

Kingston House
Victoria Road
HAYLING ISLAND
Hampshire
PO11 0LU

Mrs K Wooden
Planning Services Department
Public Services Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX



23 October 2017

Dear Mrs Wooden

Ref: APP/17/00931

Site Address: Land Adjacent to Victoria Road, Hayling Island

Proposal: New Vehicular Access to Paddock

I wish to strongly object to the above application on the land adjacent to Victoria Road, Hayling Island, for the following reasons:

1. The paddock area is part of a Category 3 Flood Zone however the applicant, Mr Hickman, has crossed out Section 12 on the application form. If the proposed access were to be inserted with a drop kerb, this will increase the risk of surface water leaving the paddock and running down Victoria Road. The property 'Rest Haven' on the enlarged plan, is below road level and would be liable to flooding as well as across the narrow road to the shared private drive belonging to five properties.

I would like to draw your attention to Hampshire County Council Highways Act 1980 Sections 171 & 184 Section B – Is the Site Suitable?

“B2. Is the location of the proposed access more than 10m(15m on a classified road) away from a junction, traffic signals, or a roundabout? If no, your application will be refused”.

In this instance the intention to drop the kerb to allow access to the field, is 5.52m away from the shared Private Drive on the opposite side of the road.

2. Victoria Road was originally a Roman Road, giving access from Langston Harbour (now the Nature Reserve) to the Roman Temple in the field to the East end of the road.
It is therefore possible that the hedgerow between Victoria Road and the paddock maybe an ancient hedgerow, if not it is certainly a mature and important hedgerow of more than sixty years old.
3. Section 15 on the application form, Mr Hickman declared No to the question referring to Trees and Hedges. In order to put in a gate, it would be necessary to remove a section of this ancient hedgerow and this will impact on the natural habbitat for nesting birds eg. Hedge Sparrows, Pigeons, Hedgehogs, Slow Worms, Voles and Bats listed in the Wildlife Countryside Act 1981.

Is it the intention of the LPA to survey this area ?

4. The width of Victoria Road narrows to the left of the proposed vehicular access, creating a pinch point, and is opposite the Private Drive shared by Five properties, who own a total of Ten vehicles. (See photo 1)

Residents in the private drive park in front of their own garages, thus avoiding blocking the drive for other residents. When residents have visitors the overspill for parking is in Victoria Road. If people using the paddock also park vehicles in the road our private drive will become difficult to enter and exit and will inevitably become a turning point for 4x4 vehicles and horse boxes, depositing mud and debris from the field into our front gardens and drive.

5. Windsurfers often park both sides of Victoria Road when the car park in the Nature Reserve is full and even park as far up as the shared private drive.

6. There are currently three gates accessing this paddock. The first gate is one hundred metres to the West of the proposed access, opposite the road junction to Rogers Mead (See Photo 2). Gates 2&3 are at the East end of Victoria Road. Access is off the lane serving the Pumping Station (See photo 3).

Why create an additional entrance on a residential road ?

7. There is in fact a fourth gate which has been overlooked and allowed to become overgrown, which allows access from the Havant Road (See photo 4).

I hope my concerns will be taken into account when considering Mr Hickman's application.

Not only will this gate have an impact on the wild life and fauna of this important ancient hedge row, but it is a real possibility it will increase the flood risk into the private drive opposite and to the property already mentioned, below road level.

Yours sincerely



C W Jordan Lt Cdr MBE RN (Rtd)



Photo 1
Proposed section of hedge
for Vehicular Access
into Paddock







Photo 2
Gate into Paddock
opposite junction to
Rogers Mead





Photo 3

RECEIVED

Gate into Paddock (East end)
of Victoria Road
via lane serving the Pumping Station





Photo 4
Overgrown access gate from
the Havant Road