

Planning Application

APP/21/01350

Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved. Land north of Oysters, Station Road, Hayling Island

Save Our Island objects to the application to build homes north of the Oysters development. This application was made in 2021, prior to the Environment Agency's 2024 flood risk reappraisal and risk mapping.

This revised mapping clearly shows that the majority of the Island, including this proposed development site, is in the Climate Change Flood Risk Area (see map below.)

As a result, Havant Borough Council determined that there would be no further allocations for new homes on the Island in the new 2024 Local Plan (currently in preparation.)

This application does not satisfy the NPPF rules and guidance regarding flood risk for the lifetime of this development. There is no justification to add more houses in a flood risk zone, as it only increases the number of families facing further risk of flooding due to climate change.

This application included a single access route from the existing Oyster housing community. The proposed route is a private road servicing residential properties. It is narrow, is not designed for through traffic. It is owned by the present Oyster residents who have not granted permission for use. There is no other 'dry' access route possible.

The fields to the north are an open flight path for Brent Geese and other wading birds. This application, together with the Saltmarsh Lane application APP/21/01351 (both from the same applicant) obstruct this flight path to the RSPB reserve adjacent to the west bordering the north shore of the Langstone Harbour coast. Brent Geese are not hovering helicopters – they require open flight lines for their overwintering habitats. There is no recognition of this need nor mitigation measures in these applications.

This application is unsustainable and adds an unnecessary burden for the future on the community. Please reject the application.

[REDACTED]

Save Our Island

[REDACTED]

Get a boundary report

☐ Add

Datasets

- ☒ Flood zones 2 and 3
- ☐ Surface water
- ☐ None

Climate change

- ☐ Present day
- ☒ 2070 to 2125

Map features

- ☒ Water storage
- ☐ Flood defence
- ☐ Main Rivers

Search

Key

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|  |  |  |  |
| Flood zone 2 (present day) | Flood zone 3 (present day) | Climate change (2070 to 2125) | Climate change data unavailable |

