APP/25/00781 (Funlands)

I object to this Application for the following reasons:

Road access

- There are 41 2-bedroom and 14 3-bedroom properties proposed. The occupancy calculator expects an unrealistic 2.15 average residents per property. Using this artificially low figure this means an additional 118.25 (120 used for ease) residents on the Island.
- The Planning Statement appears to have been written as part of a 'desktop' exercise; written by someone looking at a map – not someone who has travelled on Hayling!
- The A3023 is always busy being used by residents', refuse trucks, delivery vehicles, emergency vehicles etc and will soon be joined by food waste collection vehicles. The Road is narrow which, with heavy traffic and/or stationary vehicles, leads to severe congestion and on occasions gridlock. In the case of emergency vehicles this creates a significant risk to life. This situation has been exacerbated by the steady increase in potholes. Another 120 residents, and their vehicles, on the Island will only increase these difficulties.
- Are the Emergency Services consulted on these Applications? Eg will they be asked to consider accessibility for an ambulance traveling to and from the South of the Island in response to an emergency?
- The Hayling Island Bridge will be 70 years old in 2026. Major maintenance work must be due, particularly given that it was not designed for the weight and volume of traffic currently using it. What will happen when the bridge needs repair, let alone emergency repair, is anyone's guess. Another 120 residents crossing the bridge on a regular basis, means more frequent repair will be required. Heavy vehicles associated with the construction period will only exacerbate this situation.
- The junction of the A3023 with the A27 is already regularly congested; particularly during the Summer with holiday traffic to the Island and at Christmas with shoppers visiting the businesses in Solent Road. The traffic flow at this junction will be further restricted when/if the additional 2.5k+ dwellings planned for Havant are built; plus the additional 120 residents from Hayling.

Flood risk

- The coastal erosion predicted for the Island has been more significant than expected by any of the Authorities. Current predictions for flooding on the Island are dire and residents regularly receive flood warnings. This, and extreme weather, has already led to flooding in 2024 that required properties to be vacated for months whilst they were repaired eg Marine Walk. The constant rain since the New Year has led to various roads being flooded and standing water all over the Island. The coastal areas of East Stoke and Northney have been very badly impacted both in December and the New Year.
- The ground floor will be commercial; flood defences will be the occupants' responsibility. Will they be able to afford defences? What about the cost of insurance, assuming their property is insurable? Or will the properties be unoccupied/unoccupiable?
- What about the trucks that annually transfer shingle along the beach, to slow erosion/prevent flooding? Will this activity still be possible if the site is developed?

The proposed dwellings

- Four storey properties are not in keeping with what is already on the Seafront and will stick out like 'a sore thumb'.
- Do we need more expensive 2 and 3 bedroom residences on the Island? The Developer at Pebble Walk has only sold 70% of their new builds on the site. Is there a need to increase the Island's stock of new builds? In addition, on Rightmove today there are over 400 properties listed for Hayling (excluding beach huts and park homes).

Car parking

- The Application is for current parking space either being built on, landscaped or used by any new residents – where will the visitors to the Island park? West Beach parking has been drastically reduced leading to people parking inappropriately which is both unsafe and annoying.

Utilises / Facilities

- An additional 55 dwellings and associated residents will further increase wear and tear on an already worn-out utility systems particularly water and waste. Burst water pipes and repairs, often necessitate shutting one lane of the main road. Consider the disruption caused since Christmas with the gas pipes being repaired in St Marys Road.
- The Doctor's surgeries and medical facilities have not been expanded to match the increase in resident numbers. In addition, with the congestion on the road, caused even by a single delivery truck, emergency vehicles struggle to access the Island.

NB A planning application has been appealed for Beachlands – should this receive approval there will be another 80 (minimum) new residents in same location.

As a final point

- Why would visitors sit in traffic all the way to Hayling Seafront and struggle to park, when there are local alternatives for sea swimming and/or shopping by the sea eg Lee-on-Solent, Gunwharf, Southsea, Port Solent, West Wittering and Selsey.
- Visitors come to Hayling for the 'quaintness' of the Seafront, a traditional beach frontage such as ours cannot be found anywhere within reasonable traveling distance. The Fair is the one unique attraction we have on Hayling.
- 'Trade' must be very difficult at the moment and this terrible weather only makes it worse. Part of the Fair will remain if the proposed dwellings are built but this may just be the start of the closure; the Fair could go all together.
- Surely the Council could do something to support the Fair as part of its tourism strategy. The Fair has been here for years. It is of historical importance eg it was Billy Butlin's first permanent location. Monkeys used to be kept on the site. The history is fascinating. Should it be listed?
- The Fair's impact on the Island's past and future needs careful consideration.

The Local Plan is currently being updated and until it is Adopted, no planning permission, particularly a development of this magnitude, should be considered.

Please refuse this application.