



4 March 2022

David Eaves
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Our ref: DGTP/HIRF

Dear Mr Eaves

APPLICATION No APP/21/01434 – Proposed Housing Development at Rook Farm, St Mary's Road, Hayling Island

The Langstone Residents' Association reiterates its OBJECTION to the above Outline Planning Application. Our previous letter dated 3 February 2017, copy attached cited the essential elements of objection and those factors are still relevant. It has further been noted that the Planning Inspectors examining the Emerging Local Plan raised several pertinent issues in their letter to the Council of late October 2021. That letter setting out their initial findings raises matters that impact this proposal.

The Soundness of the emerging Local Plan was questioned because of concerns about the validity of the Hayling Island Transport Assessment, which they felt fails to properly represent the variable levels of traffic affecting this major tourist destination. The Report, at Para 3, notes "the existing highway network.....most notably the A3023 is already congested at regular times of the day..." The load imposed by more housing must have an effect which has not been properly assessed. See Para 9.

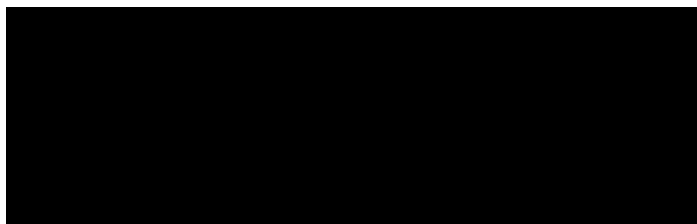
The Inspectors also make specific reference to Rook Farm at Paras. 34 & 35 in the context of Policy E17 for Solent Waders and Brent Geese. Since no proposals have been made for the replacement of this important refuge for those birds, in the immediate area, it is unlikely Natural England will withdraw its objection and permit the development.

Messrs Gladman have reduced the target of housing numbers from 390, in its 2017 application, to 300, but even that quantity of dwellings will generate a very significant number of vehicles all using a single narrow access onto St Mary's Road which then connects with the A3023.

The Draft Local Plan has been withdrawn pending the additional work suggested by the Planning Inspectors. Critically, the Transport Assessment is to be reviewed to include more realistic traffic modelling. When complete the full implications of Policy IN4 on the scheme can be assessed.

The Langstone Residents' Association must maintain its objections on the grounds of traffic generation adversely affecting the A3023 through Langstone.

Yours sincerely

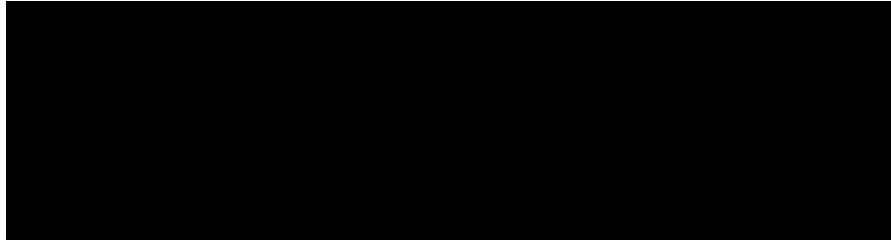


Secretary
Langstone Residents' Association

c.c. Chairman and members of the LRA Committee



LANGSTONE RESIDENTS ASSOCIATION



3 February 2017

Sent by post and E-Mail

Havant Borough Council
Planning & Development Services
FAO Mr David Eaves
Public Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

Dear Sirs

APPLICATION No APP/17/00007 - Proposed Housing Development at Rook Farm, St Mary's Road, Hayling Island

On behalf of the Langstone Residents Association I write to lodge an objection to Planning Application ref: APP/17/00007, which seeks approval for a major housing development at Rook Farm, St Mary's Road, Hayling Island.

Havant Borough Council is actively engaged in the production of a new Local Plan, to cover the period up to 2036, and has placed on hold any major development on Hayling Island pending the preparation of an Infrastructure Delivery Statement. This study will examine the serious problems experienced by Hayling Islanders, and the community of Langstone through which everybody must pass via the A3023, caused by the significant limitations of access to and around the Island. Cognisance must be taken of the Cabinet decision, 16 November 2016, ratified by Full Council on 7 December 2016, approving the Local Plan Housing Statement, wherein development on "early release" sites (as specified in Table 2: Further Greenfield Sites outside the Urban Area" will only be considered acceptable.... if the Infrastructure Delivery Statement contains proposals which fully mitigate the impact of development..... on the Borough's Infrastructure network.

One must assume the Council debated the papers, and proposed some amendments, because a new Local Plan Housing Statement was published in December 2016. Guiding Principle 2 in that revised document is significantly expanded adding the concept of "sustainable development". Table 2 is now entitled "Further greenfield sites and previously developed sites outside of the Urban Area suitable for early release" and reference to sites on Hayling Island is removed. A new section entitled "Future Development on Hayling Island", paras 3.23 - 3.25 discusses the issues around sustainability and recategorises sites on the Island as "of uncertain potential". The fundamental issue is poor or inadequate infrastructure.

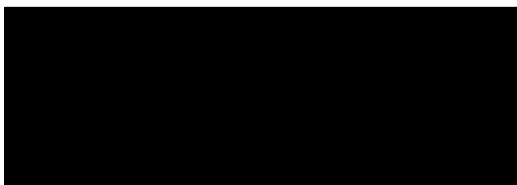
The members of the Langstone Residents Association trust the resolve of the Councillors will be sufficiently robust to ensure this application is refused in line with the Policy approved on 7 December 2016.

The objection we make is on the grounds of highway capacity, primarily as we are concerned about the potential for a significant increase in road traffic, initially derived from construction workers and material deliveries, but subsequently through increasing use by private and commercial traffic. The use of the A3023 Langstone Road is intense given it is the conduit feeding Hayling Island, where traffic has optional routes to move around this giant island cul-de-sac. Overstretched health, educational and social services will be of concern to the local population, but the matter of traffic hits the residents of Langstone particularly hard. We are seriously alarmed by suggestions from the Applicant that the width of Langstone Road – A3023 be increased, over a greater proportion of its length, creating a "dual carriageway" dividing the community of Langstone into two.

This application for Rook Farm is an example of an action by an avaricious business group with no knowledge or interest in this area. Financial inducements are being offered and an immense volume of meaningless measurements and calculations about vehicle movements submitted to support the outline bid, which one imagines, they are confident of achieving. If that were to happen they will then hawk the Approval Notice to Developers in the hope of gaining their aim, a profit.

This will not benefit Havant, it will disadvantage people living on Hayling Island and in Langstone and it is very unlikely to assist the Borough Council in its aim to provide additional housing in the near future. Speculative adventures such as this are unwanted and will distract many residents of the Borough from the serious business of producing a good positive Local Plan. We, the residents of Langstone, object to the proposal strongly.

Yours faithfully



Secretary
Langstone Residents Association



All LRA committee members