

# 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: I object to outline planning application APP/21/01350.

This application is for 29 additional dwellings on Hayling Island. Planning application APP/22/01351 also relates to this area and is for 60 dwellings. A total of 89 additional homes. The reasons for my objection follow along with some additional comments and observations.

I object to the increase in traffic this proposal will cause:

- o Access to the Island is over one bridge which was opened in 1956. The Bridge is old and was not designed for the weight and volume of traffic that currently uses it. What will happen when the bridge needs repair, let alone emergency repair, is anyone's guess. Any repair work will need careful management to avoid bringing the Island to a total standstill. The more traffic, the more frequently repair will be required. Heavy vehicles associated with building works will only exacerbate this situation, as will storm surges and a rise in sea levels.

- o There is one road on and off the Island. Having only a single road is an ongoing issue that is only worsening as the number of properties, and therefore residents, and therefore vehicles increases. The road is narrow which with heavy traffic and/or a stationary delivery van and/or a refuse collection vehicle, leads to severe congestion and on occasions gridlock. Refuse vehicles are essential but cause traffic jams as they stop outside virtually every house on the main road on and off at least once a week. Emergency vehicle access is severely restricted and on occasions totally prevented. Last summer the traffic has been particularly bad and on a number of occasions gridlock has occurred. Frustrating for most but in the case of emergency vehicles, life threatening. More residents on the Island will only increase these difficulties.

- o Focus has been on the volume of traffic at summer peak time. However, this focus needs

widening to consider traffic at commuter times due to the number of new residences already occupied on the Island.

- o The cycling, pedestrian and horse-riding routes are inadequate. Consideration needs to be given to how the new Highway Code 8 rules, to improve safety for pedestrians, cyclists and riding horses, will be incorporated into the A3023 network.

I object to the impact this proposal will have on already overstretched utilities and facilities:

- o As more initiatives are introduced to encourage 'greenness' - consideration needs to be given to how Hayling will keep up. For example: How will the push for electric cars be accommodated on Hayling with our already over-burdened electricity supply?

- o There is increasing wear and tear on already aged and worn-out utility systems particularly water and waste. Water and waste pipes have not been updated to allow for the increase in use. Burst water pipes and repairs, often necessitate shutting one lane of the main road. This will become more frequent as they age further and usage increases.

- o The Island's facilities are also over stretched - there is a lack of school places and the Doctor's lists are closed to anyone that does not already have one of their household already registered. They may now be totally shut.

I object to the damage to the environment and wildlife habitats that this proposal will cause:

- o The Council states that they always place 'the environment first and foremost in considering development' and that it 'is firm in its desire to ensure the environment is protected robustly and in line with the applicable regulations'. I hope the Council demonstrate this when considering this proposal which, if successful, will further reduce the quantity of green land/countryside on the Island and will severely threaten established wildlife habitats.

- o Recent building work has shown that Developers' fail to meet their obligations regarding habitat protection/biodiversity/wildlife preservation. So even if contractually bound to protect the environment, they do not seem to have the will or ability to do so.

- o The risk of flooding on the Island is significant - the water table is high even before consideration is given to coastal erosion and the increasing frequency of rain deluges.

- o I welcome Natural England's revised advice re calculating nutrient neutrality, where developments must ensure they do not create additional burden on our coastal landscape. I understood that following the revised advice all planning applications for Hayling had been paused.

Please refuse this application.

