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Proposed Development at Rooks Farm (APP/21/01434).

I strongly oppose the proposed housing development at Rooks Farm (APP/21/01434) because I believe it is irresponsible and wrong to be considering adding such a huge housing development to the already unmanageable annual windfall level of housing increases to Hayling Island. The infrastructure, medical facilities, schools, wastewater sewerage and roads etc. , can hardly cope with the increasing population and vehicles now. It cannot be right to allow more urban sprawl onto good agricultural land which is at a premium above sea level on this small low lying Island. Loss of wild life habitat at Rooks Farm and connecting vital SSSI areas to the east and west of the Island would also be tragic.

Traffic.

Nowhere else in the country are 17+ thousand residents totally dependent on one small access road. It also happens to be under constant threat from rising sea levels. There are no credible evacuation plans, or possibility of such, should this road become unusable. The A 3023 is, in effect, a giant cul-de-sac on Hayling Island which is limited in many ways including the constraints of its single access bridge to the mainland. Its importance is that of a major trunk road but its dimensions are that of a minor countryside B road which emergency vehicles cannot easily use because of the weight of traffic and being too narrow with too many tight bends. This road cannot be widened or straightened on the Island, nor are there any credible traffic flow improvement plans being proposed; unrealistic off peak data has been used in the recent analysis. In addition there is now an explosion of inconsiderate temporary parking by desperate non-island delivery van drivers which cause bad tailback jams when vehicles cannot pass. It is a residential road for the majority of its length which is frustrating and becoming dangerous to pull out onto because of the congestion and Rooks Farm development will add at least another 1000 journeys a day. We go at the speed of the slowest cyclist because it is not safe to overtake them. Cycling is being, quite rightly, encouraged on health grounds and more protected legally on the roads but it slows all the traffic flow to an unworkable level. The reality of so little local island employment here requires the majority of Hayling residents to use this single road to commute to and from work; please don't make this worse by increasing the volume of traffic with the Rook Farm development. The only alternative for emergency vehicles, if this vital road is blocked, is by air or sea! This reality for nearly 18 thousand residents does not exist anywhere else in the UK and should not now be made even worse by this Rooks Farm development.

Sewage.

There have been welcome recent improvements to the sewage pumping power on the Island to keep pace with the requirements from the continual windfall housing increases but the piping system remains old, fragile and over stressed particularly in bad weather and high tides. It is irresponsible to be adding a whole new housing estate at Rooks Farm to this already fragile and weak system. There are no settling tanks on the island for sewage when mixed with storm water and so when the main well at Stoke is full it inevitably leaks directly into Langstone harbour via Pound Croft river. This is accepted by all agencies and authorities as illegal and the resulting fines are regularly paid; but this just adds to our water rates. However, it is a disgraceful and inevitable consequence of HBC allowing more sewage to be pumped from more houses into the main well. So even if there is no storm run-off from this Rooks Farm development because the proposed SuDS ponds works perfectly, all their neat raw sewage in this storm situation when the main well is full to capacity, will in reality be pumped directly into Langstone until the storm water level goes down in the main well at the Stoke pumping station. This is surely unacceptable and deliberate pollution. If in addition there are any ruptures in the fragile pipework because of the overload and power of the pumps, it will be catastrophic for Hayling.

Conclusion.

It has been 5 years since the Rooks Farm Planning App 17/00007 was turned down. Traffic on the only access road, the A3023, is much worse and there are no credible plans to improve it. The waste water network, as Southern Water agrees, has even less spare capacity now and I doubt their claims to be able to upgrade it “within 24 months of a decision” because, even though the main pumping station at Stoke has been recently upgraded, there remains limited capacity in the main well and the fragile network of pipes on the Island remain the same. I strongly recommend that this new application 21/01434 is refused.

Yours Sincerely,

