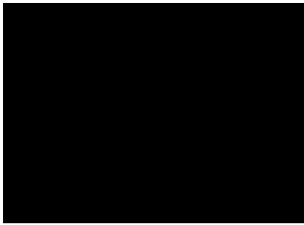
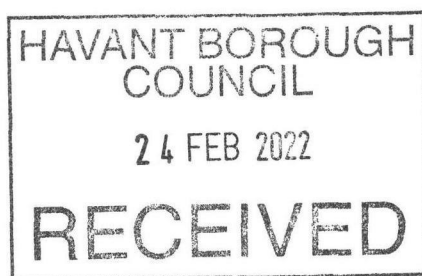


Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX



21 February 2022

Your Ref: APP/21/01434
Re: OBJECTION

Sirs,

It is with great sadness and frustration that I write to you today to register my objection to the planned developments at Rook Farm. This is not the first time I have objected to developments at this location, having written to you in 2007 and again in 2017. Unfortunately, I find myself driven to write to you yet again, to object in the strongest possible terms against this development.

This development fails the tests laid out by the Council on a number of points, specifically sustainability and loss of open space and natural habitats. However, it is the fundamental lack of infrastructure to support this scale of development that is at the core of this objection. Hayling Island simply does not have the infrastructure to cope, and there are no plans to improve it on the scale required such that it might.

The development of up to 300 houses means potentially another up to 600 cars driving on and off the island every day. The recent increase in the number of people working from home cannot be taken into account, as we exit the Covid-19 pandemic the number of people working from home will only reduce. Nor are there sufficient jobs available on the island to provide for on-island work. In fact there are *no* positions on the island available that could support a mortgage for the types of properties under consideration. All employers offering jobs of the type that would sustain a property of the order proposed in this application are off the Island. The result would be an increase in traffic that the local area and singular road on and off the island cannot support.

There have been multiple instances recently where the island has been isolated or gridlocked due to traffic incidents and the single connection to the mainland. These incidents have been varied and include breakdowns on the bridge, burst water mains, accidents, and bridge closures due to storms and high tides. It only takes a single broken down vehicle to bring the island to a standstill. The alternative routes off the island – through Northney or along West Lane – are narrow, unsuitable for large or long vehicles, and have regularly become blocked themselves following an incident on the main road, compounding the problem even further. The resulting traffic jams often block traffic into Havant, in both directions on the A27, and as far as the A3 at Horndean. The burst water main on Havant Road resulted in deliveries being suspended by one major supermarket to the entire Island

for five days. Another 600 cars will only make these issues worse and more regular, and there are no plans to mitigate this.

The Hayling bridge was built in 1956 and no expansion of the connection to the mainland has taken place since then. It has remained the same for *over 65 years* without any investment to increase its capacity. Note that Hayling Island's population was c. 6,000 in 1956. It is now c. 20,000.

In 2017, in objecting to the previous proposed development at Rook Farm, I wrote to the council to ask that the maximum residential capacity of Hayling Island, given its uniquely limited infrastructure, be defined. Given the unique geographical nature of Hayling Island, its limited transport bandwidth to the mainland, and limited services infrastructure, there must be a limit on the number of houses that can be built and be sustainable in terms of that infrastructure, and there must be a commitment to not exceed this. I have never received a figure. The Rook Farm development proposal of 2017, reference APP/17/00007, was declined.

The infrastructure issues of the island are dominated by the single road on and off the island as described. However, there are further infrastructure issues that a large development would compound. Schools would have to accommodate up to 720 additional pupil places (300 x 2.4 children) – this number represents more than the entire number of students at Hayling College. No expansion of the school system on the island is proposed. The doctor's and dentist's surgeries would have to find spaces for up to 1,320 additional people (300 x 4.4 people per house). No additional doctor or dentist facilities or expansions are proposed. The island's sewerage system already cannot cope, with sewage seen from the air to be spilling via the overflow into the sea. The fines for this are paid by Southern Water, but ultimately these costs are passed down to residents through higher rates.

Instead, various services have been withdrawn from the Island. Waste glass collections no longer take place at the Island's only Waste and Recycling Collection point. The glass collections at various places on the island are regularly overflowing. The Police station has been closed for a number of years. The designated Green Space for the Fathoms Reach complex was left to ruin and eventually handed back to Taylor Wimpey. Despite the fact that this now overgrown patch of land has become a haven for wildlife, the land has already been earmarked for even more houses.

The development would constitute the further loss of acres of not only green field space, but in fact prime, productive, agricultural land. This green space is also the wintering ground for hundreds of Brent Geese, who return every year. The area is also home to deer, foxes, and a myriad of other wild animals. These would all be lost forever.

The Council must address the limitations of the Island's infrastructure when considering this application. These issues were at the core of the refusal to grant permission for a similar development in 2017. If permission were to be granted, then the Council must explain what has improved since then to make this development acceptable. In fact, nothing has improved. A multitude of small developments, such as flats on brown field sites, and the completion of the large Tournurbury site, has only made things worse.

I propose to the Council that not only should this development application be declined, but also that *all* developments of this nature on Hayling Island are stopped. These developments are not sustainable. Additionally, an absolute commitment to the maximum number of residences should be defined, with properly thought through and supported investigation into what the Island can reasonably and sustainably support. The Hayling Island population may already be in excess of this figure.

I hereby register my objection to the development at Rook Farm with all my strength.

Yours,

