

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: Comment on behalf of Havant Climate Alliance and Friends of the Earth.

We object to the development of this site, as well as to the nearby development south of Saltmarsh Lane APP/21/01351

Government Inspectors raised concerns about Havant's Local Plan in relation to Hayling Island. No further building development should be considered on Hayling until a new Local Plan has been accepted. This should properly take into account the impact of further development on infrastructure, amenities and environment on the Island. Local services are already stretched. In particular, a more realistic Traffic Assessment must be completed into Hayling's road network which is already congested at peak times and results in air pollution and inconvenience for residents. More development will also increase the amount of stormwater discharges into the harbours with negative effects on eutrophication.

If development took place, it would be essential to keep in place wide field margins as habitat and wildlife corridors for the wide variety of mammals, bats, birds and reptiles that currently use the site. However development on these sites has potential to reduce foraging and roosting resources for over-wintering Brent Geese and Waders. Although these sites are categorised as Secondary and Low Use support sites for these birds, they are adjacent to a Core support site and close to the SPA, SSSI and SAC area of Langstone Harbour. The area available for supporting sites is being whittled away e.g. recent developments and the agreement to develop the land north of Sinah Lane. The establishment of sites specially maintained as nature reserves do not adequately mitigate or compensate for this incremental loss of overall area. The Ecological Impact Assessment says that there is a potential to reduce foraging resource but then says that there is

not likely to be a significant effect despite noting a lack of brent goose records for these sites. They also say that the site includes 1.5 ha land converted from paddocks to arable as mitigation for the Oysters development. This is not acceptable. If another mitigation site can be identified, adjacent or close to the harbour, it will already be a site in use by the birds and will only subtract from available support area. Also funding for e.g Bird Aware cannot compensate for loss of foraging resource.