

14 Rogers Mead
Hayling Island
PO11 0PN

2 May 2016

Dear Ms Lealan



OBJECTION TO PLANNING APPLICATION 16/00319 LAND ADJACENT TO
VICTORIA ROAD, HAYLING ISLAND – OUTLINE APPLICATION FOR PROPOSED
RESIDENTIAL DEVELOPMENT

I strongly object to this outline planning application for the following reasons:

1. FLOODING - The site is within land categorised as Flood Zone 3 with a "high probability" of flooding. The site is always boggy and acts as a natural sump for the area. To interfere with this drainage and build on the land would put the new housing and existing housing at risk of flooding. Flooding would be misery for those directly affected, and would also be to the detriment of all their neighbours because of the problems it would cause subsequently with blighting the area and obtaining house insurance. If the flooding extended to the A3023, it would bring the whole of Hayling Island and its businesses to a standstill.
2. ENVIRONMENT - To build up to 24 houses on this site would be detrimental to the rural nature of this part of North-West Hayling/Stoke and the adjacent nature reserve. The special nature of this area is recognised in Havant Council's planning guidelines (LCA30 of Havant Borough Townscape, Landscape & Seascape Character Assessment). This proposed development would result in continuous, infill housing which would spoil the landscape character of the area and be counter to the interests of existing residents and visitors, by inhibiting the sight of, access to and appreciation of the adjacent countryside. An Ancient Hedgerow runs along the site, which has to be protected. Access through the hedgerow has previously been the subject of a planning application which was rejected.
3. TRAFFIC - 24 homes could represent about 50 additional cars, since most households these days have two. Residents in this part of Hayling generally have to use cars because there are no local amenities. People living in these proposed homes would no doubt also want to use cars to get to work, to shop, to take their children to school and to get to local facilities such as the doctors' surgeries. The extra cars would exacerbate the existing problems with traffic on the A3023. Although the Highway Authority maintains there is extra capacity on the road, residents and visitors know this is not the case. Trying to exit from Victoria Road, Rogers Mead, Avenue Road or New Cut onto the A3023 is already difficult and hazardous. There have been many accidents, and an attempt has been made to make the road safer by introducing a 30mph speed limit, so this problem is recognised by the authorities. The access from this proposed development via Victoria Road would be greatly to the detriment of residents in that road, and would completely change the nature of their environment. The development would be likely to cause overspill parking in Victoria Road and Rogers Mead. It would create a rat run

through Rogers Mead, to the detriment of the quiet enjoyment of existing residents. Rogers Mead is used regularly by local riding establishments, and extra traffic through the estate would increase the risk of accidents.

4. EXISTING USE - It is quite wrong of the applicant to say that the land has no productive use at present. On the contrary, it is used as it always has been for rural purposes, such as grazing, riding and stabling horses. It is a haven for wildlife and those who enjoy seeing it. I understand a planning application has recently been approved for pheasant rearing, an appropriate rural use. Rights of way run around and through the site, and these are well used by visiting walkers and residents alike. To say land is unused or not used productively because there is no housing on it is nonsense, and certainly not applicable in this case.
5. AMENITIES - There are insufficient amenities in the local area to accommodate the needs of the number of new residents this proposed development would bring. I am particularly concerned about the capacity of the two medical centres on Hayling to cope with the extra demand, since it appears to me as a user of one of the practices that they are already operating at capacity.
6. ALLOTMENTS - The applicant offers allotments as planning gain. I do not believe there is a demand in this area for allotments. Most houses have reasonable gardens, and in any event the land in question would be too wet to grow much, except for wild flowers. There is concern that even if the allotments were provided, unless they were statutory allotments to exist in perpetuity, there would pretty soon be attempts to turn them into phase 2 of the housing development. This of course would just double all the objections I and others have listed to this application.

I hope in view of my concerns and those expressed by many others that this application will be refused.

Yours sincerely

A black rectangular box redacting the signature of Mrs L D Chaplen.

Mrs L D Chaplen