

Comments for Planning Application APP/18/00724

Application Summary

Application Number: APP/18/00724

Address: Land at Sinah Lane, Hayling Island

Proposal: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area

Case Officer: Daphney Haywood

Customer Details

Name: Mr Andrew Jameson

Address: 110 West Lane Hayling Island

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to raise the following observations/objections to the proposed development:



The development will put additional pressure on an already overstretched and underdeveloped road infrastructure. The traffic movements both towards the schools and for getting on and off the island from this location will impact heavily on West Lane (which is a narrow, minor road but will be the primary access road to the mainland for these new houses), Bright's Lane and others which are not designed for additional levels of traffic.

Obviously as stated in many other comments the addition of this number of commuters (due to lack of credible employment opportunities on the Island) will further exacerbate the problems encountered during peak times which not only include the significantly increased travel times but far more seriously the ability of emergency services to operate appropriately on the Island.

The level of affordable housing proposed is at the lowest end of the adopted policy. Given this is currently low level farmland there cannot be a credible viability argument to set the affordable housing at the lowest level so would ask why this is being considered appropriate in this instance.

From a high level review of the documentation there does not appear to be a foul water drainage strategy/solution in place and surface water appears to rely on pumping stations and SUDS. The

level of flooding on Hayling is a problem and whilst the flood risk assessment may not highlight a high risk residents who know the area well will testify as to the degree of flooding and standing water on the application site in the winter months.

The onsite road layout shows a road leading to the northern edge of the development to abut the Brent Geese protection area. This is unnecessary unless this is to provide access for future development on the Brent Protection area in the future. Please confirm this is not being considered and hence why such a road layout is deemed appropriate.

The establishment of the Brent Geese protection area appears to close off a number of established footpaths and rights of way used and enjoyed by many currently. Please ensure this is not the case.

The coastal erosion in the area of Hayling is a significant issue with areas slightly to the north of the site visibly disappearing month by month. The actual development site should be protected from such erosion but the Brent Geese protection site will not be.

On the basis of the above I oppose the proposed development.