

Consultee Comments for Planning Application APP/23/01078

Application Summary

Application Number: APP/23/01078

Address: Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Proposal: Demolition of existing dwelling and replacement with 4No 2bed, 8No 3bed and 3No 4bed dwellings.

Case Officer: Lesley Wells

Consultee Details

Name: Dr Mike Bateman

Address: 20 Woodlands Avenue, Emsworth PO10 7QE

Email: Not Available

On Behalf Of: Emsworth Residents Forum

Comments

Emsworth Residents Forum

Supplementary comments on APP/23/01078

Following our earlier submission, we have a number areas of concern which we believe need to be resolved. They are:

1 The need to provide some space for owners of recreational sailing craft has been over-looked in the current plans. Many residents in this area own dinghies or kayaks, which in this development would be stored on their own property, but this would obviously use space currently designated for vehicles. In its turn that would create an off-site parking problem. This could be mitigated by the provision of a secure storage area between the properties and the coastal path, possibly using undevelopable land in the flood zone.

2 We would ask that a detailed assessment of the impact of the development on Warblington Road and adjacent roads should be obtained to take account of possible overflow parking from the development and visitors accessing the foreshore via the pathway through the development.

3 We understand that access via Curlew Close, giving access to the properties to the south of the site, needs to be negotiated and may not be possible. If that proves to be the case, it would have a material impact on the design as currently proposed. We would ask that in that event, any amended designs are made available for further consultation.

4 We believe that further consideration should be given to the policies in the Neighbourhood Plan relating to public enjoyment of the waterfront Whilst Policy WF1a) is applied with proposals to give

public access to the Waterfront, Policy WF1 c) should also be considered with a view to providing facilities such as public benches in a public amenity area.

Additionally, our previous comment referring to the need to assess the impact of the development on the neighbouring properties in Beacon Square should be extended to include the visual impact on 44 Warblington Road.

Finally, we have been disappointed that there was no engagement with the local community during the preparation stages of the design, since the NPPF sees such engagement as an essential process to ensure community acceptance of any proposal (Paras 131 and 137).