

Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

31 January 2022

Dear Sirs

Re: APP/21/01434

Please accept this letter as our objection to the proposed planning of up to 300 houses on Rook Farm, off St Mary's Road on Hayling Island.

Our objections are based on the following:

- 1: Application AP/17/00007 was rejected by HBC Planning Department in April 2017. This current application has increased the number of houses considerably from 200 to 300.
- 2: The latest application for such an increase in properties completely negates the attempts to address the issues of infrastructure, increased vehicles on Hayling's already busy and congested roads and sustainability. Schools and health centres are already at capacity. This island has one road in and out and simply cannot accommodate more traffic, especially in the summer months. It is already congested during rush hour and grinds to a halt on a regular basis throughout the year.
- 3: This application represents an unsustainable addition of residential development in a non urban area.
- 4: The addition of 300 houses would have a severe impact on the environment and the wildlife it supports. This site is listed as H46B of the Solent Waders and Brent Goose Strategy for the Chichester and Langstone Harbours Special Protection Area, in particular for dark-bellied geese, which is one of the qualifying features of that SPA.
- 5: The vehicular access from St Mary's Road is just off a busy junction and the inevitable increase in traffic will cause issues, traffic build up and chaos, especially at school drop off and collection times as well as rush hour periods.

6: The proposed layout means some of the residents of Rook Farm Way will have houses overlooking their gardens and properties and privacy will be greatly affected. Not only this but the level of light coming into those properties and gardens will be negatively impacted. Noise pollution is another concern with having new residents practically on top of us.

7: The proposed layout has a green space next to the current farmer's access right next to properties on Rook Farm Way and this will create noise and an unofficial shortcut into Rook Farm Way, which is a private road. Residents of the new site will undoubtedly use this as a shortcut to get into the centre of Hayling and our property is next to this access with our lounge windows facing this space. Again, privacy will be affected with people walking right past our house, seeing straight into our lounge. How do you propose to stop this from happening?

8: The application site has been successfully used as agricultural land for years. This land provides a much needed resource for local food production. It is primarily grade 2 and 3a land. Housing and development of this land will conflict with the latest Government guidelines on development for housing.

9: St Mary's Church is a Grade II listed building and currently stands in a rural setting. Appreciation of this church will be diminished when it cannot be appreciated in the surrounding countryside and will be "lost" in amongst hundreds of new build properties.

10: Rising sea levels is another concern and the more we concrete over our green spaces, the more our risk of flooding increases. Hedgerows, trees and the crops grown in this field are vital to keeping the flooding levels down.

In summary, this proposal just feels completely wrong. The traffic, environment, wildlife and current residents would all suffer if this were to go ahead.

