

Mr David Eaves,
Principle Planning Officer
The Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Rd,
Havant
Hampshire
PO9 2AX

HAVANT BOROUGH
COUNCIL

23 DEC 2025

RECEIVED

15th Dec 2025

Dear Sir

Re Application Number APP/21/01434 ROOK FARM-Hayling Island

I would like to object to the above planning application.

I now find that the peace and tranquillity of the area where I have made a substantial investment to live is under threat of devastation by the building of 300 new homes at Rook Farm.

The current infrastructure is already close to being overwhelmed, the current single A class road on and off the island is subject to extremely heavy traffic, with the road constantly at a standstill during busy time. The potential of another 600 vehicles wanting to access the road network on the island would be unconscionable.

St Mary's Road has a verge on one side and a pavement on the other, with vehicles parking on the pavement side, making the road too narrow to allow two vehicle lanes of traffic. Thus it means that vehicles coming from either end of the road have to pull over to let the oncoming vehicle pass. This is exacerbated by vehicles trying to join the road from their driveways. Currently this road is treated as a rat-run between Manor Rd and Elm Grove, I have witnessed several near accidents by speeding vehicles, [REDACTED] vehicles smashed by oncoming vehicles.

I am also concerned that the potable water pressure will be adversely affected, it is currently very low at my property, with an additional 300 houses, it will only get worse.

I am also concerned the sewerage system will also be overwhelmed, resulting in even more discharges into the sea! Even worse the system being overwhelmed causing the sewer system to fail.

I am also very concerned that the Doctors, Dentists and Schools will be overwhelmed by the addition of maybe 1200 adults/children need to access these facilities. I already have to go off the island to access a doctor and a dentist. Another 1200 adults/children will also have the same issue, necessitating driving off the island to get treatment. Has all this extra pollution be considered in the application.

The water table on the island is approximately 1.5/1.6 metres, the displacement and interruption of the sub-surface flow, by the building of 300 house and the supporting infrastructure is likely to have an adverse effect on drainage and cause flooding of local roads. The proposed

It really is beyond my comprehension that any consideration is being given to allowing this proposed development to go ahead.

We have advised HBC that far greater attention should be paid to the Rook Farm application by them and by the Statutory Authorities, to determine if Barratt have displayed the competence to be trusted with developments in this very sensitive and fragile environment, based on the following Barratt sites on the Island:

The Oysters site had a very poor wildlife mitigation implementation and the SuDS drainage system is not maintained correctly.

The Sinah Lane site has an inadequately-sized replacement refuge which has already failed this winter for all the reasons predicted by local residents, and is neither established nor operational as required by legally-binding obligations. The major water table issue – influenced by the tidal location and the sub-surface groundwater flowing at 1.6 m beneath and rising to just 10cm in some places, before any rainfall – means that Barratt are proposing to build new homes on a bog/tidal marsh. Their surface water drainage solution has been challenged by the Local Flood Authority.

Barratt claim to be doing their bit for biodiversity and wildlife preservation. However, the failure of the Sinah Lane Brent Geese Mitigation demonstrates that they do not have the commitment, technical expertise and project skills necessary to manage an internationally-important refuge facility.

The Rook Farm site presents similar problems with wildlife mitigation and surface water drainage, with the addition of a contentious and unresolved road network impact. This rare greenfield site, as the Government recommends, should not be built on in any event. Hayling is a low-lying island, subject to substantial flood risks, with 50% of its surface in Flood Zone 3. The single access road (A3023) is routed through four of these Zones: one at Langstone and three on the Island. The options for defence are subject to an ongoing Coastal Partners' Coastal Strategy Project, the final recommendations of which will be known in due course. It should be recognised that funding is not guaranteed to 'Hold the Line', except at Eastoke.

The Southern Water Wastewater Systems, even with their proposed expansion, will still discharge untreated sewage into Langstone and Chichester Harbours in ever-increasing volumes as global warming takes hold. There is no strategy to prevent this, and Hayling Island is right in the middle of the problem. Just carrying on regardless of the consequences is irresponsible behaviour.

The current HBC Local Plan states:

The Draft Local Plan will focus future development within the borough's existing urban areas, brownfield sites and regeneration in the town centres. Greenfield urban extension sites will also be needed in order to effectively address the borough's housing need. Greenfield development on Hayling Island is not proposed given flood risk to the single access road on and off the island.

So, why is this development being considered!?

The HBC Local Plan also States:

Conserving and enhancing the natural environment is essential for the borough's future and a key part of sustainable development.

Containing significant areas of countryside and coast, the borough includes nearly 50km of internationally important coastline and many protected species and habitats. The conservation of this natural environment is essential, and the Draft Local Plan places great weight on ensuring development is sensitive, considered and not to the wider detriment of the environment.

So, again, I ask, why is this development being considered!?

The Brent Goose have been visiting this core site in large numbers for many years and there are recording of Brent Goose activity since 2008. This unique wetland area should be treasured and not abandoned to the profits of builders.

Construction Phase: There is also the upheaval, traffic, muddy roads, traffic violations, danger to children attending , traveling to and from local schools, the dust, noise, potential attraction of nefarious people stealing from the site with collateral theft from nearby properties. The list goes on.

I sincerely hope the Council members will accept my request and refuse this development in it entirety

