



Planning Development Services,

Havant Borough Council

Public Service Plaza

Havant, PO9 2AX

Dear Sir

Re Planning Application APP/21/01434 – Rook Farm

We have lived on Hayling Island for over 40 years, and wish to object to the above planning application on the following grounds

1. **Overdevelopment of Site** – Planning application too dense. Compared to the developments in Herons Way / Wader Close.
2. **Overwhelm Services and Infrastructure Capacity** - The island of Hayling (single point access at the bridge) is unable to absorb such a large development, including
 - utilities (water, electricity, sewerage),
 - public services (doctors, dentist, schools),
 - environment (traffic, parking, shops).
3. **Biodiversity & Ecology** – Threatens habitats or protected species on site. Especially Brent geese and skylarks
4. **Highway Safety & Traffic Impact** – According to a University of Portsmouth survey, Hayling Island has some of the most congested traffic in the country. This development creates danger or congestion on local roads, with insufficient access to current road structures..
5. **Heritage & Conservation** – There is an ancient footpath from a priory in west Hayling leading to St Mary's church, with a 2000 year old yew tree in the grounds. Damages listed buildings or conservation area character.
6. **Impact on Local Character** – This farmland has been used for generations as a thoroughfare between west Hayling and Gable Head, and will harm character or neighbouring amenity. Conflicts with established scale, form, or setting.
7. **Landscape & Green Belt** – Harms countryside views or breaches green belt policy.
8. **Flooding & Drainage** – Increases surface water or flood-risk potential.
9. **Procedural Compliance** – Fails to meet statutory consultation or process requirements. The main electricity supply runs across the middle of this plot.
10. **Inadequate Parking Provision** – Not enough on-site parking for residents or visitors.
11. **Loss of Residential Amenity** – Reduces light, privacy, or enjoyment of homes.

12. **Noise & Disturbance** – Causes unacceptable disruption to nearby occupants.

13. **Public Health & Safety** – Endangers wellbeing through hazards or unsafe design.

In addition, I am very concerned that I could not find the above APP reference number on the HBC web site.

a) The HBC website states that in August 2025, the council moved to a new case management system

b) The following link does not work

<https://planningpublicaccess.havant.gov.uk/online-applications/>

c) the following website did not find the above process

[Planning applications and appeals | Havant Borough Council](#)

Is this a deliberate manoeuvre or timing by someone to interfere with the planning process review.
Please acknowledge the receipt of my letter.

