

Elfwood,
52 Long Copse Lane,
Emsworth,
Hants., PO10 7UR

Dear Mr Weaver, 8.4.2016

Application No APP16/00021

Address Land - Stables adjacent to Hollybank Cottage, Long Copse Lane.

Proposal Change of use from private equestrian yard to a mixed use comprising private equestrian yard and two pitch, private gypsy and traveller site (including amenity block and two touring caravan pitches).

I am writing to strongly object to the above planning application for the reasons set out below.

A) Havant Borough Council (HBC) together with Hampshire C C examined the need for Gypsy & Traveller sites within their areas of responsibility in 2014 and found that there was **NO** identified need up to 2027 for such developments.

B) The proposed development would destroy the Emsworth/Westbourne gap as set out in HBC's Local plan.

The application should be denied on these points alone. However, the proposed planned site for Gypsy and Travellers would have to comply with the 5 criteria set out in policy CS10 in the adopted local plan core strategy. The reasons why they are not fulfilled are also set out below.

1) Amenities - There would be a massive and unacceptable adverse effect on the quality of life of residents particularly those living near the proposed site with a major effect on day to day living. The DCLG good practice guide states that there would be a higher density than normal of children and vehicles at such sites. Wind & atmospheric conditions locally in this area leads to sounds being accentuated and carry further than normal. Noise from children, barking dogs, radios & TV's, amenity block, shouting and vehicle movement together with the visual impact of lights which may be on throughout the night, are all inappropriate in this location.

Long Copse Lane has previously been designated as being of " special interest " by HBC. What amounts to a commercial development would destroy its character and its tranquility. It is essentially an amenity to local residents and those further afield.

2) & 3) Access, parking and traffic generation. - The DCLG guide anticipates high movements of traffic of all types both within a site and in the immediate locality involving private cars, vans SUV's light and heavy lorries trailers and caravans. Traffic noise and headlight use would be intrusive for residents near the site and this range and volume of vehicles totally unsuitable for Long Copse Lane. It is well known that walkers, parents with small children, cyclists, dog walkers and horse riders use the Lane extensively. It has no footpath, has blind bends and for much of its length is only the width of one car. The traffic generated therefore from the site is a road safety hazard to all and totally inappropriate for the Lane and would quickly destroy the already crumbling road surface and grass verges.

4) & 5) Utilities, facilities, flooding - All fields in and around the site become quickly saturated in heavy rain so that soakaway surface water drainage is not feasible. With top soil over London clay it is questionable whether a new cess pit could be constructed safely to avoid leaks which would contaminate the area. There is lack of clarity in the site plan as it seems to show foul water being drained to an existing surface water sewer which is illegal. There is no clear indication how services to the site would be provided with due care for the environment or who has ultimate responsibility for the site. Local schools are full.

Given the previous (and current) disregard of planning laws by the developer there is no confidence, within the local community, that the proposed development would be well managed or that there would be adherence to any guidelines, conditions or obligations that might be imposed.

I therefore request that the application be refused permission because of lack of need and the adverse effects on neighbours and locality.

Y
[Redacted Signature]
[Redacted Name]

52, Long Copse Lane. Emsworth

