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Our Ref: APP/17/01013
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Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk
Date: 26 October 2017

Dear Sir/Madam

Site Location: Land adjacent to Lifeboat Station, Bracklesham Road, Hayling Island
Re: Variation of Conditions 8 & 11 of Planning Permission 04/52990/014 to enable use of HISC overflow car park for overnight parking for up to 28 days and nights per year for camper vans, cars, vehicles boats and trailers.

The consultation period for the above application has not yet expired, however, a local resident has raised a number of concerns, and it would be helpful to receive your response in respect to the matters raised.

The original planning permission expired on 31st. October 2006 and since that date the site appears to have been used without planning authority with complete disregard to the environment, or the conditions of the expired planning consent as such the planning consent should be set aside completely.

I would urge the committee to consider the following:-

Lack of access to toilet facilities close enough to this site to avoid the nature reserve and public woodland being used as a toilet. Toilet facilities at the club are a very long way away and not easily or generally available out of hours. Previous history of this type of abuse was the subject of a major complaint and photographed in Oct 2016 when as far as I can see there was no current planning permission granted on this site. There have been incidents of chemical toilet tanks being emptied in the woodland area and large amounts of fresh human excrement and toilet paper in clearings in the woodlands following a large sailing event. Creating a serious and disgusting health hazard.

Lack of any rubbish bins or policing of site, by HISC staff leading to many incidents of rubbish orientated problems (photographic evidence available) this will certainly be increased many fold if overnight use is allowed.

Regular removal by club staff of the Southern extremity earth bund allowing vehicles boats and in many cases abandoned trailers access to a public natural area, adjacent to the site and allowing unrestricted access to the nature reserve with vehicles etc These vehicles are clearly visible from the coastal footpath and beaches and indeed from the sea due to not being screened from sight by the bunding or screening required on the main site, of a naturally attractive coastal heathland area, as called for in the original site plans. This currently happens regularly. (without planning permission) and if motor caravans can gain access a creeping effect will ruin the area if question. In addition the bunding and hawthorn bushes of this entire site only just hide cars as intended in the original planning permission as required to preserve this precious coastal heath land view and will certainly not be high enough to conceal Motor Caravans in any part of the site in question.

Current fire regulations for Caravans require a laid down spacing between vehicles these are regularly parked often overnight in an unorganised fashion in clear view from the sea on not on any form of laid out or marked site system. There is a fire safety requirement for six metres spacing between units this could only be safely achieved by placing concrete

bases as the site cannot be properly policed by HISC.

Obstruction of access to emergency exit/entry gates and right of access to Lifeboat Station via Seafarers Walk. I believe from my research and enquiries that a right of access over the land previously known as Sandy Point Hospital exists and the gates from Seafarers Walk are I believe are owned and maintained by the RNLI not Hayling Island Sailing Club at present un governed car parking does obstruct this 24hr. access at times and obstruction by camper vans certainly will be unacceptable.

Intrusion on natural outlook and general environment of houses in the immediate area. Destruction of the outlook and enjoyment of nature reserve and similar area for local people and visitors alike.

Disturbance of natural area for wildlife in general in a rich bird watching environment with sea birds and often the arrival of rare birds also specifically for bats which are only active and evident in silent hours.

No control over vehicle movements in silent hours.

At present if parked cars only are allowed within set times and gates are locked in silent hours in compliance with planning permissions this is reasonably acceptable, but it would potentially be dangerous if people are sleeping in this area to have locked gates barring access to emergency vehicles or emergency movement of motor caravans and indeed the exit of vehicles in emergency situations such as fire, if this is blocked by locked gates. Hence vehicle movement will happen in silent hours and will NOT be policed or governed by HISC staff when no one is on duty in silent hours and access to this prime traveller site will be open without any barriers or security of any kind to travellers, thieves and other undesirable elements. This threatens the security of the homes and properties in the immediate area and again threatens the security and environment of the Nature Reserve and public access woodland.

Unless a correctly organised and licenced caravan site with correctly spaced sites, a purpose built toilet and shower block, fire precaution and fire fighting facilities are supplied I would urge the committee to refuse to renew the previous permission that has been abused for some six years and not entertain any application for overnight use by motor caravan without the setting up of a properly constituted and regulated caravan site.

I look forward to receiving your response no later than the 9 November 2017.

Yours faithfully

Mrs D Haywood
Principal Planner
Our Ref: APP/17/01013