



Mrs Tina Pickup
Planning Services Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

30 August 2019

Dear Mrs Pickup

PLANNING APPLICATION No: APP/19/00744
POUNCROFT STABLES - ADJACENT TO 175, HAVANT ROAD,
HAYLING ISLAND

I wish to strongly object to the above Planning Application on the land adjacent to 175 Havant Road, Hayling Island, for the following reasons:

1. Matters covered by other regulations and laws. The area proposed is a Category 3 Flood Zone. One should not be building on ground of this nature. The proposed hard standings for 28 serviced pitches, car parking, 2 shower/toilet blocks, office building and ancillary structures; all of which would off-set surface water to other areas adjacent to the proposed development site, increasing the possibility of flooding current properties.
2. There is an issue with this site which is high groundwater, caused by tide locking of adjacent ditches and other drainage infrastructure. Although sometimes short lived, this can have a significant effect for example, the Havant Road was closed for 4 hours in 2000 due to the Pound Croft ditch flooding properties on the east side of the road.
3. To the west is an important area of nature conservation of the Langstone Harbour of Special Scientific Interest (SSSI), which is a nationally important feeding and roosting site. During stormy weather, of which we have seen a considerable amount in the past year, birds from the nature reserve have sought sanctuary in the field which is the proposed development site.

4. Development Plan Policy. This area is not included in the current plan of the Building and Development Policy for Havant Borough Council.
5. There will be a loss of open spaces, countryside and other natural habitats. There will be additional noise pollution and the natural country hedgerow on the boundary will be destroyed.
6. There will be a loss of private views from the residents of Havant Road, Mill Close and Victoria Road (West).
7. The sewerage infrastructure is a cause for concern, as homes to the west end of Victoria Road do suffer from system back pressure during periods of heavy rain. This could become a major problem if more services are connected to our local system. The main Hayling Island sewage and waste water pumping station at the top of Victoria Road, runs at near total capacity, often tripping and causing the need for emergency measures to be taken. More toilet blocks will add to the load. The main sewage drains have overflowed into the Havant Road in recent times and into Pound Croft main river that runs into Langstone Harbour through this site.
8. This will bring additional vehicles belonging to the caravan / campers. The A3023 Havant Road is already working at full capacity, very slow at times and at a standstill on summer weekends. We know from recent experience just how vulnerable this one and only road on and off Hayling Island can be, when the watermain burst in the road within 200 yards from this proposed site on 14 June this year !

I request that you take this into account when considering this application and suggest that you reject it forthwith.

Yours sincerely

