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Emsworth
Hampshire
PO10 7QU



Mrs D Haywood
Planning department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX



10th August 2018

**Reference: Land off Westwood Close Emsworth, Hampshire
Planning application APP/18/00672**

Dear Mrs Haywood,

This letter is a more detailed objection than the one I have sent to the on-line public access file. It includes reports graphs and photographs to support my objection.

As I have already said I strongly feel that the application for development of the field off Westwood Close, Emsworth should be rejected for the following reasons:

Recreation

The field is a public amenity. We will lose one of the few remaining country walks left in Emsworth. The public foot path (No 73) is marked as a recreational path on Ordnance Survey maps and is part of the Sussex Border Path network. It is very popular with ramblers, dog walkers, joggers and families out for a stroll. Over 150 people have been counted using it on a sunny weekend day. The developer's proposal of moving it to the East onto the flood plain 2 would mean it would be too water logged to use in the winter. The narrow strip of the field left would at times bring into conflict people using the footpath and the grazing cattle.

Habitat for wild life

The field forms a natural green corridor from Emsworth Harbour/Brook meadows to Westbourne. The green areas around Emsworth are rapidly disappearing. Soon the Brook Meadows nature reserve, Hollybank woods, Norebarn woods, and the seafront, will be all we have remaining.

It is a great habitat for wild life. I know the recent wildlife survey commissioned by the developer showed nothing of importance. They seem to be looking for the hallowed dormouse! The field is not dormouse territory. Dormice live in semi-dense, deciduous woodland, coppice or thick shrubbery. Hazel coppice is a preferred habitat. The survey's mouse boxes were very badly positioned being too exposed on branches too far out from the main trunk of the trees or bushes. They were not inspected for days and still have not been removed. Reptile mats to attract grass snakes and slow-worms were poorly placed, apparently none were found, which was not surprising as the cows trampled on them. Yet I have grass snakes, slow-worms and newts in my garden which is adjacent to the field.

A recent bat survey carried out by a friend identified 4 species of bat. The Pipistrells were feeding on insects flying round the hedges in TPO area 2071 / 2017 so I make the strongest protest that the developer should not be allowed to cut down the hedge which surround two Oak trees.

We believe the bats do roost in those trees. It is against the law to disturb roosting bats. In the survey there was no concern about the 13 common animals and reptiles, 44 species of birds and 4 species of bat that regularly inhabit the area. I have observed and made records of these over the years. (see list)

Migration of wild fowl and wading birds

I would like to draw your attention to something that has not been raised by anyone so far. The field forms part of a green corridor stretching from Chichester Harbour to the South Downs known locally as the Ems valley. At night it is a dark area with few buildings and street lights. It is used as a navigational route by many migrating birds such as brent geese, canada geese, curlew and other migratory waders and many of the wild ducks that come to Chichester Harbour in the winter. During spring and autumn at night I hear these birds flying over in their hundreds. Why at night? - because it is a dark area there is less likelihood of attack from predators and men with shot guns. (Yes they know about shot guns as the Russians shoot millions of them every year!) Why this particular route? - it is because as they go up the Ems valley and as they approach the Southdowns they get an updraft of air helping them on their way. I acknowledge I cannot supply you with a radar plot or photographic evidence of this, but after years of taking an interest in birds I can assure you it happens.

Water levels

The field is a depression so it is a natural rain soakaway for the surrounding area, with a gradual filter of water into the river Ems. Building houses and roads will create an instant flow of water into the river Ems after heavy rain, as already demonstrated by the Redlands Grange development. The developers proposed permeable road SUDS will be inadequate in the winter. The water table was only 0.4m under the ground in March and 1.47m in July after 8 weeks without rain. There is no doubt that the residents of the development will experience water logged gardens in the winter and early spring. Their houses could also be subject to dampness. Will insurance companies insure a house under such circumstances, and being so close to flood plains 2 and 3?

If dampness becomes a problem, as well as the developer, would Havant Borough Council be liable for any claims if they have given permission for the development being well aware of the potential flooding problems?

The Ordnance Survey flood plain map used by the developer is inaccurate. It shows the A27 as potentially flooding. The road from the Lumley Path across the Ems valley is on an embankment as it passes through Emsworth. It is 4m above the field at the point footpath No. 73 passes under it. If it flooded the whole of North Emsworth would be underwater!

Affordable Houses.

I have yet to hear of a developer who actually builds the planned amount of affordable houses. There is always some excuse - increased labour or material costs, infrastructure costs greater than expected - etc. What is an affordable house? - If for example the price is £300,000 even using the various first time buyers schemes the purchase price will be beyond what most first time buyers can afford.

Infrastructure and supporting services

The development of some 46 houses could mean up to 200 car movements a day. Westwood Close is too narrow and unsuitable for such traffic.

Despite the developer's claim that there will be adequate room in the local surgeries and schools for the influx of people from this development, it was taken without consideration of the 2000 plus houses being planned and constructed in Emsworth.

Personal access and tree preservation

Concerning my property, the developer has not noted my access to the field which I have used since 1977 (40 years), nor my neighbours at numbers 60 and 66 Westbourne Avenue. Recently a Tree Protection Order No.2079/2018 has been placed on a tree in my garden and at Number 70.

Housing needs

According to the Council's Draft Plan 2036, Havant Borough Council have a need of 9260 homes by 2036. They already have a total of 9549 homes either completed, committed or to be made through further supply, which is an excess of 289. This excess figure is described as a buffer. We believe that the development of 46 homes off Westwood Close is patently not required to help HBC fulfil their housing figures, therefore the development should be rejected.

Attached are photographs and documentation to support this letter

Your sincerely,



Clive Yeomans



Please save this amenity



The field taken 18/01/2018 after average December/January rainfall showing standing water which takes days to soak away.

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13 AUG .
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Around 50 mouse traps placed round the field which were not inspected for weeks. There was a dead field mouse found in this one! These were presumably set up to trap dormice. Any naturalist would know this is not really dormouse territory as they prefer woodland.



One of the poorly placed reptile mats, the inquisitive cows trampled on this one!



Common Newt found in the field May 2018



Hedgehogs frequent the field and deserve protection from this development. It is estimated that there are less than 1 million in the UK

Some of the hundreds of Black headed and Mediterranean gull foraging for worms in the field February 2018

