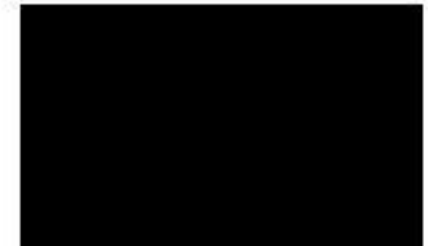


Havant Borough Council (Planning department)
Public Service Plaza
Civic centre road
Havant PO9 2AX



5 December 2020

Dear Sirs

I wish to object to the planning application APP/20/01093 - Land at Sinah Lane, Hayling Island.

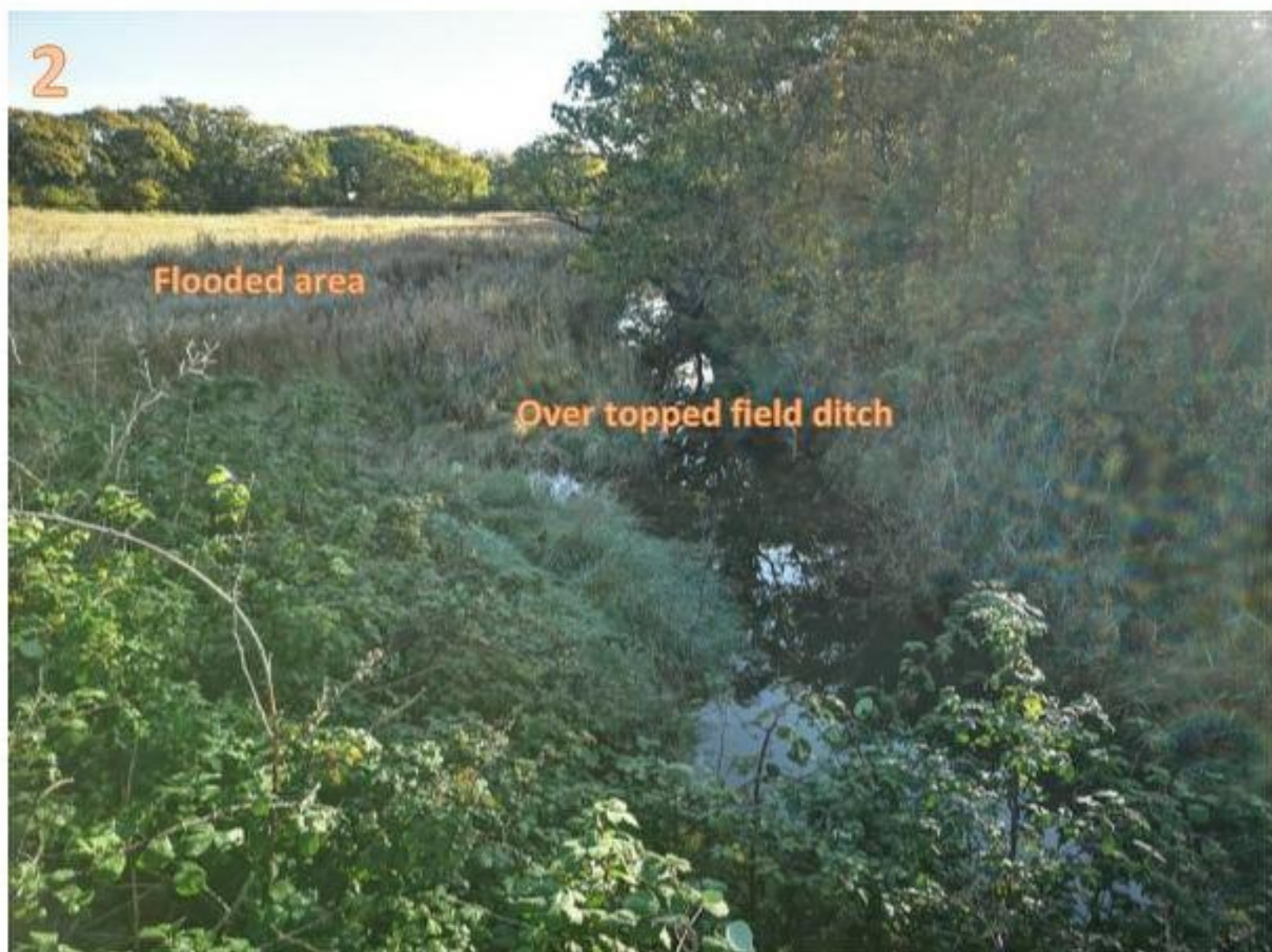
Flooding

Although the land is a zone 1 flood risk area. The flood risk assessment fails to mention that the water pumped via the SuDS in to the ditch that leads to the sea outfall actually increases the risk of flooding for the Zone 3 flood risk area which is where the water will land up. Less than 100 meters away from this zone 1 area. See map below taken from the EA mapping website.

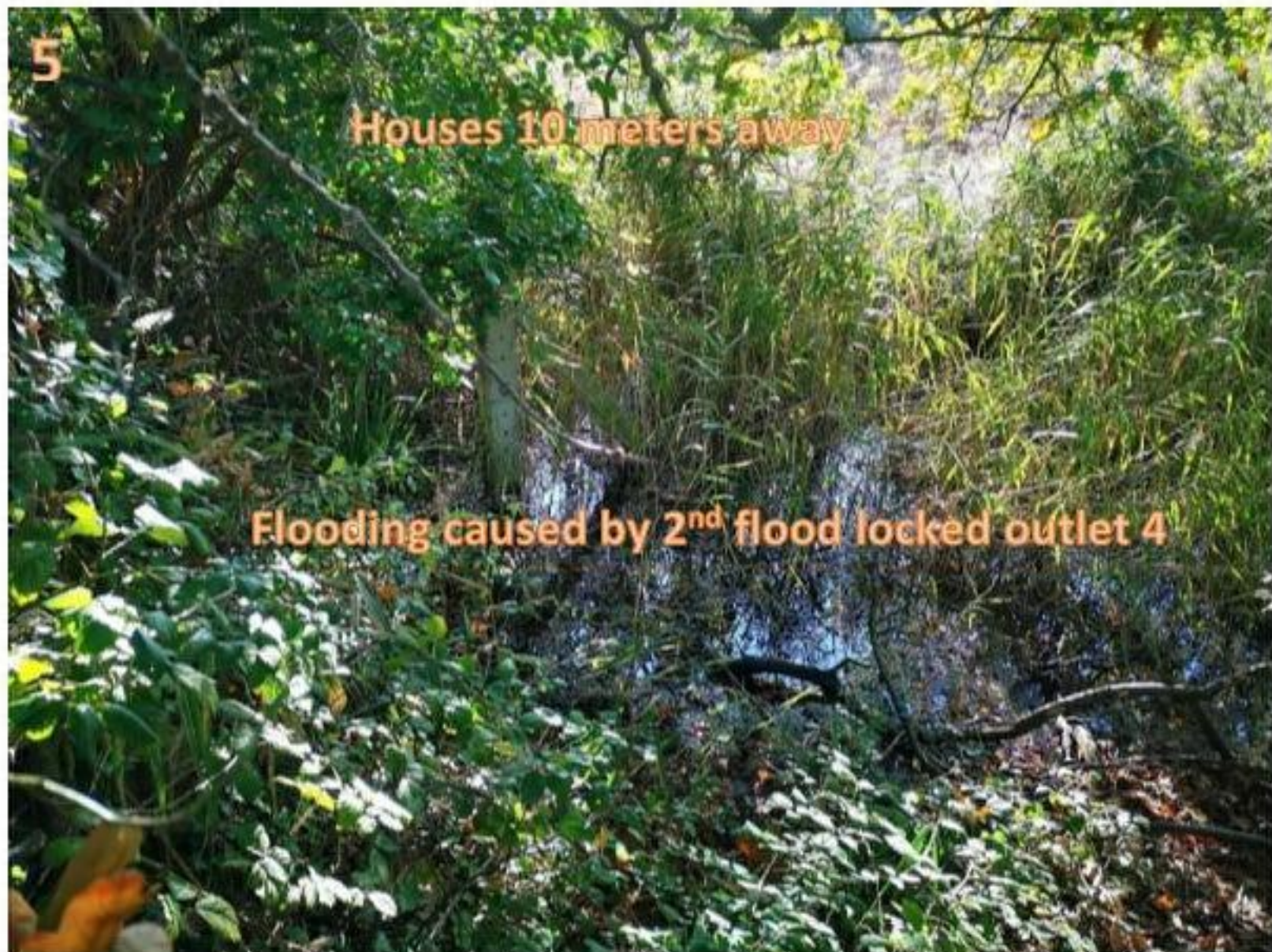


Although the report mentions tidal locking of the outfall. The real situation is that outfall 055X is subject to being blocked by the erosion of shingle from the field bank South of the outfall.

I have reported this problem to the EA on 3 occasions over the last 12 months. 31st Dec 2019, 29th Feb and more recently 4th Nov 2020 see pictures below of this latest event. Numbers on the above plan are picture locations. (text continues below pictures)







Each time it gets blocked by erosion of the field bank shingle. It takes at least 4 weeks before it can be cleared as the issue is getting a machine in to clear the block. The surrounding area is too boggy to get to the location by machine. Please check with the EA that they have received and cleared the issues and the statement is one of fact that I present.

The impact of the extra water puts the roads in flood risk 3 at further risk. I have overlayed the zone 3 flood risk from the ED on this satellite view



Failure to show the added flood risk in the adjoining risk 3 area makes the flood risk assessment

'Not fit for purpose'

The area of land that the water is pumped to is also under the control of a private landowner HAYLING ISLAND BUILDERS LIMITED Title number HP425064. What responsibilities do they have to maintain the ditches and extra volumes of water due to the new 195 buildings.

Change of use of the land.

This area is currently good agricultural land grade 2 and cropped every year with winter wheat which brings the migrating wild fowl in to feed and roost on it. Once we leave the EU in December 2020 having the resource for the country to produce food will be important for farmers. It will still feed the wild fowl and the people if left as agricultural land.

Ground water levels

According to the flood risk assessment on ground water, during the most recent visit in its best position ground water is 1.13m deep on the development and worst 0.43m (1ft 5 inches) deep, with the ground water being so close to the surface less than half a meter in places it is hard to see how the SuDS will be an effective way of controlling the water when the outlet on the sea shore is in tidal lock or blocked by shingle as mentioned above. Many existing houses in the area will have soakaways which are ineffective according to the report so reliant on the field areas to stop ground water flooding in these existing properties. I know myself from my recent extension 2019 that building control insist on soakaways being dug.

Under sized houses

In the plan it states that a percentage of affordable housing have undersized rooms. Its unacceptable that this is the case for this large development on economic grounds.

Archaeological findings

Revising the definition of treasure in the Treasure Act 1996 and revising the related codes of practice was first released in Feb 2019

A consultation on proposals which would update the Treasure Act 1996 Codes of Practice, revise the Act's definition of treasure and commence relevant provisions in the Coroners and Justice Act 2009. Is just about to go in front of parliament so the report would need to be revised as the changes will now need to be considered. The original document produced was in 2018 and may no longer be fully relevant.

It is also not acceptable that this was a desktop report as numerous finds have been documented in the last 2 years on Hayling via the finds officer for Winchester. Solent metal detecting club have been working with landowners in the North in conjunction with archaeologists and been finding gold roman coins on previously undetected fields. This development will sit on a field that has never been searched with detectors so the site should be first searched prior to any new report.

Regards

