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For the attention of Mr G Christie

21 March 2022

Dear Sir

Re: Planning Application For Land to the Rear of 49-71 Fathoms Reach Hayling Island Your Ref: APP/22/00001

I moved to Fathoms Reach on Hayling Island when it was newly constructed in 1988. Before that I had regularly visited the Island since the early sixties. During this time I have obviously seen many changes due to ongoing housing development.

In the last few years I have become increasingly concerned over the rate of expansion of both completed and proposed new housing developments at a time when the infrastructure of the island is becoming increasingly unable to cope.

My views are the same as the many that have previously commented on the impact of large scale developments to the island. Increased traffic flow on the A3023 will cause even greater congestion and lead to escalating repairs and eventual replacement of the bridge. Schools, dentists and the Medical Centre will be put under pressure to a point where they will be unable to deliver a high standard of service which we all desire.

Large scale additional housing may possibly require the installation of further electrical, gas and telecommunication services. It certainly will impact on the foul and surface water drainage systems which convey their contents off the Island and ultimately have to be handled by the inadequate facilities at Budds Farm Treatment Works causing a likely increase in toxic discharges into the sea.

The Planning Application for the development of 51 dwellings on land to the rear of Fathoms Reach has to be considered in conjunction with the large housing development which has been started in Sinah Lane and the proposed 300 dwelling development at Rooks Farm. As the proposed developments at Fathoms Reach and Rooks Farm are adjoining they would become one continuous development if let to go ahead.

Large scale building development on our island will have a negative impact on everyone who lives here which will of course include the residents of the newly built homes. I do realise that it is necessary to provide some additional housing but I think the scale needs to be reduced before we reach an intolerable level.

If allowed to go ahead, construction within Fathoms Reach will cause a lot of congestion, noise, dust and vibration which will have to be endured by the existing occupants over a long time period. There is potential danger due to the poorly aligned and constricted section of road between Manor Road and 37 Fathoms Reach while it is used by a high volume of heavy Lorries and other construction traffic.

The land to the rear of 49-71 Fathom Reach has been left to mature and re-wild itself since before the construction of our original development. During this time additional trees have grown to supplement

the large mature pre-existing trees. In addition thick undergrowth has developed making it difficult to access perhaps as much as 30% of the site, producing a safe haven for wildlife. In my view this has created a very valuable and rare habitat.

The proposed site is home to many varieties of plants and insects including bees, butterflies and moths. The site also contains several species of Mice along with Shrew, Vole and Mole populations. Larger mammals include Squirrel, Hedgehog, Fox and Deer. Probably of most importance is the existence of several species of bats which are identified in the Bat Survey within the Planning Documents. I have personally been fascinated by watching their aerobatic displays as the light begins to fade. There are many species of birds on the site. Some of the more noteworthy are Owls, Green and Spotted Woodpeckers, Kestrels, Buzzards and Sparrow Hawks.

In my view a large scale development of 51 houses will totally destroy this valuable habitat. I note that under Item 12.17 of the Planning Statement Document it was Havant Borough Council who asked for the number of dwellings be increased to 51 from the 40 which was originally proposed at the pre-application stage. The mitigation measures offered by the developer and Havant Borough Council are woefully inadequate. Proposed removal of trees that are protected by an Order is a clear indication of the level of respect that both parties have for this landscape. The proposals are completely at odds with the principles listed under the heading Considering the Environment contained in the Local Plan for the Borough issued by the Council.

The development proposal attempts to cram far too many dwellings into every available part of the site without leaving a wide buffer of continuous habitat around the perimeter of the site. Provision of which looks to be particularly inadequate on the West side boundary. The children's play area needs to be repositioned to avoid wildlife disruption.

Despite having a theoretical low risk of flooding from rivers and sea as stated in the Flood Risk Assessment and Drainage Strategy (Document D-5001 P02) the northern section of the site is often covered in standing water during the winter and spring seasons. Presently in what has been a very dry winter standing water occupies the North West portion of the site and the ditch on its Northern boundary is half full of water. In previous wetter winters a greater depth of water has been observed. One particular wet winter caused the above ditch to overtop its banks and the water came up to the edge of my garden. I can see from the Surface Water Drainage Proposal Documents some thought has been given on how to mitigate this problem. However mitigation measures are made more challenging by the high number of dwellings along with the roads and other associated impermeable surfaces which are planned for the site.

I am sorry to conclude on a pessimistic note. Rises in sea water levels brought about by global warming are likely to cause ever increasing impact to Hayling Island. Current predictions show that at high tide most of the land will be submerged within a time scale of between 50 and 100 years. Perhaps it will be possible to offset the worst effects by building higher defences. Time will tell if sufficient commitment and huge amounts of money will ever be allocated by National Government for this work.

In my opinion it is not sensible to use huge amounts of energy and valuable raw materials in constructing these large scale developments which will have a relatively short life span before the Island has to be unfortunately abandoned.

Yours Faithfully

A handwritten signature in dark ink, appearing to read 'R. J. May', with a stylized flourish extending from the end.

Rodney May