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Sent: 21 October 2012 17:10
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: Ref: APP/12/00966 Proposed housing development in Mengham Fields, north of Goldring Close

Havant Borough Council
Planning Control Service
Civic Centre Road
HAVANT
PO9 2AX

Ref: APP/12/00966 Proposed housing development in Mengham Fields, north of Goldring Close

Dear Sirs

My objections to this planning application are identified below:

Infrastructure - Twelve months ago 4,500 Hayling Island residents signed a petition stating they believed that further large scale development of the Island, like in this planning application is unsustainable. Furthermore, the petition called upon HBC to "carry out and make available a comprehensive review of Hayling Island's existing infrastructure and its capacity to accommodate the large scale developments proposed in the Havant Borough Core Strategy". I believe no approval for large scale developments should be given until this infrastructure review has been carried out, reviewed, and published. Specifically today, making an appointment at the Health Centre takes two weeks.

A3023 Road - S2 classification requires single lane in both directions with minimum 7.3M width and a 1M wide hard strip on both sides. For this road classification there are strict guidelines on AADT (average annual daily traffic). This road already doubles the AADT and the maximum lane flow is significantly higher than the Highways Agency accepted level. The current traffic flow requires a road carrying a D2AP classification - (2 lane dual carriageway). The road infrastructure therefore does not support further large scale residential development.

Vehicular access - The plans for the development show only one vehicular access to the estate via Beech Grove. HBC have expressed concern over a 191 house development which only had 3 entrances. The developer residential plan quotes - "the additional vehicle movements along Beech Grove etc., is estimated to be 778 extra vehicle movements per day". This extra traffic would cause intolerable noise and disturbance to Beech Grove and Tournurbury Lane residents and cause traffic flow congestion and disruption to the traffic attempting to turn right into Elm Grove in the morning rush hour period. The applicant has in my opinion significantly understated the traffic volumes in the peak hours (P16 Traffic Assessment).

Work & Social life - There is little employment available on Hayling Island for this proposed large increase in population. If the development proceeds, all new residents will need to commute to the mainland. The younger residents would need to travel to the mainland for their social lives as there are no public swimming baths, clubs, cinemas and theatres but high bus fares and a restricted service deter travel. The continued conversion of pubs into residential housing has further reduced leisure opportunities.

Flora and Fauna - The site is within a few hundred metres of the nearby SSSI, and such a development would be detrimental to local wildlife and a particular disturbance to the Brent geese and waders that congregate there. In addition, the eastern boundary of Mengham Fields is next to the "Area Of Outstanding Natural Beauty" which I believe should be preserved and protected. Concerns have also been specifically identified in the "Brent Goose and Wader Survey" and the "Chichester Harbour Consultee Report".

Agricultural value - The land is good agricultural land and has always been agreed as being "the most versatile agricultural land" in the Havant Borough Landscape Assessment (CD/UF/01) dated 1996. Paragraph 2.4.4 of the latter states "almost the whole of Hayling Island is overlain by the same fertile brick earth soils which have produced Grade 1 & 2 quality farmland everywhere except along the coastal fringe". The map appended to this Assessment

does not show any Grade 3 land; indeed no coloration for that grade is shown on the legend for the map of Hayling Island.

Archaeological Assessment - The applicant's report concludes: "The study site is considered to have a moderate or moderate to high archaeological potential for remains of the Bronze Age, Iron Age and Roman periods." "The presence of archaeological evidence from the immediate vicinity indicates that it is likely that undiscovered assets will occur on the site, and these are likely to be of local significance."

Other - "The Community Involvement Statement" reveals widespread opposition to the development proposal from residents across Hayling Island, with specific concerns about the effect on the development on the Island's infrastructure. The "Highways Agency response" considers traffic on the A27 (north of the Island) , and not on Hayling Island and the conclusion is not relevant to the effect on traffic on Hayling island. The "Flood Risk Assessment report" and Environment Agency website identify the site as being at a risk of flooding. Furthermore, the "Ground Investigation Report" indicates the unsuitability of soak-aways for drainage with the possible requirement for surface water to be carried in the foul sewers.

Finally, I note the applicant has submitted their own reports commissioned by themselves which I would anticipate being written in the favour of the applicant. These reports would have had more credibility if the applicant had funded an independent organisation or HBC to conduct the surveys and reports.

I urge you to reject this application.

Yours sincerely

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