

Comments for Planning Application APP/21/01350

Application Summary

Application Number: APP/21/01350

Address: Land north of Oysters, Station Road, Hayling Island

Proposal: Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved.

Case Officer: Lewis Oliver

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Part 2

5) Biodiversity. The Langstone Harbour Board response document states in their objections that,

"1. The proposed development site is considered a 'Secondary Support Area' under the Solent Waders and Brent Goose Strategy (2020). The site is essential to encourage population growth of geese and waders, as Secondary Support Areas support high numbers of juveniles, and is geographically important in terms of encouraging site fidelity and establishing corridors as part of a widespread ecological network.

"2. The site is a notable refuge for reptiles, with a large population of slow worms - a species of principle importance under the UK Biodiversity Action Plan. Thus, any development that will encroach on or damage slow worm habitat is strongly discouraged.

"3. There have been records of European Hedgehog populations 0.28km south-east of the site. As hedgehogs are known to travel 1.8km, the proposed development site provides a suitable habitat. There is the potential that hedgehogs utilise the site for shelter and foraging. With British hedgehog populations declining, it is imperative that the development considers the threat to this species and provides a detailed mitigation strategy to offset the dangers."

I would agree with these comments and endorse them, adding to it also that there are buzzards that live next to this proposed development site, who would be displaced because of the building works, as well as deer who regularly frequent the field. There are also three different species of bat that are present at the site. However much money is given to help off-set the impact on the

wildlife in the area, I think £5,000 is mentioned somewhere, it will not be enough - animals and birds have no interest in money.

6) It is suggested that the increase in population of West Town will increase the use of the local facilities, making it sound like this is a positive step for the local economy. In reality though it is in fact an acknowledgement that the increase in population will put a strain on the local facilities, with more people needing to use them, but no increase in capacity of those local facilities.

Hayling Island-wide issues

1) Traffic. An increase in houses will mean an increase in cars, usually 2 cars per property. For this development alone then, that would be an extra 58-64 cars. Their main exit off the island would be West Lane. West Lane is not designed for heavy traffic and is the site of numerous accidents every year, in particular the bends to the north of the road. West Lane feeds onto the one main road in and out of Hayling Island, which already suffers from heavy traffic. All it takes is the bin men, hedge-cutters, a cyclist even, and the whole of Hayling Island comes to a stand-still. When there is an accident or flooding on the bridge, Havant also becomes grid-locked. This will only get worse if building developments continue. Before any further building is done on Hayling Island, the infrastructure needs to be improved.

2) Sewerage. The sewerage system on Hayling Island already cannot cope with what we are asking it to. On an almost fortnightly basis, my house is filled with the smell of sewage as the sewers are struggling to empty. Southern Water has been fined its highest amount ever recently, as it continues to dump untreated sewage into Langstone Harbour - a nature reserve. With an increase in housing, this will only get worse. If more development is to be completed, the sewerage system on Hayling Island needs to be completely overhauled first.

3) Local amenities. The Hayling Island schools are full. The Hayling Island GP surgeries are full. There are no NHS dentists on the island or for miles around. Further developments will put even more of a strain on amenities that are already struggling.

4) This planning application of The Land to the North of the Oysters cannot be looked at in isolation. A planning application for up to 60 houses south of Saltmarsh Lane is also made at the same time by the same company. These two applications are for the same field, one to the north and one to the south. It seems that this field is being developed piecemeal, first the Oysters and now these. One cannot help but foresee that eventually this whole field will be build on, and that the reason for this piecemeal approach is to avoid being considered a large development and all the further hoops that have to be jumped through that such labelling brings with it.