

Clark, Jacky

From: Kevin Jacobs [REDACTED]
Sent: 23 August 2018 11:55
To: Havant Planning and Development Mailbox New
Subject: Objection to Sinah lane Hayling Island area UE18, planning application APP/18/00724

Categories: Orange category

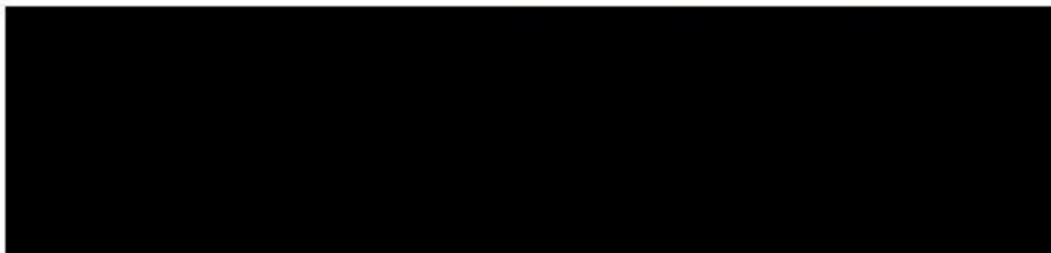
Mr. K W M Jacobs

2 Sinah Lane

Hayling Island

Hampshire

PO11 0EY



22 August 2018

Planning Policy Team

Havant Council

Public Service Plaza

Civic Centre Road

Havant

Hampshire

PO9 2AX

Dear Planning Policy Team:

This letter is to comment and object to the proposed building on Agricultural land off Sinah lane Hayling Island area UE18, planning application APP/18/00724

Firstly I have to complain about the council inadequate communication timing to register my opposition to this building application, why ask for it in August!! this is normal holiday time, the length of this consultation period for people to do research and get their points of view in by the 27th August is very short not taking the summer school holiday period in consideration. It would seem that our Council and our voted representatives were trying to ensure not many of their customers and voters would be around to have a say.

Taking Hayling as a whole

- Hayling is served by one single carriageway road the A3023 from the Havant/Langstone roundabout to the Island, via a bridge. As such this makes Hayling Island a cul-de-sac unlike its neighbouring Portsmouth which has three access road. Should anything happen on this part of the road it has calamitous consequences to the Hayling Islands residents and the travelling Population. With the increasing population on the island over the years, the time involved in travelling on or off the island has increased significantly causing this road to be normally subjected to a start stop queuing process during most of the daylight hours either getting on or off the Island.
- This roads, increase in actual capacity compared to its actual design capacity, has the ability to affect people's lives by possibly placing them in an increased life or death situation by holding up the access times of emergency vehicles especially ambulances as they are stationed off the island.
- The current Bridge which was built in 1956 has not been improved for increased vehicular traffic since that date. Other than the recent

widening to the footpath to make it more amenable for pedestrians and cyclist to use at the same time. What is to be done if the bridge is damaged or collapses. This scenario nearly happened in march this year when a large vessel was set adrift in Langston harbour during heavy winds ending up jammed against Langstone bridge. What are the plans and how long would they take to implement to enable residents to either get home or go to work.

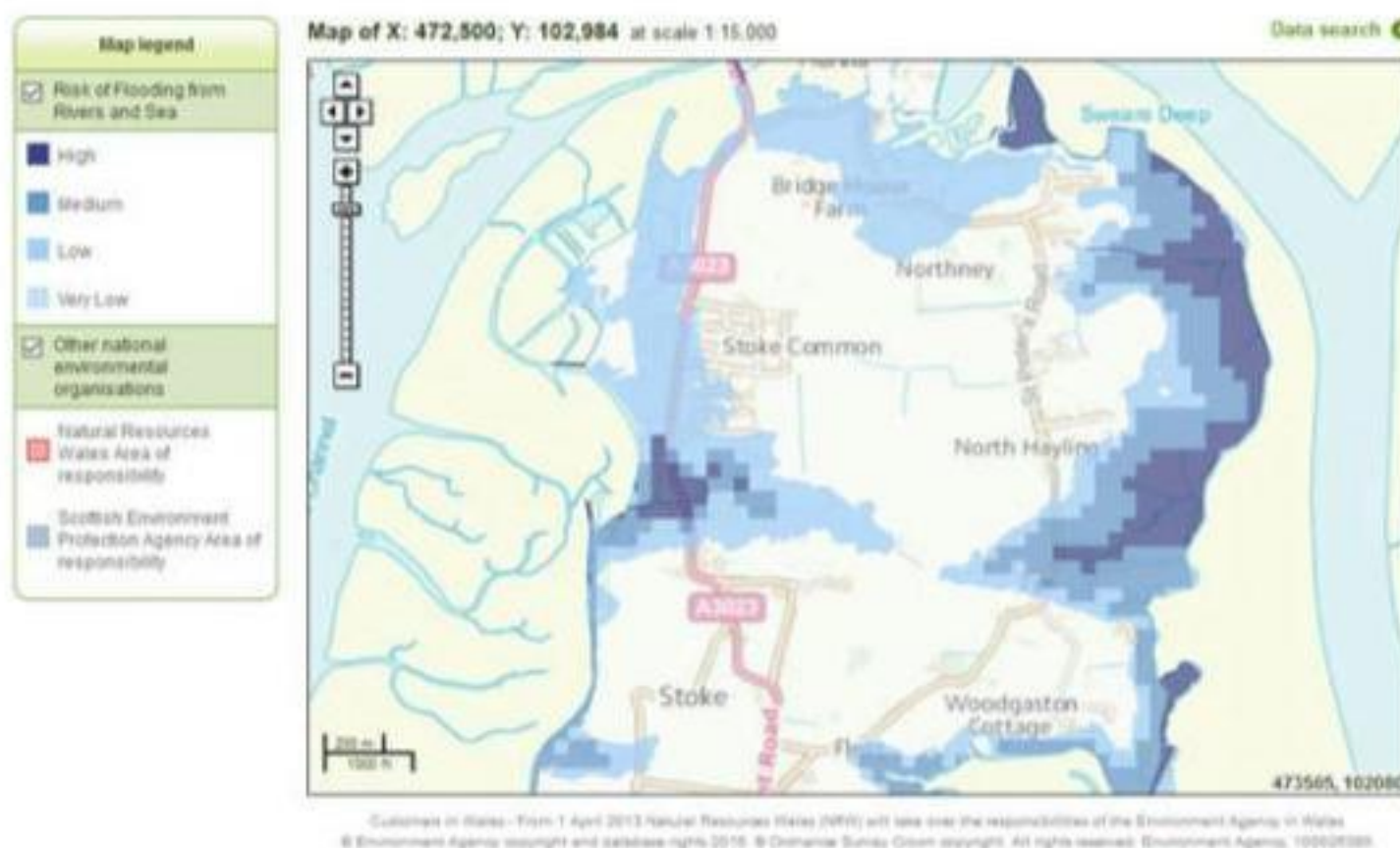


- The A3023 is a single carriageway that was said to be carrying 2.5 times its designed capacity by the Director of Technical Services in 1985. Your latest figures state that in average daily traffic for 2015 was 26082 vehicles. I believe the design capacity is around 13000 vehicles. Of course these figures are never captured at peak traffic situation.
- I find it strange that during this year's 2018 hottest period there did not seem to be any form of traffic surveillance carried out.
- The A3023 then divides in to two roads on the south side of Langstone bridge, the single carriageway A3023 and Northney Road the lane that runs round the Northney part of the Island turning in to

St Peters Road which eventually rejoins the A3023 at Stoke. This Lane is only just capable of allowing cars to pass each other but larger heavy goods vehicles or buses cause problems.

- According to the Environment Agency, approximately 0.7 miles of the A3023 and approximately 1.1 miles Northney Road and St Peters Road combined are subjected to several levels of flooding risk. They are at HIGH risk of flooding (greater than 1 in 30 chance each year) other parts of these roads have a MEDUIUM risk of flooding (between 1 in 100 and 1 in 30 chance) and a LOW risk (1 in 1000 and 1 in 100. no doubt with global warming seemingly speeding up and the inevitable increase in sea levels that will increase. see map below.

Risk of Flooding from Rivers and Sea



Flood Map for Planning (Rivers and Sea)



- Taking all the above considerations I find it an extraordinary decision by the council as to why would they want to subject an Island Cul-De-Sac which has no suitable infrastructure to cope with 195 homes on prime agricultural land which with the worst case scenario has the possibility of another 350-450 adults, 300-400 children dependant on age and at least the possibility of another 300-400 vehicles or more.
- This road the A3023 is severely affected by holiday traffic during the summer school holiday months and weekends, over the summer period. As has been seen in recent weeks due to the lovely weather the traffic has been at a stop go queuing scenario, which has affected the Havant Langstone roundabout and the A27 and its slip roads as well as Havant town centre increasing the possibilities of accidents. If this were to get worst it could have an adverse effect on the holiday trade still being carried out on Hayling that most local business relies on.
- Perhaps the best idea if building need to take place is to use the existing caravan parks already established and develop them. Turning them into permanent homes instead of these mobile homes that only last around 20 years before the site owners instruct the resident owner to renew them.

These sites being mobile caravan homes either for ten months residential or holiday homes, they can only be lived in for around ten months of the year in most cases. The increase in traffic would not be as great as these are used by visitors most of the year round. It would also make for more suitable, cost effective housing which was improving the character of Hayling island.

What effect would this population increase have.

- There is not going to be a large increase in Job availability on the island which would suggest those needing jobs will add to those already travelling off the island to work. This would have the effect of increasing the queues and travelling time. If that were not the case due to the some of the people being of retirement age, which would then probably add to an increase in health care which is already under extreme pressure.
- At the Health Centre unless it an urgent requirement, the Doctors surgeries run in the main, an average of around 6-10 days to get an appointment to see the nurse or Doctor. The increase in population will only serve to increase these times. This will put the local NHS service under more stress than they are already are. Especially with the continuing cut backs in social and NHS budget availability from the Government for local councils and NHS services.
- With this potential increase in children on the island, where would all these Children go to school? Are there enough places on the Island or would this mean they would have to leave the island for their education, which would be another reason for an increase in traffic as they are ferried to their respective school off the island.
- The increase in population in my estimated worst case scenario of 350-450 adults will probably mean an added 300 to 400 vehicles going on and off the island. Increasing the potential queuing times on and off the island of an already unacceptable commuting time to work and

presumably back home in the going to work and returning home time zones.

- These queuing time phases are now encroaching into the normal day hours outside the commuting time. All which has a knock on effect for other road users such as cyclist and pedestrians, with potential incidents.
- Some cyclist have to use the roads as the Billy trail cycle way's surface is not suitable for the racing type bikes with the thin tyres as it causes punctures. In wet weather it is also unsuitable for people travelling to work on bike as it produce a dirty spray that obviously marks clothing. If the Hayling island part of the Old Railway Line called the Billy trail was surfaced with the same material as the Havant's side on the mainland which is a tarmac like surface like then that would probably take a lot more cyclists off the road. Unfortunately the Hayling Island end has either a rough MOT type or gravel finish, as a result these bike still cycle along the main road adding to the congestion.
- The area referred to as UE18 is next to the Billy trail and also close to Langstone Harbour and other sites of Special Scientific Interest and should be protected. The Billy trail and its local habitation should not be disturbed and affected by the building and groundwork's involved in the construction of this proposed new development.
- The UE18 land which is about 40mm below my gardens surface level is subject to continual flooding during the winter months from rain fall probably due to the high water table. Surly allowing more development and ridding the island of its natural flood plains will not be meeting the challenge of Climate change flooding and the coastal changes. This new development will have an effect on increasing the level of the water table.
- The field classed as UE18, is the view I see looking from my garden and various rooms across the fields to the woods. This is the view I

acquired when I moved into these premises from Fernhurst close in 1989.

- This field is accessed through a narrow access point which is very close to the junction of Staunton Avenue, Station Road and Sinah Lane, the Billy trail car park and the Theatre car park which will increase vehicular movements and have a detrimental impact on the walkers and cyclers using the Billy trail.
- This development will have a visual impact on my view, increasing the noise and disturbance. It will also have an adverse impact on my property and that of the Billy trail due to effecting the character the local neighbourhood, and residential amenity of neighbours to the development.
- There will be a loss of enjoyment of the view for me but also those using the Billy trail. Surely the council and our local representatives should be doing everything they can to conserve and enhance the natural environment along and next to the Billy trail.
- With reference to UE18 the area that I look out on, this is the habitat for a number of wild life creatures or the area they frequently visit. These wildlife creatures will be deprived of their natural Habitat and undeveloped resting places.
- The table below indicates some of the wildlife that use this field and local area up the side of the Billy trail that I and my friends and neighbours have seen but is not an exhaustive list. Some of these species are protected.
- Wildlife seen using UE18 and possible the three other areas.

Birds	Butterflies / Moths	Insects	Other
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Pigeons	Painted Lady	Bumble	Fox
Robins Blackbirds	Peacock	Honey Bees	Stag beetles
Various Tits	Red Admiral	Horse Flies	Hedgehog
Various Finches	Common Blue		Field Mice
Woodpeckers	Garden Tiger		Rabbits
Sparrows			Hares
Sparrow hawk			Bats
Chaffinch			Shrews
Magpie			
Seagulls			
Brent Geese			

- The land classed as UE18 is and has a current use of grade A agricultural land why when we are exiting Europe do we want to build on this special land that will no doubt be wanted in the future for supplying the UK's residents with all the produce we can instead of importing it from far afield. We should be building on brown field sites not green field.
- This field is part of the production process of products used in the food industry for the British people. If we keep building on this type of land where will we get the replacement produce to feed the British people other than having to obtain more from abroad running the risk of being held to ransom because of the whims of other countries leaders. Just look at Trumps recent attitude to the EU and China increasing the tariffs by over 25%, in fact as i put this objection together he has announce more increase for China, it could be the UK one day as he is only interested in supporting the American people.
- The Government has recently reiterated their objection to building on the green belt where ever possible, this area and the rest of Hayling Island has had hundreds of houses built on the Island over the recent

years yet the Bridge and Main roads infrastructure to the Island has not been upgraded.

- The proposed flood lake to the north of this site will also possibly generate problems for the Hayling Island residents. If any of this lake becomes standing water it will generate more infestations of the Hayling Mosquitoes which plague this island since the treating of the ditches and shore line was stopped by the various responsible bodies, land owner rarely cut back the ditches. All this lack of ownership in my mind, will mean no one will be responsible for the funding of the maintenance and upkeep of this lake area.

Sincerely,



Mr. K W M Jacobs