



22 May 2023

HAVANT BOROUGH
COUNCIL

24 MAY 2023

RECEIVED

Dear Madam

OBJECTION TO PLANNING APPLICATION APP/23/00314

HAYLING ISLAND SERVICE STATION 181-183 HAVANT ROAD, HAYLING
ISLAND PO11 0LG – DEMOLITION OF EXISTING STRUCTURES AND ERECTION
OF REPLACEMENT KIOSK STORE INCLUDING INTEGRATED DRIVE THROUGH
CATERING OUTLET AND ASSOCIATED DEVELOPMENT

I strongly object to this planning application on these grounds:

1. The proposal represents an inappropriate intensification and extension of the use of the service station by including a drive through catering facility and much larger shop (the use of which is not specified) which will be open 24/7. It is inappropriate because it is in a residential area, and the quality of life and health and wellbeing of those living here will be badly affected by the 24/7 operation - specifically the noise, cooking smells, light pollution, environmental pollution including litter and vermin, increased traffic to the site at all hours of the day and night, and anti-social behaviour. The refrigeration and extraction units are likely to cause constant noise disturbance. The incessant drone of the motors on such units can badly affect people's mental health. Those living right by the site will be very badly affected by the drive through road with cars passing at all hours, idling engines, light pollution, noise and lack of privacy. The application implies that the aim is for the drive through to be a "destination" attraction, presumably encouraging use during the hours of the night when residents should be able quietly to enjoy their homes and not have to listen to additional traffic, revving engines, shouting, music systems playing in cars and other foreseeable types of unacceptable behaviour.

2. The extra traffic generated by the drive through and shop will exacerbate the already heavy traffic on the A3023 adding to the existing slow movement of traffic, frequent gridlock and hazards already suffered on this road. There are frequent accidents on this stretch of the road (there was an accident which required the attendance of the police and ambulance service only two weeks ago) and the additional traffic manoeuvres as people drive in and out of the catering outlet and shop on to the main road will increase the likelihood of accidents. There will be increased environmental pollution from the increased traffic which will be detrimental to the health and wellbeing of residents.

3. The catering facility is not needed. There are already ample catering facilities in the area. There is a Costa café in the Applegreen Station a mile up the road, two pubs, two hotels serving food (including a carvery) and two cafes within 2 miles, and in Havant four fast food outlets including two drive throughs and many other food outlets. Going south there are another two pubs within about a mile and many

catering establishments in south Hayling. In addition, the consumption of ultra processed foods such as this drive through is likely to provide is now being actively discouraged, since such foods are known to be dangerous to health and to the environment. Some countries are even banning drive throughs because of their known adverse effects on the health of societies.

4. The proposed use is severely at odds with the adjoining nature reserve and is likely to increase litter and especially polystyrene boxes and other indestructible rubbish that will blow into the Billy Line and the sea and add to pollution. It would adversely affect the atmosphere of this peaceful and important natural area and disturb the wildlife. It would spoil the enjoyment of those who visit the Billy Line to enjoy its natural attractions and peace and quiet.

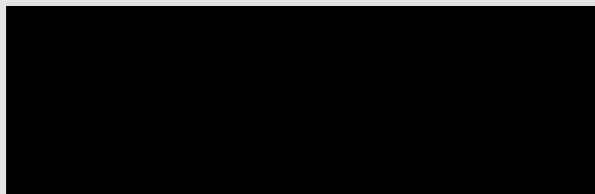
5. The land to the rear of the service station and the access to the nature reserve south of the site is subject to severe flooding at the slightest rain and the development is likely to exacerbate this. The application states that there are no water courses near the site, yet there is a drainage ditch (which is not well maintained) just to the west bordering the service station and, of course, the sea. Additional hard surfaces and the removal of vegetation is likely to cause surface water run-off away from the site onto neighbouring land which would be to the detriment of residents and those visiting the nature reserve.

6. The proposed development would apparently involve the destruction of mature trees and other important flora and fauna habitats on the site, and this would also have a consequent effect on the adjoining nature reserve. There is a wide range of wildlife in the nature reserve, including endangered species such as owls, newts and bats and a great variety of water fowl. The retention of mature trees and shrubs is necessary for wildlife and also to improve the air quality along the length of the very busy and polluted A3023. The increased activity on the site at night especially would inevitably drive wildlife away from their habitats.

7. The benefit of the additional 15 jobs the proposal says would be created would nowhere near outweigh the nuisance and distress that the development would cause to the many hundreds of people living in this part of Hayling, whose peace and quiet, especially at night, would be destroyed. Apart from the existing Esso garage, this is a residential area, and good planning policy would not place a drive through fast food outlet, with all its attendant problems, in such an area.

I urge that this application be refused.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the person who wrote the letter.