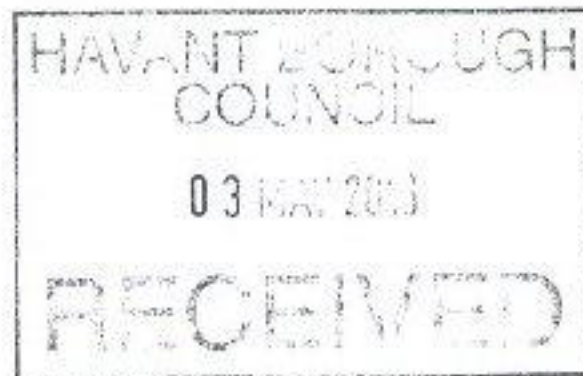




The Parish of
St. John the Evangelist

Mrs H Lealan
Planning Services Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX



25 April 2016

Reference: PLANNING APPLICATION No: APP/16/00319 VICTORIA ROAD HAYLING ISLAND

Dear Mrs Lealan,

Although I am a vicar in St Leonards-on-Sea I am the owner of El Meonah, Victoria Road, Hayling Island PO11 0LU. It is the only property I own and currently rented out to pay the mortgage so that, when the time comes to retire, I will have somewhere to live.

As you may anticipate I wish to object to the above Planning Application on the land adjacent to Victoria Road, Hayling Island.

As I am currently absent I am sure there are any number of local issues that I have not managed to keep abreast of so I will focus only on big-picture issues.

One of my careers before I became a vicar and my career at the time I purchased the property in Victoria Road in 1998 was "land and hydrographic surveyor" and in that capacity I was a member of the Royal Institute of Chartered Surveyors. With some expertise in this field and before I purchased the property I commissioned a report on flooding from the Environment Agency.

I would like to know what has significantly improved since that report of April 1998 which would make development on a flood plain reasonable. I suspect that since 1998 the risks of flooding have rather been perceived to have increased rather decreased and any further development in that vicinity with increased "run-off", reduced drainage will only exacerbate the problems. The proposed development means the risk to flooding to the existing properties in Victoria Road, Rogers and Mill Close will be significantly increased.

I note that the proposal for a balance pond but observe that the general "flatness of the land", the built obstructions of houses will mean that drainage times will be relatively long. The "immediate relief" the pond provides will therefore be limited and not alleviate the risk of flooding to the same extent as is currently provided.

One of the delights of Hayling Island is the mixture of housing, coastline, green field space and farmland. To build on one of the few remaining farm land or green field sites would be – in my humble opinion – an act of vandalism and very much to the detriment of the environment and community on Hayling Island.

Parking of vehicles is another concern. I do not have the figures that Havant Borough Council is likely to use but it would not be unusual to expect an average of two vehicles to be associated with each house.

Where are these vehicles to be parked? Should valuable green-field be given over to vehicle parking or are the anticipated cars to be parked and clog surrounding roads?

The fields which are the subject of this planning application are close to Langstone Harbour SSSI. I know from when I last occupied the house in Victoria Road that in stormy weather a great number of birds that might normally be roosting in Langstone Harbour take refuge in these fields. To develop these fields would therefore be to diminish the natural environment and the ornithological importance and ecological balance of Langstone Harbour.

With only one road A3023 connecting Hayling Island to Langstone (which at times is used beyond reasonable capacity) the council is going to have to say "no", to the construction of additional properties at some point in time. Many Hayling Islanders would suggest that point has already past – that personal access to and from their homes and for emergency vehicles is, at times, severely impaired. When I was living on Hayling Island there was a road closure on the A27 which backed up traffic on the A3023 and caused enormous delays. There is no alternative route.

From a personal (and NIMBY) perspective – the development would be detrimental to the existing home owners in Victoria Road.

Finally, I understand these fields are not included in the current plan of the Building and Development Policy for Havant Borough Council.

I would ask: please take the points above into account when considering this application and I earnestly request that you reject the application.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.

LJW Dean