounding gardens. The work carried out was due to intensive meetings, discussions with SW, and relevant Gov. Depts. and neighbours, but still this year alone, I have needed to fit the Flood Barriers several times, due to heavy rains, coupled with extensive surface water from the rear of the garden heading towards the side of the kitchen as the road/drain seemed unable to clear and I was concerned of flooding.

All the relevant information of the new work, plans, can be viewed by contacting SW as well as all correspondence, drawings from me and my parents on the issue of flooding. I would strongly suggest Southern Water be asked to make a full report on the whole property of 32 and its proposed build, along with its impact on the current utilities and existing pipe work for Spring Vale and surrounding properties. With the weather system dramatically changing, more dry, hot summers and extreme rains occurring every year, it should be an environmental issue and concern on any future build, or extension put forward to the Planning Dept.

2. Design, Appearance & Layout, Effect on daylight, Privacy

1. The proposed build, has dramatically increased in overall size and scale and will undoubtedly affect drainage. The new build does not follow the character and appearance of the existing surrounding properties all be it, like my property, some have made extra space in the roof, but without extending into roof space, and put Dormer Windows in. To build from a single storey bungalow to a possible 5-bedroom house, is again out of character with the bungalows around it. People are living longer, and many down size to bungalows, but increasingly builds, as these are approved stopping the elderly/retired from finding bungalows. There is also the concern of residents wishing to sell, potential buyers will be put off as they will not appreciate being overlooked by this build. There is a suggestion of Slate Tiles, again is out of form from existing surrounding properties.

2. The design, layout will effect surrounding properties. The new build will overlook my property, which I find invasive. Currently I cannot see into their rear garden, nor affected, by windows or light. The windows proposed would look into my loft area and over my garden, which I love to spend a lot of time enjoying. I believe they are Velux, which stops one looking in or out, but it still makes me feel I am overlooked and very uncomfortable in my own home. Evening lights will reflect-shine into my property and garden and in the afternoons/evenings, sunlight will be sufficiently affected, which in turn will hinder my life and love of my garden.

I am assuming the build will be managed by 32 or associates (as he is a builder firm) and would like to have a 'limited period' time for the build to be completed, although I object to the size and scale of proposed build. Also, restriction on work to be between 9 - 5 weekdays only, bearing in mind most of Spring Vale are elderly or retired residents, and the work carried out will be long, extensive, creating heavy dust and noise.

3. Summary:

1. The extent of the actual size, area, involved in this new build will have an adverse effect on not just me but surrounding residents, some have spoken to me of their concerns. The impact of the larger 'roof area', will increase the amount of run off surface water so where will this water go, and how will it be addressed, as the current existing system is struggling to cope. 32 existing driveway was built on concrete and angled to let water run down into the road and drain, which stops it saturating its front garden. Gardens are increasingly saturated; taking weeks to recover, as water tries to drain away, due to our weather patterns and the nature of the land/terrain, this will only get worse.

2. My experience over years of dealing, worrying on possible flooding, this will only add to the build up of excess water in the road adding more pressure to an already struggling drainage system and hence more flooding. Comments have been said to me on the possible build, from neighbours/residents who like me have raised the same issues and worries: Flooding, Design, Privacy and questioning why they did not buy a bigger property in the beginning. This would have saved all this upset and concern both for 32 and those in Spring Vale.

3. In the Planning Application, reference to Floods and the estate being a Zone 1 area. If I understand this correctly, does not cause 'sufficient concern'. Well, if that is so, why did Southern Water have to invest £100k plus on my property and many more properties on the estate to try and cure this on going problem due to the land reverting back to its natural source as Marsh Land, which is determined to plaque us and generations to come, unless it is addressed now.

I have addressed my concerns as HBC Planning Dept. requested, if other residents have not submitted their views, it is their decision. As requested I have forward all my concerns on the impact this build will create to my property and my life. At the end of the day, this is my home, it is not a personal attack on anyone, but having lived here since a child, the affect it will have on me living here, and enjoying it, will depend on the outcome of this possible build by 32.

Yours Sincerely

