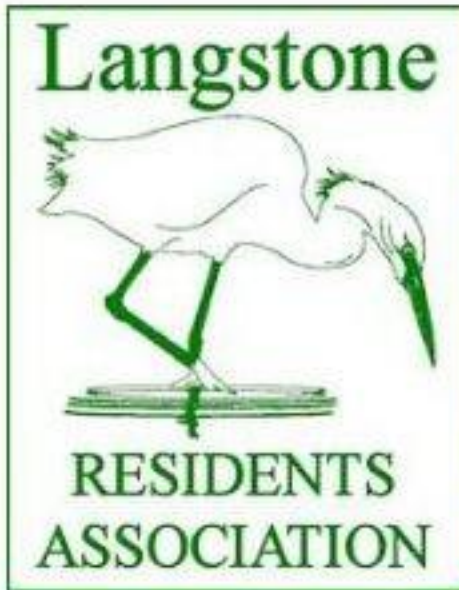




4 March 2022

David Eaves
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Our ref: DGTP/HIRF

Dear Mr Eaves

APPLICATION No APP/21/01434 – Proposed Housing Development at Rook Farm, St Mary's Road, Hayling Island

The Langstone Residents' Association reiterates its OBJECTION to the above Outline Planning Application. Our previous letter dated 3 February 2017, copy attached cited the essential elements of objection and those factors are still relevant. It has further been noted that the Planning Inspectors examining the Emerging Local Plan raised several pertinent issues in their letter to the Council of late October 2021. That letter setting out their initial findings raises matters that impact this proposal.

The Soundness of the emerging Local Plan was questioned because of concerns about the validity of the Hayling Island Transport Assessment, which they felt fails to properly represent the variable levels of traffic affecting this major tourist destination. The Report, at Para 3, notes "the existing highway network.....most notably the A3023 is already congested at regular times of the day..." The load imposed by more housing must have an effect which has not been properly assessed. See Para 9.

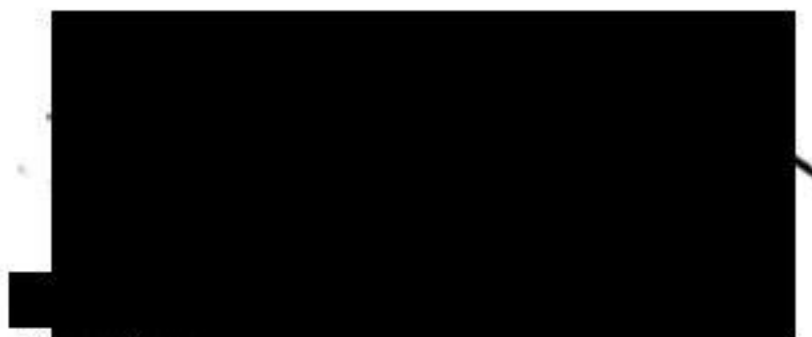
The Inspectors also make specific reference to Rook Farm at Paras. 34 & 35 in the context of Policy E17 for Solent Waders and Brent Geese. Since no proposals have been made for the replacement of this important refuge for those birds, in the immediate area, it is unlikely Natural England will withdraw its objection and permit the development.

Messrs Gladman have reduced the target of housing numbers from 390, in its 2017 application, to 300, but even that quantity of dwellings will generate a very significant number of vehicles all using a single narrow access onto St Mary's Road which then connects with the A3023.

The Draft Local Plan has been withdrawn pending the additional work suggested by the Planning Inspectors. Critically, the Transport Assessment is to be reviewed to include more realistic traffic modelling. When complete the full implications of Policy IN4 on the scheme can be assessed.

The Langstone Residents' Association must maintain its objections on the grounds of traffic generation adversely affecting the A3023 through Langstone.

Yours sincerely

A large black rectangular redaction box covering the signature of the Secretary of the Langstone Residents' Association.

Secretary
Langstone Residents' Association

c.c. Chairman and members of the LRA Committee