



52 Long Copse Lane
Emsworth
Hants
PO10 7UR

28/09/21

Dear Mr Ellis

APP/21/0083 Land North of Long Copse Lane Emsworth PO10 7UN

I am writing to strongly object to this planning application.

Traffic issues alone should be enough for this application to be refused. It is accessed solely by two totally unsuitable roads. HBC has also previously said that the site is unsuitable for development.

The site is quite isolated and far from any public transport (which itself is very limited). All services (shopping, medical, education and leisure) would have to be met by car usage. One would anticipate the potential of at least 400+ additional vehicles into the local area. Perhaps 40% would go east along Long Copse Lane (LCL), which is itself considered to be a local amenity, towards Westbourne. The junction of the Lane with North Street would be a considerable hazard and could not possibly cope with the traffic numbers. Parking in Westbourne is difficult at present and would become almost impossible.

The remaining traffic would go west to Holly Bank Lane and Southleigh Road causing further congestion in north Emsworth where there are already significant queues at several junctions during parts of the day. Wraysbury Park Drive gives access south of LCL but has parking issues already and could not be considered a "throughway".

Another major concern is surface water drainage and the amount of water retained within the raised land on which the proposed houses would be built. Several years ago a couple of prefabricated stables were built on the lower eastern part of LCL near the bend. Digging into the hillside resulted in a substantial amount of water draining continuously into and down the lane for most of the year. I am not sure that the potential drainage and flooding problems associated with the site have been fully appreciated and addressed including the use of many SuDs.

There would be very significant disruption and damage to the local roads during construction at this site particularly on LCL where heavy vehicles would destroy the verges. There would be parking and travelling problems for the tradespeople required on site in this limited access locality. In the midst of this how would local residents get about their daily business safely and without major interruption.

The area in question is a green field site. Development would be out of the character of the area. Countryside, trees, and hedgerows would be lost. North Emsworth seems to be becoming overdeveloped with a deterioration in the quality of life of its residents.

It is extremely disappointing that HBC has allowed Land & Partners to submit this application when it said it would wait the Inspectors report following the Hearings on the Local Plan in the Summer. This seems quite unprofessional behaviour by L & P and raises the question of the credibility of any further statements that they may make.

HBC's information magazine is entitled " Serving you – your council is here to help you". I believe that the Council should look to the residents it serves and reject this application. The government is taking steps to alter its planning guidelines. Surely the Council should act now

Yours sincerely, Alastair Thomas