

Roger Wood



28th April 2016

**RE APP/16/00319 Proposed Development adjacent to Victoria Road,
Hayling**

Dear Madam,

I am writing to strongly object to the proposed development of the land immediately South of Victoria Road, Hayling Island.

I have lived on Victoria Road for the past 6 years and my two young children have never known another home. My wife and I purchased our property knowing that it would be a quiet private road where our children could grow up in safety, away from the risks of crime and traffic, and close to nature.

I object to the proposed development on the following grounds;

1. Increase traffic/ traffic related problems – There are a relatively small number of residences on Victoria Road at present (I believe less than the proposed extra 24). This keeps traffic to a minimum - so much so that a walk along Victoria Road at any time of the day would demonstrate that it is perfectly safe, free from traffic and has far more foot traffic than vehicular (being on a popular dog walking and rambler route).

In good weather we do see an increase in parked vehicles as a result of the nearby beach, nature reserve area and Billy Trail. This development is highly unlikely to provide adequate parking for the new houses and for the 30-something plots of allotment. Therefore Victoria Road will most likely be transformed into a busy thorough fare with cars parking, inconveniencing existing residents (the road's width is very narrow and only one car can pass the entire length of the unadopted section at a time) and leading to increased danger for our children who often play on the road, or walkers who frequent the area.

The Western End of Victoria Road is notoriously difficult to exit out of on to Havant Road. Doubling the number of residences on Victoria Road will only lead to further inconvenience for residents.

As public transport is limited one would assume the vast majority of new residents will seek to rely on motor vehicles and therefore there is also the issues of pollution, and noise that a fleet of new vehicles would undoubtedly bring.

2. FLOOD LEVEL 3 – The land in question is Flood Risk Level 3. My understanding therefore is that properties should not be built on the land, particularly when land has been identified elsewhere within the Local Authorities development plan that is at less risk. I further understand that Havant Borough Council has identified suitable land for the next 5 years. Why then, could this development ever be considered? The facts are that the whole piece of land regularly floods and acts as a crucial soak away for existing properties. The proposed 'balance pond' fails to adequately address this issue and is in my view a half-hearted attempt to deal with a very real issue. I would seek legal action if, knowing the risks the Council sought to approve this development and it could be shown that this lead to my property suffering flood damage in the future.
3. Current Use – The architects seek to suggest the land has no current meaningful function. This is incorrect. The land is used daily for equestrian activities by members of the local community and in particular, young children. Planning has just been granted for a pheasant farm so clearly it is not a piece of wasteland. I would argue that the use of the land is of great benefit to the community at present, not to mention the financial benefit to its owners (although present circumstances would suggest they are less than satisfied with their return on investment). I am no horticulturalist but I do descend from farming stock. Quite what the developers expect to grow on the 30-something plots when the land is constantly soaked and flooded is beyond my limited comprehension – perhaps a rice paddy field? I suspect foul play with regard to this so-called 'gift' of an allotment to the public. It is in my view a veiled attempt at bribery. It would be impossible to police the comings and goings of people using the allotment meaning likely increased misery in terms of noise, smoke and fumes from fires and late night visitors, not to mention the attraction allotments hold to the criminal fraternity. The land is a much needed green space providing a useful location for horses, and for other flora and fauna to thrive, particularly in and around the ancient hedgerow. If the owners are truly in the giving mood, why not gift the land to the residents of Victoria Road as a guarantee of no future development to the detriment of the environment? Alas, something tells me this won't happen.
4. Mission Creep – Those who have lived in the area long enough will recall the last attempt made by the owners to develop the land. On that occasion they did not ask permission but acted unilaterally to destroy parts of the hedgerow, installing gates to provide access to plots (no doubt a similar number to the proposed allotment plots we see today). My fear is that if the development is granted, these allotment plots will give way to more housing and efforts will be made to impose on the residents of the private end that the 'service' road be allowed to create a loop with the top end of Victoria Road. So we would see a reverse in the levels of high foot traffic from people out enjoying the land, and an increase in the levels of currently low vehicular traffic leading to more danger, more pollution and

more noise. [REDACTED]

5. The nature of the development – The developer intends to build 24 new starter homes. Whilst I understand the issues that HM Government have sought to tackle with regards to available affordable housing, it is my opinion that a development of this nature will not be in keeping with the land and area. Victoria Road is sparsely populated with residences for the most part on only one side of the road. These comprise of mainly semi-detached or detached residences with large individual lots of land. The Road backs on to a development of 'executive detached' homes. There are no shops, or amenities of any kind. This development would be better suited near properties of similar types and closer to amenities either in Havant or South Hayling. The size of the development would in my understanding include an element of social housing. This is entirely out of keeping with the area at present and would in my view be to the area's detriment.

I hope that you will forgive what at times may have seemed like a tongue in cheek response to this development within the contents of this letter. The truth is that I am seriously concerned about its impact on my family and my attempts at humour are simply a coping mechanism. I cannot begin to convey in words how much I value the land in its current guise and usage.

I would be devastated if the Council agreed to allow this development to proceed when its existence will be detrimental to the natural environment, the outlook of the residents, a drain on public services (sewage, maintenance etc), against local planning policy, and put existing residences at greater risk from flooding, not to mention the increased danger and negative impact on the community who frequent Victoria Road all year round on foot (free from traffic).

[REDACTED]

Yours Faithfully

Roger Wood