

HAVANT BOROUGH
COUNCIL

08 APR 2022

RECEIVED

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Dear Mr Owner,

I enclose my objections to
Planning Applications
APP/21/01350 (29 dwellings
on land to the north of
Oysters, Station Road, Hayling)
and APP/21/01351 (50
dwellings on land south of
Saltmarsh Lane, Hayling)
which I would be grateful
if you would take into
consideration.

Yours sincerely

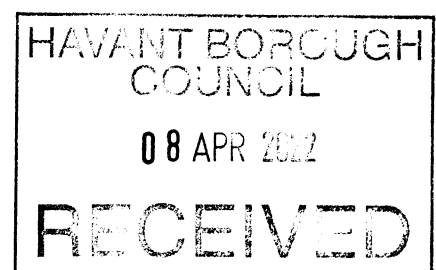
OBJECTION TO APP/21/01350 – APPLICATION FOR ERECTION OF UP TO 29 DWELLINGS ON LAND TO THE NORTH OF OYSTERS, STATION ROAD, HAYLING

I object to this planning application, and also to Planning Application APP/21/01351 (erection of up to 60 dwellings on land south of Saltmarsh Lane, Hayling), both of which are by the same company, Hayling Island Builders Ltd. Both sites are close to each other, probably separated by less than half a mile. No doubt if these applications are approved, in due course an application is likely for the fields in the middle too, thus completely losing the farmland and natural greenspace bordering the Hayling Billy Local Nature Reserve and overloading Hayling Island with housing it cannot cope with.

My objections to both this and APP/21/01351 are based on all the reasons which I have repeated in recent months and years with the continual applications for housing development on green sites on Hayling Island. They are:

1. **The A3023** -The over used and dangerous single access road, the A3023, on to Hayling already struggles to cope with the existing volume of traffic and frequently suffers from accidents, crawling traffic and gridlock, which can stretch back to Havant and all routes east, west and north. The road cannot absorb the extra traffic which this and other current planning applications would represent. There are frequent road traffic accidents on the A3023, some of which I do not think the local authorities are even aware of as they are probably not reported. I walk the road most days and am always seeing debris. Even when not serious, these accidents at best involve damage and distress, and at worst injury and the major interruption of traffic flow.

2. **Flooding and Sewerage** - Hayling Island is basically a loop of coast with only 2 or 3 miles of land between the east and west shores. In all it is only about 12 square miles and the amount of land which is truly developable is very limited. There is no suitable space for large scale housing developments that will not damage the very nature of the island, its wildlife and the quality of life of the existing residents. It is low lying and liable to flooding in many places. The use of land for agriculture and as natural open space absorbs a lot of water. Any developments at either north of Oysters or south of Saltmarsh Lane will either risk flooding to the new homes, or move the risk elsewhere to the detriment of other residents. Indeed, without more climate mitigation measures, it is expected that within 50 years much of Hayling will be under water. Building on land which could otherwise mitigate flooding and creating estates that would consequently have a life span of less than 50 years hardly seems sensible. The proposed development would exacerbate the already inadequate sewerage and drainage systems which are often overwhelmed causing harmful discharges into the sea.

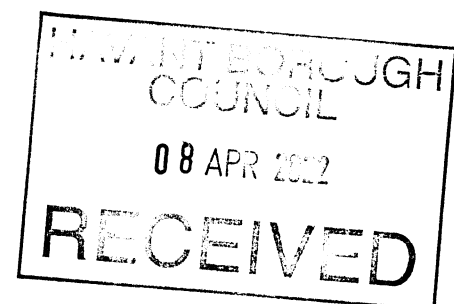


3. Wildlife and Natural Habitat - Brent geese and much other wildlife, some of it endangered, prospers on this site, as well as the site to the south of Saltmarsh Lane and all the land that borders the Billy Line. The proposed developments would lead to the irrevocable loss of this wildlife. This development, the one proposed for south of Saltmarsh Lane and the development already approved for Sinah Lane would create a swathe of housing reducing the Hayling Billy Local Nature Reserve to a footpath through a huge housing estate. It is currently an important natural and recreational resource and an oasis of calm away from the noise and pollution of the incessant traffic on the main road.

4. Infrastructure - Hayling Island does not have the infrastructure to cope with all this new housing, especially doctors' surgeries, dentists, schools and community facilities. It is already almost impossible to get a timely appointment to see a doctor for anything other than an emergency, and this situation pre dates covid. Hayling does not even have a bank.

5. Other Current Planning Applications - This application must be seen in the light of the other applications currently on the table for Hayling. I know of Sinah Lane (200 houses), West Town flats (thought to be 12 flats), Elm Grove flats on the old Pullinger site (43 units), Rook Farm (300 houses) and Fathom's Reach (51 houses). With the total of 89 for the proposals for land to the north of Oysters and south of Saltmarsh Lane, there could be about 700 new houses, say at least 1400 extra adults plus their children and probably 2800 additional car movements a day, on the basis that most of the residents would have to work off the island. The population of Hayling is about 18000, so this represents approaching a 10% increase in population over a very short space of time. It would overwhelm Hayling. It must also be remembered that there is an outstanding application for housing on Southmere field at Langstone (near The Mallards) and plans for the re-development of Langstone Technology Park, both of which would increase and adversely affect traffic on the A3023, which would in turn detrimentally affect Hayling.

For all these reasons I urge that planning application APP/21/01350 be rejected.

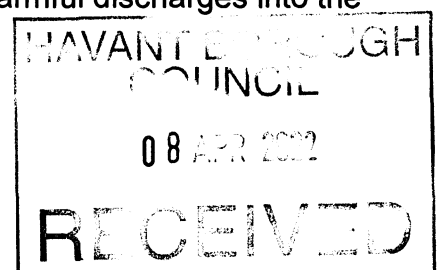


OBJECTION TO APP/21/01351 – APPLICATION FOR ERECTION OF UP TO 60 DWELLINGS ON LAND TO THE SOUTH OF SALTMARSH LANE, HAYLING

I object to this planning application, and also to Planning Application APP/21/01350 (erection of up to 29 dwellings on land north of Oysters, Station Road, Hayling), both of which are by the same company, Hayling Island Builders Ltd. Both sites are close to each other, probably separated by less than half a mile. No doubt if these applications are approved, in due course an application is likely for the fields in the middle too, thus completely losing the farmland and open space bordering the Hayling Billy Local Nature Reserve and overloading Hayling Island with housing it cannot cope with.

My objections to both this and APP/21/01350 are based on all the reasons which I have repeated in recent months and years with the continual applications for housing development on green sites on Hayling Island. They are:

- 1. The A3023** -The over used and dangerous single access road, the A3023, on to Hayling already struggles to cope with the existing volume of traffic and frequently suffers from accidents, crawling traffic and gridlock, which can stretch back to Havant and all routes east, west and north. The road cannot absorb the extra traffic which this and other current planning applications would represent. There are frequent road traffic accidents on the A3023, some of which I do not think the local authorities are even aware of as they are probably not reported. I walk the road most days and am always seeing debris. Even if not serious, these accidents at best involve damage and distress and at worst injury and major interruptions to traffic flow. This particular application would also increase the traffic on West Lane on Hayling which is notoriously hazardous with no pavements and a dangerous junction onto the A3023.
- 2. Flooding and Sewerage** - Hayling Island is basically a loop of coast with only 2 or 3 miles of land between the east and west shores. In all it is only about 12 square miles and the amount of land which is truly developable is very limited. There is no suitable space for large scale housing developments that will not damage the very nature of the island, its wildlife and the quality of life of the existing residents. It is low lying and liable to flooding in many places. The current use of land for agriculture and as natural open space absorbs a lot of water. Any developments at either south of Saltmarsh Lane or north of Oysters would either risk flooding to the new homes, or move the risk elsewhere to the detriment of other residents. Indeed, without more climate mitigation measures, it is expected that within 50 years much of Hayling will be under water. Building an estate on land which could otherwise mitigate flooding and creating housing that would have a life span of less than 50 years hardly seems sensible. The development would exacerbate the already inadequate sewerage and drainage systems which are often overwhelmed causing harmful discharges into the sea.



3. Wildlife and Natural Habitat - Brent geese and much other wildlife, some of it endangered, prospers on this site, as well as the site to the north of Oysters and all the land that borders the Billy Line. The proposed developments would lead to the irrevocable loss of this wildlife. This development, as well as the one proposed for north of Oysters and the development already approved for Sinah Lane would create a swathe of housing reducing the Hayling Billy Local Nature Reserve to a footpath through a huge housing estate. It is currently an essential and much valued natural and recreational resource and an oasis of calm away from the noise and pollution of the incessant traffic on the main road.

4. Infrastructure - Hayling Island does not have the infrastructure to cope with all this new housing, especially doctors' surgeries, dentists, schools and community facilities. It is already almost impossible to get a timely appointment to see a doctor for anything other than an emergency, and this situation pre dates covid. Hayling does not even have a bank.

5. Other Current Planning Applications - This application must be seen in the light of the other applications currently on the table for Hayling. I know of Sinah Lane (200 houses), West Town flats (thought to be 12 flats), Elm Grove flats on the old Pullinger site (43 units), Rook Farm (300 houses) and Fathom's Reach (51 houses). With the total of 89 for the proposals for land at the rear of Oysters and south of Saltmarsh Lane, there could be about 700 houses, say at least 1400 extra adults plus their children and probably 2800 additional car movements a day, on the basis that most of the residents would have to work off the island. The population of Hayling is about 18000, so this represents approaching a 10% increase in population over a very short space of time. It would overwhelm Hayling. It must also be remembered that there is an outstanding application for housing on Southmere field at Langstone (near The Mallards) and plans for the re-development of Langstone Technology Park, both of which would increase and adversely affect traffic on the A3023, which would in turn detrimentally affect Hayling.

For all these reasons I urge that planning application APP/21/10351 be rejected.

