

From: Mr C W JORDAN MBE



[REDACTED]
Victoria Road
HAYLING ISLAND
Hampshire
PO11 0LU
[REDACTED]

Mrs H Lealan
Planning Services Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

25 April 2016

Dear Mrs Lealan

PLANNING APPLICATION No: APP/16/00319
VICTORIA ROAD HAYLING ISLAND

I wish to strongly object to the above Planning Application on the land adjacent to Victoria Road, Hayling Island, for the following reasons:

1. Matters covered by other regulations and laws. The area proposed is a Category 3 Flood Zone. One should not be building on ground of this nature. This would off set surface water to other areas adjacent to the proposed development site, increasing the possibility of flooding current properties. The grassland is covered in surface water after periods of heavy rain, I know this to be a fact, as our upstairs rooms at the front of our house overlook this proposed site. I have enclosed some photographs as proof of this point.
2. There are several properties the opposite side of Victoria Road to the proposed site that are below the level of the road and footpath, thus presenting a much higher risk of being flooded by surface water.
3. Surface water also drains through the proposed site from the farmland to the east which is on slightly higher ground.
4. There is an issue with this site which is high groundwater, caused by tide locking of adjacent ditches and other drainage infrastructure. Although sometimes short lived, this can have a significant effect for example, the Havant Road was closed for 4 hours in 2000, due to the Pound Croft ditch flooding properties on the east side of the road.

5. To the west is an important area of nature conservation of the Langstone Harbour of Special Scientific Interest (SSSI), which is a nationally important feeding and roosting site. During stormy weather, of which we have seen a considerable amount so far this year, birds from the nature reserve have sought sanctuary in the field which is the proposed development site.
6. Development Plan Policy. This area is not included in the current plan of the Building and Development Policy for Havant Borough Council.
7. There will be a loss of open spaces, countryside and other natural habitats.
8. There will be a loss of private views from the residents of Victoria Road.
9. The sewerage infrastructure is a cause for concern, as homes to the west end of Victoria Road do suffer from system back pressure during periods of heavy rain. This could become a major problem if more dwellings are connected to our local system. The main Hayling Island sewage and waste water pumping station at the top of Victoria Road runs at near total capacity, often tripping and causing the need for emergency measures to be taken. More properties will add to the load. The main sewage drains have overflowed into the Havant Road in recent times.
10. It has been stated by Edward Caush Associates, the Architect, that surface water drainage will be fed into the sewage system and excess will be fed into the balancing pond. This means that sewage and surface water systems must be connected and therefore sewage may backflow into the balancing pond. This must be avoided at all costs.
11. Planning permission has recently been granted for a Pheasant Hatchery and rearing facility on the same plot of land. New Homes and the Hatchery are not compatible with each other.
12. If there is to be 20-24 new starter homes built on this site, often without garages to this type of property, this could mean in the worst case an extra 40 vehicles in the surrounding roads.
13. In addition to the vehicles belonging to residents and their visitors, there will be vehicles owned by those renting the 36 Allotments, which was on the Architect's initial plan submitted to residents of Victoria Road in February 2016. The overspill would result in extra vehicles being parked in Victoria Road.

I request that you take this into account when considering this application and suggest that you reject it forthwith.

Yours sincerely



PLEASE NOTE:

Under Data Protection, I do not wish to have my name or house name displayed on the website.

A handwritten signature in dark ink, appearing to be 'R. J. L.' or similar, written over a yellow sticky note.