

HAVANT BOROUGH
COUNCIL

14 DEC 2020

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Planning Department
Havant Borough Council

Re planning application number APP/20/01093

Having lived in the Borough for 60 years, I have seen many changes especially on Hayling Island, where I have lived for more than 40 years. Although we have to accept and go with change and progress, there comes to a point where both independent expertise and common sense has to prevail. The application for 195 houses off Sinah Lane, is NOT a case of 'not in my back yard'. It has been carefully researched by the Residents Associations, and numerous people know from their own local experience, when and where, certain development proposals will not work even as a very short term solution.

From the start of a scheme, of this size, clients/developers would normally be advised by their Architects and Planning consultants of any issues in relation to the site, and they should take these issues on board. It is not possible to mitigate against some of the biggest issues: many are not just local, but relate to the whole planet. For example:

- a) The advice is not to build on flood plains, (and this includes land which already floods from rainwater, which cannot escape through tidal flaps at high tides)
- b) The ecological issues and climate change: As an Island community, we have rising sea levels, and more frequent storms to consider. We also have many requirements which Natural England will impose to protect the existing birds, wild life and fauna.
- c) Locally we must carefully consider the impact of any new development on the existing infrastructure and services, in order not to overload the existing system. This will include roads, especially the one point of access: the bridge, foul and surface water drainage, electricity supply etc

The pressure from Parliament is to build more affordable houses, and the Allocations suggested by HBC do not stack up in some areas, against the local situation, such as Hayling Island. The Residents Associations have produced many reasons against too much development from their own investigations. Also with the emphasis on affordable houses, this generally implies young families, which are most in need of homes. Therefore it seems absurd to try and locate them on a piece of land, far from the local schools, shops, and the doctors surgeries. Likewise, as jobs on the Island are not that numerous, it is more than likely that a high proportion of new residents will have to commute off the Island to work, affecting the one and only access point which is already overloaded: namely the bridge. This is awaiting some serious maintenance work in the next few years.

When you add these points to the list above, and balance them against the National housing requirements, the land off Sinah Lane, does not add up to a workable and sensible solution. On this basis, I wish to object to the application for these very valid reasons.

Regards,