

Mrs. H. Lealan,
Planning Dept.,
Havant B.C.,
Civic Offices,
Havant.
PO9 2AX

Mr. & Mrs. R. Blackwell,
170 Havant Road,
Hayling Island,
Hants.
PO11 0LJ
27/4/2016

Land south of Victoria Road, Hayling Island.
Ref: APP/16/00319
Proposed Residential Developement.

Dear Mrs. Lealan,

We wish to register our strongest objections to the above referenced planning application.

We note your statement that the application does **NOT** conform to Havant B.C. Local Plan and therefore the Council will reject the application.

I have attached 2 statements detailing my specific objections.
They are referenced APP/16/00319/RB1 and APP/16/00319/RB2
APP/16/00319/RB1 is the specific objections.
APP/16/00319/RB2 draws your attention to the factual errors in the 'Flood Risk Assessment' and the 'Planning Statement' which accompanies the application.

Yours sincerely,



Mr. & Mrs. R. Blackwell.



HAVANT BC PLANNING APPLICATION NO. APP/16/00319/RB1

The whole scenario of this planning application is based on the false tenet that the land is *unused and non productive*.

To my knowledge, since 1968, the land has been used to graze cattle, raise crops of hay and graze horses. Currently the only pair of working shire horses on Hayling Island are grazed and trained on this plot of land. I would bring to your attention that Shire Horses are *classified as a rare breed*.

I note that deer and Brent geese are frequently seen feeding on the land.

Hayling Island has an acute shortage of land suitable for grazing and stabling of horses.

1. The main Hayling Island sewage pumping station is adjacent to the land. Bearing in mind the severe problems that have occurred in the past regarding sewage and waste water flowing onto local properties and onto Havant Road I would question the viability of the 'bundled Pond' proposed. In addition, there has been a problem with mosquitos on Hayling allied to stagnant water.

I have been inform by Southern Water management that the pumping station outlet to Budds Farm sewage works is currently at 90% capacity.

2. Traffic- Assuming permission is granted for 24 properties, this computes at 48 extra vehicle entering and exiting the Victoria road junction onto Havant Road. This equates to total lock up of Havant Road, especially at rush hours. Why aggravate a serious traffic situation. The Flood Risk Assessment states that 'in the event of a flood, the development would not suffer the regular congestion on Havant Road', No, it would increase the congestion.

3. The quantity and density of 24 starter houses proposed would not be in keeping with all the surrounding properties
Planning permission has been granted for the erection of a Pheasant rearing business on the same plot of land. How is this compatible with the residential properties?

4. The field is ridged in a north/south direction to allow surface water to flow into the drainage ditch situated on the southern boundary of the field. The ditch flows under Havant Road, alongside the recently infilled land at 'Pound Croft', via a Non return flap valve into Langstone Harbour.

The proposed road giving access to the allotments and the 'Bund' on the bundled pond will inhibit the flow of water into the ditch. Therefore, the allotments will be waterlogged. Again, encouraging the mosquitos.

5. The footpath should not be subject to a diversion order. In addition, maintenance and upkeep of the footpath should be clearly defined in any legal documentation.
- 6.
7. Loss of amenities- A clear stretch of agricultural land stretching from Havant Road to St. Peters church and beyond.
 - Loss of privacy.
 - Loss of grazing land.
 - Loss of flora and fauna
 - Loss of scenic views.
8. If the proposal is accepted , the proposed flood mitigation measures should be clearly defined and enforceable.

DETAILED LIST OF ERRORS.

Flood Risk Assessment.

Page 4 Para 8:-	'safer area of high ground at eastern end of Victoria Rd.' Still within the EA flood plain.
Page 7 Para 1.4/4:-	'would not suffer the regular congestion on the road' The congestion would be increased significantly.
Page8 Para 2.1/2	'the site is unused and has no productive use at present and does not contribute in any meaningful way to the betterment of the area ot the local community' It is used to graze, stable and train horses and riders. The field improves the area and is a vital breathing space for the local community.
Para 2.2/1	'creation of a balancing pond to help reduce flood risk and also to provide environment benefits in the form of alternative habitat for wild life' Open to sewage contamination and mosquito infestation.
Para 2.3/1	'the only other potential flooding nearby is from the main river course to the south called POUND CROFT, which has flooded in recent years. However this threat is far enough to the south of this site to not be considered' The southern boundary ditch flows high and rapidly in winter and should be a significant consideration. Note:- The ditch outlet flood plain has been infilled recently at Pound Croft and therefore increases the likelihood of flooding in the future.
Page 10 Fig. 3.2	
Page 11 Fig 3.3 & 3.4	These maps are incorrect. In reality the flood plain extends much further than shown.
Page 15 Para6/3	'Provision of a balancing pond with reed beds etc and a reservoir for surface water run off' This will disturb the balance of the flora and fauna in the area in addition to providing a fertile breeding ground for mosquitos Again sewage contamination is highly probable.

PLANNING STATEMENT.

Page 1 Para 1

'the land in unused'

The land is used.

Para 4

'the land is unused-----no productive use----does not contribute in any meaningful way to the betterment of the area or the local community-----renders this site and other adjacent land of little consequence as a buiffer of meaningful strategic gap'

This state bears no relation to the truth.

Page 2 Para 5

'diminution of residential amenity'

The residents will suffer considerable diminution of amenities.

Page 3 Para 6

'the proposal would benefit the borough and local community'

The proposal would be detrimental to the borough (Traffic congestion and resulting environmental pollution) and the local community (loss of views and breathing space).