

Deputation Submitted by Ms Skennerton

Objection to HBC Planning Committee Approving APP/20/01093

Please note: all page numbers refer to the Public Pack Agenda Document for Planning Committee
10/03/2021

Reference to Barratts' Nutrient Assessment is November 2020 1440156 Appendix B

This new Application generated 578 new residents' objections detailing crucial local circumstances that the NPPF (p.6) requires you to heed. Local residents know that groundwater sits 18" below the surface: can this site be sustainably drained (p.3-4) with its fundamental issues of surface PLUS groundwater build-up? Neighbouring gardens flood after heavy rain, requiring electric pumps to clear. Surface water run-off from 195 homes and their associated hard-standing will exacerbate existing residents' problems. Are you sure that Sinah's new residents will fully understand their responsibility for these, as they are committed to pay a Management Company whose costs & competence are inevitably uncertain? P.26 makes clear the vital importance of the SuDs coping. There is still no agreement regarding the management of the surface water part of the SuDs. It is planned to overflow from the attenuation 'pond' into existing and old overland drainage ditches. These are regularly blocked and stagnant, needing frequent maintenance yet run through different land ownerships. This discharge flows through an ancient woodland pond next to the highly sensitive habitat of the Salt Marsh and into the already environmentally damaged Langstone Harbour. Langstone Harbour Board (p.23) objects to this urban development and its inevitably damaging effects.

Residents live with the reality of single failures from Hayling's 15 sewage pumping stations – 16 with Sinah's proposed station - spilling raw sewage into pathways, roads & people's gardens annually. Southern Water hasn't stopped these failures. Additionally Hayling's sub-surface land shifts, causing pipe fractures below ground. In 2021 Portsmouth Water mains pipes alongside the site on Sinah Lane & Park Road broke twice, stopping drinking water to those roads and those at least half a mile away.

Can you guarantee such infrastructure will be sustainable for the next 80-100 years for Sinah field's 195 homes, possibly 450 inhabitants?

Local residents know the danger of walking the Station Road's narrowing footpath. Try walking its length with a small child or pushchair, let alone allowing school-children to walk there. West Town is a popular, busy shopping locality throughout the week – Tesco's opens 0600. Have you tried crossing Station Rd. between Staunton & Manor Roads of a weekday morning? It's dangerous and the road traffic caused by 195 new homes will create rat-runs up residential 'escape' routes like Staunton. Parents report near 'misses' with teenage cyclists, earphones on, exiting Barratts' Oysters development onto Station Rd's 'race track'. The popular builders' merchants - a fencing company on its opposite side - help the squeeze on Station Road's route into West Town's shops & then there's West Lane, chosen by motorists for its quick route down to the Havant Road. Please also think about the school years' low morning sunshine's effect on drivers.

Proposals for children to walk or cycle to the nearest schools – Mill Rythe's, Mengham's, Hayling College – are fanciful. Whichever route children choose must cross Station, Beach or Manor, possibly St. Mary's, then Church Roads. Every single one of these is extremely busy first thing mornings, and afternoons. Ever-increasing tradesmen and deliveries exacerbate this situation. St. Mary's lacks footpaths, its on road parking causes motorists to speed.

Local parents strongly object to using West Park as a 'safe' school route. There is ongoing evidence of drug use, small gangs who harass youngsters. Early morning & afternoon walks to school will be on well screened footpaths – school children would be vulnerable.

Crime concerns for the Sinah site (p.14) highlight the conflict between lighting its worrying crime vulnerabilities & adversely affecting nearby residences. They add the dangers inherent in the Billy Trail, its rural ambiance hiding it from open view, so flashers, attacks on dogs, lone individuals have become more common. Would you let your children walk/bike to school on that route? The Sinah Application is designed to include families yet refers to distances from schools, retail & facilities as 'walking distance'. Only local knowledge can possibly convey to you that Hayling's central roads plus West Town's are, even now, incredibly busy. Sinah families will resort to driving their children: so what about air quality, pollution?

On those points: only 14.9% of the Application homes will have charging points; Environmental Health (p.17) questioned why there are not Solar Panels to mitigate against the inevitable transport emissions.

Barratts' Nutrient Assessment p.7 uses 110L/person/day but Budds Farm calculates 265L/person/day wastewater production. Yet new UK homes must meet 125L/person/day. Barratts' Assessment is unsustainable, failing the "perpetuity" test (p.80).

With so many serious outstanding issues, please listen to residents and refuse this Application.

Anne Skennerton