

Mrs K. Wooden Case Officer PLANNING DEPT.

Havant S.C. ref APP/17/00931

HAVANT BOROUGH
COUNCIL

03 NOV 2017

RECEIVED

Papillon,
Victoria Road,
Hayling Island, PO11 0HU

1.11.17.

Dear Mrs Wooden,

Re: VEHICULAR ACCESS TO PADDOCK.
LAND ADJACENT TO VICTORIA RD, HAYLING ISLAND.

With reference to your letter dated 16th October regarding the above, we are writing to advise you that we strongly object to this proposal for the following reasons:

1. The proposed gateway is directly opposite our private driveway & entrance to two houses & three bungalows @ the end of this driveway in Victoria Rd. The fields flood (ZONE 3) & therefore vehicles would not always choose to drive in, therefore would park outside in Victoria Rd causing congestion & much inconvenience to the local residents. Victoria Rd is quite narrow as one can see from the photograph submitted by the applicant showing a white van which is owned by one of the houses mentioned opposite the proposed gateway.
2. There are already two entrances/gateways into these fields, one (North side) in Victoria Rd, opposite Rogers Mead, the second one (East side) close to the Southern Water pumping station, also third one we believe made but not used in the unmade section of Victoria Rd after a dispute with the residents, the gateway is still visible with a wooden fence in front of it.
3. The hedgerow, we understand along Victoria Rd is an ancient one & is a protected one, I am therefore enclosing a Gov UK direction on this as it would appear it meets many of the government restrictions. We know the hedge, particularly where the gateway is proposed contains many types of wildlife including woodpeckers etc, & more

importantly HEDGEHOGS which are a protected species. We know that the hedgehogs are in that particular section of the hedgerow because they have been seen by myself & several other residents coming from the hedge, down the driveway & into our garden every night searching for food, which I also put out for them.

I do have photographs to support this statement if requested.

4. With reference to this application we were surprised that in spite of it having been received by your offices in August, there have been NO NOTICES placed on lamp posts or fencing advising residents of this application, letters to residents also seem to have been in short supply.

Finally, I would like to add that we now see the field in question & adjacent to Victoria Road, i.e. 2.6 acres is for sale again & that the vendors may consider separating the site, hopefully this would not mean more gateway applications in the future!

We trust & sincerely hope you will REVERSE this latest application for a new access.

Yours Sincerely





1. Home (<https://www.gov.uk/>)
2. Environmental management (<https://www.gov.uk/topic/environmental-management>)
3. Land management (<https://www.gov.uk/topic/environmental-management/land-management>)

Guidance

Countryside hedgerows: protection and management

From: Natural England (<https://www.gov.uk/government/organisations/natural-england>)
Part of: Land management (<https://www.gov.uk/topic/environmental-management/land-management>)
Published: 11 September 2014
Last updated: 16 August 2017, see all updates
Applies to: England

Find out if you can remove or work on countryside hedgerows that you own or manage.

Contents

- Check if a hedgerow is protected
- Apply to remove a countryside hedgerow
- How your LPA will respond
- Appeal a hedgerow decision
- When you don't need to apply to remove a hedgerow
- Check if you can work on a hedgerow
- Report a suspected hedgerow offence



The Hedgerows Regulations (1997) protect countryside hedgerows. You could get a fine up to £5,000 if you break the rules for removing them. In serious cases you could get an unlimited fine for removing hedgerows in cases referred to the Crown Court.

Check if a hedgerow is protected

A countryside hedgerow is protected if it meets the following criteria for:

- length
- location
- 'importance'

Length

A hedgerow is a boundary line of bushes which can include trees and is protected if it's:

- more than 20m long with gaps of 20m or less in its length
- less than 20m long, but meets another hedge at each end
- any stretch within the above

Location

A hedgerow is protected if it's on or next to:

- land used for agriculture or forestry
- ✦ • land used for breeding or keeping horses, ponies or donkeys
- common land
- a village green
- a site of special scientific interest
- a protected European site (<http://jncc.defra.gov.uk/page-4>) such as a special area of conservation or special protection area
- a national nature reserve
- a local nature reserve
- Crown land



Protection does not apply to hedgerows in or marking the boundary of private gardens.

'Importance'

A hedgerow is important (and is protected) if it's at least 30 years old and meets at least one of these criteria:

- marks all or part of a parish boundary that existed before 1850
- contains an archaeological feature such as a scheduled monument (<https://historicengland.org.uk/advice/hpg/has/scheduledmonuments/>)
- is completely or partly in or next to an archaeological site listed on a Historic Environment Record (HER) (<https://historicengland.org.uk/advice/technical-advice/information-management/hers/>), (formerly a Sites and Monuments Record)
- marks the boundary of an estate or manor or looks to be related to any building or other feature that's part of the estate or manor that existed before 1600
- is part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Inclosure Acts (that is before 1845)
- contains protected species (<http://www.legislation.gov.uk/ukpga/1981/69/schedule/5>) listed in the Wildlife and Countryside Act 1981
- contains species that are endangered, vulnerable and rare and identified in the British Red Data (<http://jncc.defra.gov.uk/page-3352>) books
- includes woody species (<http://www.legislation.gov.uk/uksi/1997/1160/schedule/3/made>) and associated features (<http://www.legislation.gov.uk/uksi/1997/1160/schedule/1/made>) as specified in Schedule 1, Part II Criteria, paragraph 7(1) (<http://www.legislation.gov.uk/uksi/1997/1160/schedules/made>) of the regulations

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Land for sale in Victoria Road, Hayling Island, Hampshire PO11

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Property features

- Land for sale
- Approximately 2.6 acres
- North Hayling

Property description

Approx 2.6 acres of land. Currently used as pony paddocks. Large road frontage. Close to Langstone Harbour & Havant Centre.

Rarely does land in this area come onto the market.

☒ Please note that the vendors may consider separating the site. Price per acre £60,000 (UK pounds).

Further details upon request.

Please note that a member of Hugh Hickman & Son is part owner.



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Deposit: £7,800



Annual interest: 0.5%



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