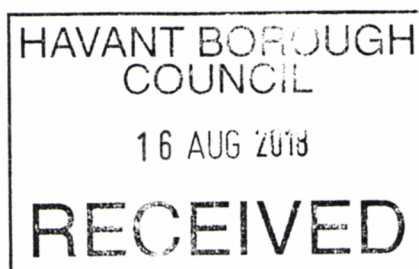


Havant Borough Council (Planning department)
Public Service Plaza
Civic centre road
Havant PO9 2AX



David Sheppard
16 North Shore Road
Hayling Island
PO11 0HL

Date 14 August 2018

Dear Sirs

I wish to object to the planning application APP/18/00724 - Land at Sinah Lane, Hayling Island.

The site is unsuitable in that it floods to the point that the ground is so soft that the farmer is unable to put a machine on the field during the winter months. This year I witnessed the farmer having to put fertiliser on the field in the snow when the ground was frozen. I have a video of this happening on 1st March 2018.

The drainage system that is proposed will not drain properly. All the gardens adjoining this field are also sodden both front and back (spongy to walk on during the winter months). My house, no16 has drainage from the gutters into drains as a soak away was not deemed suitable when the house was built.

Connection to the main sewers is proposed in the area (North West) where the Brent geese feed. The ground works will disturb this area as it is some distance from the site across the feeding area for wildfowl. I am also concerned being at the end of the line that the sewers will not suitably deal with the extra use. The drainage for the houses in North Shore road is pitch fibre and the extra use may cause the collapse of the pipework in the future, for residents of this road. As some of this is on private land (runs to the rear of my property before joining the main road via no 14 land) I will be lumbered with any costs of such a collapse.

Mains water – there is a lack of pressure in the area already, how will it support a further 195 houses?

I have drone footage of the flooded fields during the winter and also have footage from the summer where these areas stayed green during the entire 2 months dry period we have just had.

The houses on plot 106, 105 & 104 will cause me to not be able to fly my drone from my garden due to CAA rules on taking off. I need to be 30 meters away from any structure; currently my garden is 35m. Proposed house 106 will also require me to move my vegetable plots as they will be blocked from the sun during most of the day. The shade will also stop the land drying naturally leaving the area sodden and unusable for most of the year. This will spoil the enjoyment of my rear garden (loss of amenity)

I bring to your attention the council's own Borough design guide

Sunlight

*5.10 It is not always possible or reasonable to require all dwellings to have sunlit rooms. **However, the extensive obstruction of sunlight to an existing property or its garden by the construction of a new building or extension is likely to be unacceptable.** Therefore applicants should consider the effects of loss of sunlight to existing properties and should aim to mitigate these effects wherever possible. This is particularly important where neighbouring properties are taking advantage of the*

sun's orientation for solar gain. Further information and tables for calculating sunlight availability at different times of the year are available in the BRE guide.

If this development were to get through planning, I would request that the main green play area and trees be moved to the south west corner. This will help overcome my issues and create a joined up green space with the back gardens of North Shore road for the birds and bats in the area. Also, the play area would not have roads on all 4 sides. The proposed area in the South West has fences hedges and trees on 3 sides so making it a safer environment for children's play.

My additional objections for the site are:

- The addition of more cars to the island's road network is unacceptable and the road survey has not yet been released by Havant Borough Council (HBC)
- There are very few full-time jobs on the Island, so travel off the island is inevitable and will increase traffic on the already congested roads
- The council's own borough design guide sets out 7 principles. This development does not fit with the guide principles. One that stands out as an example;

B. Ease of movement

*4.05 New places should be easy to get to, **well connected with good access to jobs and services.** The access needs of all users should be considered, no matter what their ability. These places should be well integrated, physically and visually, with their surroundings. In order to encourage people to walk and cycle, it is important that streets are well overlooked and that the car does not dominate*

- There will not be enough school places by 2021 and this does not include the proposed development. Its noted that it would cost £872,320 to accommodate the extra places required for this development alone, in the form of 2 new classrooms at the primary schools. This is an unacceptable cost to the community
- It is unacceptable that any building should be over 2 stories as its not in keeping with the 1 and 2 story buildings adjoining North Shore road and no building should protrude above the canopy height of the trees on the Hayling billy nature trail
- There is not enough green space in the development
- There are too many houses and very few visitor parking spaces
- The planned estate destroys irreplaceable farming land and will squeeze out migrating birds. There is a chain of smaller insects that support the field ecology, mice, bats, bees, a range of butterflies, small nesting birds, foxes and birds of pray etc
- It is an unsustainable development in a non-urban area
- There is a lack of Drs on the island to support such an increase of potentially 400+ people
- There is a lack of NHS dentists on the island to support such an increase of potentially 400+ people
- Any Archaeological assessment should happen prior to any planning permission being granted not as proposed after permission is granted
- The total area of North Shore road is 6.5 hectares and has 70 properties on that land. The proposed development is not in keeping with the surrounding layout of houses and plots as per the Borough design guide. It is an area of 5.6 hectares and is proposing 195 houses. To be in keeping with the surrounding plots in North Shore road there should be no more than 60 properties in any proposal for this land and should be rejected on this point alone.

Regards



David Sheppard