

Mr. Steve Weaver
Development Management Manager
Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



Mrs Pauline Rowson
65 Rogers Mead
Hayling Island
PO11 0PL

11 March 2016

Dear Mr Weaver,

Land to the South of Victoria Road, Hayling Island

I have recently received a communication from the architects Edward Caush with a planning proposal on behalf of his clients Tassell and Silvester regarding land to the south of Victoria Road, Hayling Island which I attach for your information.

My concerns regarding this planning proposal are as follows.

In his letter of 10 February 2016 along with the proposals for the above stated land he states that his clients are considering a 'residential infill' on two acres of land to the west of the site south of Victoria Road, Hayling Island. From my subsequent e mail with Mr Caush he told me that his clients would be looking to develop 12 units per acre which indicates 24 dwellings on this land, aimed at first time buyers.

This is a high number of dwellings for a 'residential infill' and would be closer in terms to a 'residential development.' I understand also that the Council's committed position is to resist greenfield development which this would be rather than a development replacing existing dwellings. In addition, the land indicated has not been allocated as residential development in the Havant Borough Local Plan.

From my understanding and your website I read that Council and the Government Inspector who examined the Core Strategy considered 'that growth on Hayling Island should be limited/restricted' because of local circumstances and that the Council is satisfied that the housing needs of the local community and the rest of the Borough can be met through the allocated sites and sites within the urban area boundaries on the island and in the rest of the Borough. North Hayling is a non-urban area.

With regards to the National Planning Policy Framework, which Mr Caush states, and which I have reviewed on the government website Local Plans should reflect the implications of economic, social and environmental change and should examine developments with regards to sustainability and be realistic. The number of dwellings proposed and the type i.e. first time buyer homes does not seem realistic or sustainable and results in a number of implications on all three levels, economic, social and environmental.

Whilst there is the need to build housing for first time buyers much of this is being redressed and developed in the borough's allocated urban areas where the need for sustainable developments is met i.e. access to public transport, to major roads and motorways, and to employment and where there is the provision of social amenities i.e. schools, medical facilities, shops and community facilities and less damage to the local environment in that the housing is in keeping with that already in the surrounding area and not built on a flood zone, which part of this land is designated as, and not in a non-urban area such as North Hayling.

With regard to the Victoria Road development proposal and adjoining allotment provision my concerns can be summarised as follows:

By the number and type of dwellings proposed this fits more closely to a 'residential development' than a 'residential infill'

The land indicated has not been allocated as residential development in the Havant Borough Local Plan.

'Growth on Hayling Island should be limited/restricted because of local circumstances.'
Havant Borough Local Plan (Allocations)

It will have an environmental impact in that the number and type of dwellings suggested does not blend with the existing mix of housing in the area i.e. detached houses and bungalows.

It will be built on a flood zone and land that is currently a greenfield site/non urban.

It will put additional stress on the existing problems already being experienced with electricity power supply and sewage.

It will substantially increase traffic on to Victoria Road and on to Havant Road because all residents of this type of dwelling will need to travel for employment. There are no employment opportunities in this locale.

There is a limited public transport infrastructure.

It does not support sustainable development. There are no schools, nurseries, shops, medical facilities in the area.

There is also a total lack of community facilities to support the type and size of the residential development proposed.

Allotments Proposal

With regard to the provision of allotments there are several questions to be raised.

It is unlikely that the allotment users would come from the immediate residential area it being small and with all the residents in the locale already owning gardens. Allotments are better and usually sited within urban areas where residents have small gardens or none at all and where they can easily access them.

By nature of being an allotment it needs constant tendering daily and often more than once a day. Allotment holders require easy access to their allotments and allotment holders in Victoria Road would therefore need to travel to the site by car or public transport, which is limited, putting increasing pressure on the traffic from both the north and south and will increase the problems with traffic exiting from Victoria Road on to Havant Road. Therefore making the proposal of allotments unsustainable.

The land for allotments is often owned by local government, or self-managed and owned by the allotment holders themselves through an association. As this land is privately owned what do the clients propose to do, manage the allotment, or sell it off? How would this be managed and by whom?

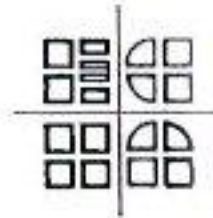
What evidence is there for demand for allotments in North Hayling?

I would be grateful if you would take the above into consideration and advise me accordingly.

With kind regards,

A large black rectangular box redacting the signature of Pauline Rowson.

Pauline Rowson



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ARCHITECTS

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ECA/EAC/15:2051

10 February 2016

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Dear Resident

Victoria Road Hayling Island

My Clients own a piece of land running the length and to the South of Victoria Road. They have been considering the Planning potential of this land in the light of the current National Planning Policy Framework.

You will no doubt be aware that this area is subject to flood risk and has been allocated outside the settlement boundary by Havant Borough Council. A large percentage of this land to the East is currently used for grazing purposes and is, in fact, outside the flood risk zone. The land to the West contains a number of dwellings and could be regarded as a separate entity to the land to the East. My Clients' proposals are to carry out a residential infill proposed on two acres of land to the West with the remainder of the site being allocated for two different functions.

Firstly, a section of land running along the remainder of Victoria Road is to be allocated for Allotments. The service road for the allotments will run behind the proposed allotments, thereby mitigating the potential disturbance to local residents.

Secondly, an area of land behind the proposed allotments will be prepared as a balancing pond in the event of a serious flood. In effect, this would act as a relief facility during potential flood conditions to mitigate the effects of flooding to residents within the locality. The balancing pond will only exist as such during the limited timescale of a flood returning within a relatively short space of time to grazing land.

The properties proposed at the West end of the site will have to be designed in accordance with a robust Flood Risk Assessment.

I have enclosed a Location Plan as Existing and Proposed and would welcome your comments as part of a neighbourhood consultancy exercise.

I await your response.

Yours faithfully

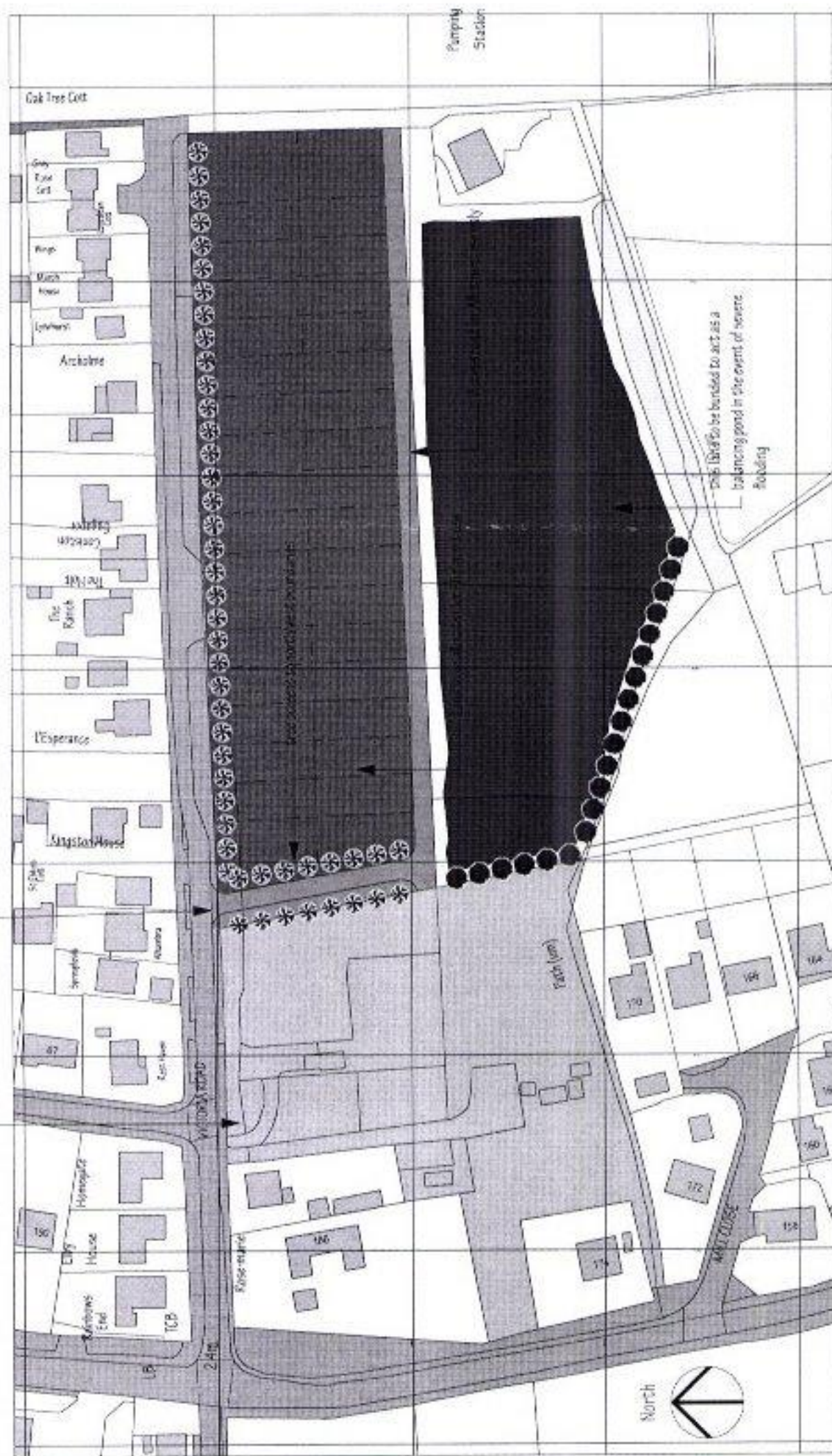
Edward Caush

Enc

Edward Caush B.A. (Hons) Arch., Dip Arch., R.I.B.A.
trading as ECA Architecture Limited

NOTES
This drawing is the property of
CIVILWORKS (AUS) PTY LTD
All dimensions must be checked on site prior to the commencement of construction
and the Architect notified of any discrepancies. If any dimensions are to be used in
concreting or similar operations, the Local Planning Authority may require them to be
drawn at the early stage. No alteration from the drawings will be permitted without
written consent from the Architect.

Proposed Residential development utilising sustainable urban drainage system connected to proposed balancing pond



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Location Plan at 1:1250

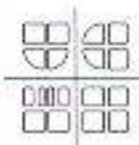
Land off Victoria Road Hayling Island PO11 0LU

PROPOSED

RECEIVED
HAVANT BOROUGH
COUNCIL
14 MAR 2016

14 MAR 2016

☐	PURPOSE OF ISSUE
☒	INFORMATION
☐	DESIGN
☐	TENDER
☐	CONSTRUCTION

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CLIENT
Russell & Silvester

JOB TITLE
Land off Victoria Road
Hayling Island
PO14 0LU

DEBATING TITLE

Location Plan as Proposed

1:1250

DATE 26-10-2015

23
ABSTRACT

CHECKED BY

DISCUSSION

[illegible]

14:2051:L(2-)101 A03