

To: David Eaves

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[Redacted text]

Comments and objections to **APP/21/01434** on land at Rook Farm, Hayling Island , this
being the second application **Re: rejection of HBC's Local Plan by the Inspectorate.**

Our objections are many but the main ones concern 1. Infrastructure, Transport and traffic assessments and 2. loss of biodiversity.

Above all, this development cannot proceed because of the particular constraints of the island and its unique character within the borough.

1. Infrastructure, Transport and traffic

There has not been an intensive, viable HBC transport assessment at any time. The so called traffic assessment for the Local Plan has been shown (by Inspectorate) to be dismally inadequate. If this application is to be given any credence, there must be a detailed, protracted survey of traffic at peak flow and at many points of the island , over different periods .

it must take into account the variations in traffic flow due to seasonal tourism, weekend coastal leisure visitors , it being weather-dependent, and the vagaries imposed on our already (in 1980s) over- capacity road network. As all residents know, these are now almost daily occurrences! the slightest incident gridlocks the A3203 easily, often backing it up to the A27 and into Havant town. Does anyone really want this exacerbated, because it certainly will be.? Increased traffic from windfall housing numbers – allowed to be ignored , for bizarre reasons - and regeneration plans to attract even more visitors (in spite of having squandered the islands natural resources and beauty as a leisure place over many decades!) must be taken into account also.

This development of 300 dwellings will produce about 600 extra vehicles - at least!, hundreds of extra road journeys, almost 1000 extra residents of all ages to use our over capacity surgeries and other facilities; to have their waste water managed by a system which is already precarious - although Southern Water's bizarre assertion that they do not foresee a problem must surely be readdressed? And **the proposed junction** of the site's access road with that at St Marys Road, Tournabury and Elm Grove, already dangerous junctions, with heavy foot and cycle traffic from school children from four nearby schools would be extremely foolhardy.

These foreseeable problems **cannot be overcome by any mitigation.** Any attempt would end in a huge and devastating loss of character and negative impact on its residents.

Our roads cannot, and must not be 'made to fit' the developers greed. It is as it is. The network is one that grew out of a semi -rural island landscape, one main road on and off, winding, narrow, it can no longer be extended, widened, straightened. We know you know, so why is the major constraint being ignored? Any attempt to 'improve' it would completely erode the character of place, the spirit of place that HBC ,in its 'vision' is so desperately searching for, when it is right under their noses.

We ask that HBC accepts that it is not changeable or solvable, only that it be maintained. We ask that the application be rejected , as entirely unsuitable for an island.

2. Loss of biodiversity

I would like to say that this greenfield site cannot be developed because it is already inhabited. But local authorities and developers and anyone with a profit to make, will not see it that way. In fact, as Chris Packham, David Attenborough and other naturalists, scientists and environmentalists have told us all, **that** is the problem. Wildlife, habitats, flower and fauna are not considered at all, except as something to be mitigated, managed, found somewhere else to live. There is an appalling ignorance of its quiet necessary role in maintaining our world.

Barretts has a poor record of dealing with mitigation, they have in past developments shown a lack of intelligent commitment to maintaining biodiversity. Sadly, government policies still allow this retrospective, knee-jerk, weasel-worded attitude to mitigation for wildlife. The concocted hierarchy of **Mitigation never does, cannot, compensate for losses in nature**; habitats destroyed can rarely be recreated anew. Real wide ranging awareness of environments should start at the beginning.

It is well documented that this is a Brent geese site, yet other species rarely get a mention; the farm fields have been ideal nesting land, open, flat, for the amazing **ground-nesting skylarks**, for many, many years. They are **now on the red list**. Endangered, rare hedgehogs, slow worms and bats are important, but as are the many increasingly threatened earthworms, and species of grasses and weeds that feed the farmland birds, which feed the regular kestrel. Such huge disturbance from this development would have far reaching consequences on the surrounding fields and wildlife corridors. It all matters greatly at this time.

Detailed, well researched surveys and plans to account for biodiversity losses should be in place before objections are made, in order that the developers show true commitment not just lip service. What has been carried out so far in this application is far from adequate.

HBC's own Biodiversity Action Plan hopes that 'by 2050 our land will be rich in wildlife, our diversity will be valued.. more'. **That starts now - with the rejection of this application.**

It also recognises (Core Strategy, CS2) that 'Human well-being is connected with our natural environment', achievable only by the 'preservation and enhancement of our borough's natural landscape – open space – biodiversity' (Caring For Our Borough, 7.04)? More weasel words or real commitment? 'To Preserve' – dictionary definition – 'to keep alive, keep safe, maintain, retain quality of things'.

This land at Rook Farm is grade 2 agricultural land, and should be maintained as such, the NPPF states that it expects LAs to see poorer quality land used first and that the most versatile agricultural land should be protected for local food security. In this day and age that must be considered a reality.

This proposal should be refused and withdrawn, we ask that HBC prove commitment to its written ideals by doing the right thing.

