

Subject: Objection to Planning Application APP/21/01350 Land North of Oysters, Station Road, Hayling Island

(Objection from The Oysters)

1. We are writing to formally object to above proposed residential development. We act on behalf of The Oysters (Hayling Island) Management Company Limited (company number 10236679) which is responsible for The Oysters private residential estate.
2. At the AGM held on 25th September 2025, the residents and owners of properties in The Oysters estate unanimously rejected the above development proposal (APP/21/01350) and authorised the Directors of The Oysters (Hayling Island) Management Company Limited to lodge an objection to the development proposal.
3. This objection is based on a number of compelling reasons:
 - 3.1 **Havant Local Plan:** does not contemplate or provide for any further residential development on Hayling Island due to flood risk to infrastructure and roads.
 - 3.2 **Flawed Legal Access:** Billy Road is a private road. The developer has not secured the necessary legal right of way to access this additional development, and in fact the developer has not even bothered approaching management of The Oysters.
 - 3.3 **Alternative Public Access:** Viable alternative access exists via Furniss Way or Charleston Close (Council-adopted public roads), or via the vacant land situate between 59 and 65 West Lane (apparently Council-owned land). No justification (or rationale) has been provided for proposing to use our narrow, winding private Billy Road, which is only 5.3 to 5.5 metres in width, whereas Furniss Way is 6.5 metres wide, all of which provide eminently more suitable access. In fact, it is suprising and disappointing that Hampshire Highways did not itself note this as posing a problem.
 - 3.4 **Dangerous Traffic Burden:** The calculated 143 additional daily car journeys are unsustainable and pose a severe safety risk for our narrow private Billy Road. The Oysters has many cyclists, pedestrians, and young families with

numerous children, many of whom play outside, and their safety would be severely compromised due to the increased traffic burden, with creation of an extremely dangerous situation during the construction period.

3.5 Parking: There are already vehicle parking problems along Billy Road, with many residents forced to park along the narrow road. It will be impossible for construction and delivery vehicles to safely use Billy Road as a thoroughfare, particularly during the construction period as the width is substantially inadequate. There is a probability that residents of the proposed new development and even members of the public would also park in Billy Road, should it be designated as the access road to the new development, thus exacerbating the existing parking problems and prejudicing residents of The Oysters .

3.6 Liability and Insurance: Should non-residents of The Oysters estate be permitted usage of Billy Road (owned by The Oysters), it is probable that the cost of the Public Liability Insurance cover currently held by The Oysters will increase, and thus prejudice the residents of The Oysters.

3.7 Road Damage and Maintenance Costs: Should Billy Road be utilised as the access point, the increased traffic (particularly during the construction period of the new development) will result in increased wear and tear on the road, and thus increased maintenance costs. Structural damage to the road and drainage/services systems are also very likely to occur to heavy vehicle usage and heavy load deliveries during the construction period, for which this road is not equipped. All of this prejudices the residents of The Oysters.

3.8 Property Valuations: The proposed conversion of Billy Road from a quiet residential cul-de-sac to a construction and public access thoroughfare will undoubtedly negatively affect the valuations of all properties in The Oysters, and in particular the properties along Billy Road. The proposal shows a cavalier disregard for the owners' investments in their properties.

4. In conclusion, and for the reasons stated herein:

- We object to the proposed development as a whole;

- We object to the proposal to unilaterally co-opt Billy Road as the access point to the proposed development, when there are substantially better alternative access roads available;
- We believe that the planning approvals process is procedurally flawed in that:
 - o the notice we have been given to prepare objections was inadequate, given the complexity of the matter. Notice was only given on 17 September 2025 of the 9 October hearing date (the Planning Application was originally lodged and advertised already in 2021 with nothing further heard since then). This latest notice was only approximately three (3) weeks ago, which left inadequate time for residents to brief and consult with professional advisors, to advise on the merits, legal position and to assist with the preparation of objections. Residents' rights in this regard have been prejudiced and the application should either be dismissed, or the hearing postponed for a reasonable period to enable residents to consult with professional advisors regarding their objections.
 - o The relevant authorities and in particular the department responsible for roads, namely Hampshire Highways and/or others have failed us, the residents/owners in The Oysters estate, in that they failed to consider all factors related to access to the proposed development, and in particular the alternative access roads available. Should there be any formal or informal agreement/understandings/undertakings in place, currently or previously provided by Hampshire Highways or council department regarding third-party access to Billy Road, The Oysters as owner of the road should specifically have been informed thereof so that we are in possession of all information relevant to and affecting our rights, and thus able to take appropriate and timely advice and action to protect such rights.

Accordingly the above-referenced planning application should be rejected.

The Directors

For and on behalf of

The Oysters (Hayling Island) Management Company Limited

(duly authorised)

(A signed copy of this Objection is available on request)