



HAVANT BOROUGH
COUNCIL

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LANGSTONE RESIDENTS ASSOCIATION

Chairman, Mrs Elaine Kilbey, 4 Bartlett Court, 14 Brookmead Way,

LANGSTONE, Havant, Hampshire, PO9 1RT

Secretary, David Pattenden, 18 Southbrook Road,

LANGSTONE, Havant, Hampshire, PO9 1RN

3 February 2017

Sent by post and E-Mail

Havant Borough Council
Planning & Development Services
FAO Mr David Eaves
Public Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

Dear Sirs

**APPLICATION No APP/17/00007 - Proposed Housing Development at Rook Farm, St Mary's Road,
Hayling Island**

On behalf of the Langstone Residents Association I write to lodge an objection to Planning Application ref: APP/17/00007, which seeks approval for a major housing development at Rook Farm, St Mary's Road, Hayling Island.

Havant Borough Council is actively engaged in the production of a new Local Plan, to cover the period up to 2036, and has placed on hold any major development on Hayling Island pending the preparation of an Infrastructure Delivery Statement. This study will examine the serious problems experienced by Hayling Islanders, and the community of Langstone through which everybody must pass via the A3023, caused by the significant limitations of access to and around the Island. Cognisance must be taken of the Cabinet decision, 16 November 2016, ratified by Full Council on 7 December 2016, approving the Local Plan Housing Statement, wherein development on "early release" sites (as specified in Table 2: Further Greenfield Sites outside the Urban Area) will only be considered acceptable.... if the Infrastructure Delivery Statement contains proposals which fully mitigate the impact of development..... on the Borough's Infrastructure network.

One must assume the Council debated the papers, and proposed some amendments, because a new Local Plan Housing Statement was published in December 2016. Guiding Principle 2 in that revised document is significantly expanded adding the concept of "sustainable development". Table 2 is now entitled "Further greenfield sites and previously developed sites outside of the Urban Area suitable for early release" and reference to sites on Hayling Island is removed. A new section entitled "Future Development on Hayling Island", paras 3.23 - 3.25 discusses the issues around sustainability and recategorises sites on the Island as "of uncertain potential". The fundamental issue is poor or inadequate infrastructure.

The members of the Langstone Residents Association trust the resolve of the Councillors will be sufficiently robust to ensure this application is refused in line with the Policy approved on 7 December 2016.

The objection we make is on the grounds of highway capacity, primarily as we are concerned about the potential for a significant increase in road traffic, initially derived from construction workers and material deliveries, but subsequently through increasing use by private and commercial traffic. The use of the A3023 Langstone Road is intense given it is the conduit feeding Hayling Island, where traffic has optional routes to move around this giant island cul-de-sac. Overstretched health, educational and social services will be of concern to the local population, but the matter of traffic hits the residents of Langstone particularly hard. We are seriously alarmed by suggestions from the Applicant that the width of Langstone Road – A3023 be increased, over a greater proportion of its length, creating a "dual carriageway" dividing the community of Langstone into two.

This application for Rook Farm is an example of an action by an avaricious business group with no knowledge or interest in this area. Financial inducements are being offered and an immense volume of meaningless measurements and calculations about vehicle movements submitted to support the outline bid, which one imagines, they are confident of achieving. If that were to happen they will then hawk the Approval Notice to Developers in the hope of gaining their aim, a profit.

This will not benefit Havant, it will disadvantage people living on Hayling Island and in Langstone and it is very unlikely to assist the Borough Council in its aim to provide additional housing in the near future. Speculative adventures such as this are unwanted and will distract many residents of the Borough from the serious business of producing a good positive Local Plan. We, the residents of Langstone, object to the proposal strongly.

Yours faithfully



David Pattenden Dip Arch BTP RIBA
Secretary
Langstone Residents Association

c.c Mrs E Kilbey - Chairman

All LRA committee members