

My wife and I are submitting further comments regarding Planning Application APP/21/01351. This follows our previous email of 13 April which concentrated on Highway Safety and Traffic. These are additional comments regarding other considerations.

Effect on daylight, privacy and outlook:

Many properties on the northern boundary of the proposed development site, especially those west of the proposed access road in Saltmarsh Lane, currently enjoy a mainly rural outlook of open fields, trees and wildlife. We see foxes playing; a small group of deer standing silent and still, alert to any movement; buzzards circling looking for food and landing when they have spotted something; crows mobbing the buzzards; the trees full of birds; bats swooping along the fence line in the evenings catching insects. This will change totally to a mainly urban outlook of brick buildings, sheds, parked cars and washing lines. At night the clear skies will be replaced by the glare of lights from the dwellings, street lights and vehicle head lights. The silence will be replaced with the noise of car engines, revving of motors, lawn mowers, etc, etc.

Our privacy will be impacted and we will be less likely to sunbathe in our garden if there are house windows in our sight line or people able to pass close to our boundary. Sunbathing is one of the big benefits of living on Hayling.

Also properties will become less secure as there are currently no footpaths behind the property. This will change with any development and the risk of burglary will increase.

The document LANDSCAPE AND VISUAL APPRAISAL (IMPACT ASSESSMENT) 1562686 says that the impact on properties will be "Minor Adverse" as the outlook is obscured by property fences and existing vegetation. This is incorrect, the fences do not obscure the outlook as the indoor floor of our property is much higher than the outside ground so we can clearly see the fields and the wildlife from our windows and conservatory. Some of the properties also have very low fencing. The true impact of this development will be Major Adverse.

We have read through the document LANDSCAPE AND VISUAL APPRAISAL (IMPACT ASSESSMENT) 1562686 and were very disappointed with it. One particular section refers to the "Magnitude of Change to Views" from the Billy Trail and with reference to the boundary vegetation states "the existing boundary vegetation is dense and multi-layered and therefore views into the site are heavily obscured". From this standpoint it concluded that someone using the Billy Trail would only be able to see 30 metres into the site and the overall conclusion in section 6.4 was "glimpsed views". All we can think is that the person who surveyed the site in order to write this report must have got lost and studied the incorrect part of the boundary. We consider that most reasonable people would describe the relevant length of boundary to the proposed development site to be sparse in places and non-existent in others. At no point could it be described as dense, perhaps slightly less sparse here and there. Attached is a photo. The whole site can be very clearly seen from the Billy Trail. Perhaps the Hampshire Countryside rangers could provide an independent assessment.

Loss of open spaces, countryside and other natural habitats:

When the Oysters development was agreed, part of that planning application documentation stated that the remaining fields would be used for arable farming and would be a tertiary field for the Brent Geese.

These fields provide a natural habitat for a variety of wildlife: deer; foxes; all sorts of birds including buzzards, black headed gulls, sparrow hawks, brent geese; field mice; bats; shrews; and many small reptiles and amphibians. Streams and waterways run through the site.

Throughout Hayling Island natural habitats for wildlife is being lost to development. No consideration seems to be given to the mammals, amphibians and small reptiles which cannot survive in an urban environment. Yet during lockdown these very open spaces were an important element to all of our own well being and mental health.

If this development takes place then the natural gap between Saltmarsh Lane and West Town will be all but lost. There will only be left one small piece of field which will be unsustainable for arable farming and will eventually be developed as well.

In conclusion, we do not consider this important open space to be an appropriate site for development. It is a working piece of land providing an annual crop.

Considering the current national and international situation, the land would be more beneficial if it continues to be used for growing crops or bearing in mind Hayling's very sunny and warm climate converted to a solar energy farm to help ease the energy crisis. This is not the time to build on farming land.

End

