

Dear Ms Wells

Please consider this letter of objection to the application for the proposed development in its current form.

The site is adjacent to Chichester Harbour AONB - a designated National Landscape.

As such it must be considered to be closely associated with an area of high landscape sensitivity.

Visible from the harbour, the much loved Wayfarer's Walk, and situated on Warblington Road, (formerly Love Lane), a busy historic walking route, connecting Emsworth to the ancient hamlet of Warblington. This remains a favourite route, frequented by walkers, cyclists and car owners, who travel to park in Warblington Road and enjoy the beauty of the area.

The site therefore requires a high degree of care and acuity by all concerned with the planning process.

"Any change through development must conserve and enhance the beauty of the landscape and special qualities of the area".

The proposal submitted by Re-Format LLP is incongruous - revealing a disregard for the exceptional AONB close by and the unique character of the area between Warblington Road and the foreshore.

The neighbourhood from Warblington Road to the shoreline is characterised by individual detached properties with interesting gardens, hedges and trees.

There is an attempt at a mock 'Dungeness beach' style entrance to give an illusion of 'the coast', but this proposal details dwellings of poor and unimaginative design, uniformly dull in slab-like style and lacking sufficient green space, which is at odds with the quality and variety of properties close by.

There appears to be no attempt at integration within the neighbourhood, such as the lovely Curlew Close to the West of Fowley Cottage.

The site demands buildings of merit in generous gardens - with room for plenty of additional parking for visitors.

This is not a good location for a block of flats .

The proposal for flats is ill-conceived - badly sited in a cramped position - with inadequate room for resident and visitor parking and essential amenities.

Residents require thoughtful planning for proper integration.

The concept appears to be an afterthought disconnected from the 'exclusive' properties.

This is clearly not simply a brownfield site or sterile wasteland, but a large historic garden overlooking the sea, with numerous mature trees.

The proposal for 15 dwellings to be crammed into just 0.77 hectares can not be justified in this sensitive setting within plain sight of Emsworth Harbour.

The Ecological Impact Assessment appears to be incomplete and out of date.

Much of the land around Fowley Cottage has been a wild garden for many years - as noted in the Tree Survey.

N.B. Comments [REDACTED] which detail critical issues concerning the trees on the site.

This is a haven for wildlife, with so many old trees, thick ivy, hedges, brambles and uncultivated land providing years of undisturbed habitat for bats, butterflies, moths, insects and many small mammals, in addition to a wide variety of birds.

There can be few small sites of higher quality, overlooking Chichester Harbour - with so much potential for a beautiful little development of a small number of characterful properties - within the remit of Havant Borough Council Planning Authority.

This is an opportunity for HBC to review priorities to find a good outcome for all and ensure that this prime site will create an appropriately small, imaginative and attractive group of dwellings in keeping with surroundings, which will conserve the natural environment and enhance the character of the area.

Please take time to reconsider.

Decisions must have a positive impact on all concerned to provide a worthy legacy.

Kind regards

