

Planning Department
Havant Borough Council

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23-Aug-2018

Ref: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area | Land at Sinah Lane, Hayling Island

Planning Ref: **APP/18/00724**

Consultee Comment: **On behalf of the Ramblers Association. SEHants Group**

The features of this development that concern me from the Ramblers Association perspective are the effect on the Hayling Billy Trail and the lost opportunity to improve coastal access.

The southern end of the Hayling Billy Trail passes alongside the south-east edge of the proposed housing development. There needs to be an effective screening belt between the new housing and the Trail. I am concerned that the two pedestrian access points from the estate on to the Hayling Billy Trail will inevitably make the Trail feel urbanized given their direct access to the estate roads.

There is provision within the application for a continuation of the pedestrian access from the north-east end of North Shore Road along the coast on the north-west edge of the proposed bird sanctuary linking eventually with the Hayling Billy Trail. I believe this proposed access should also be extended to the south-east from North Shore Road along the north-east edge of the new houses. It would thus link North Shore Road, the new housing estate (at the bird sanctuary access gate), and the Hayling Billy Trail. Ideally, this extended section should be a cycle track. Extending the access in this way would allow much better access for residents of the new houses to both the Hayling Billy Trail and to coastal walks. It is far more likely to encourage walking and cycling than the plans in the application. It would also allow access for existing residents of North Shore Road on to the Hayling Billy Trail. This extra section of the path should be screened in a similar manner to the rest of the path. I don't believe this extension of the path would significantly increase the disturbance to wildlife in the sanctuary.

There is a problem with this suggested extension, in that the final stage of the route through the woodland is outside of the application area. I believe this woodland is owned by the Hampshire Countryside Service so access should be possible.

With this access to the Hayling Billy Trail from the northern edge of the new housing there would be no need for both access points at the south-east corner of the new estate with their detrimental visual impact on the Trail.

For and on behalf of Ramblers Association

Peter Westron
Footpath Secretary – SE Hants Group
Ramblers Association.