

Comments for Planning Application APP/16/00021

Application Summary

Application Number: APP/16/00021

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

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).

Case Officer: Steve Weaver

Customer Details

Name: Mr Howard Fountain

Address: 10 Brushwood Grove Emsworth

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application on the following grounds.

1. Planning constraints.

Local planning policy (CS11) recommends retaining a local gap between Emsworth and Westbourne. The minimum gap recommended is 600 m. The distance between the corner of the proposed site and the nearest residential building in Westbourne is only 300 m. If the proposed development of land adjacent to Long Copse Lane in Westbourne goes ahead, this would be even less. The road itself is designated as a road of Special Significance to the Borough. Further development, particularly of this kind, would put it in danger of losing its significance. Also, CS 10 of the Core Strategy of the Havant Borough Local Plan refers to the Hampshire and Isle of Wight Gypsy and Travellers Accommodation Assessment, updated in 2014, stating that there is no need for such a site in the Borough.

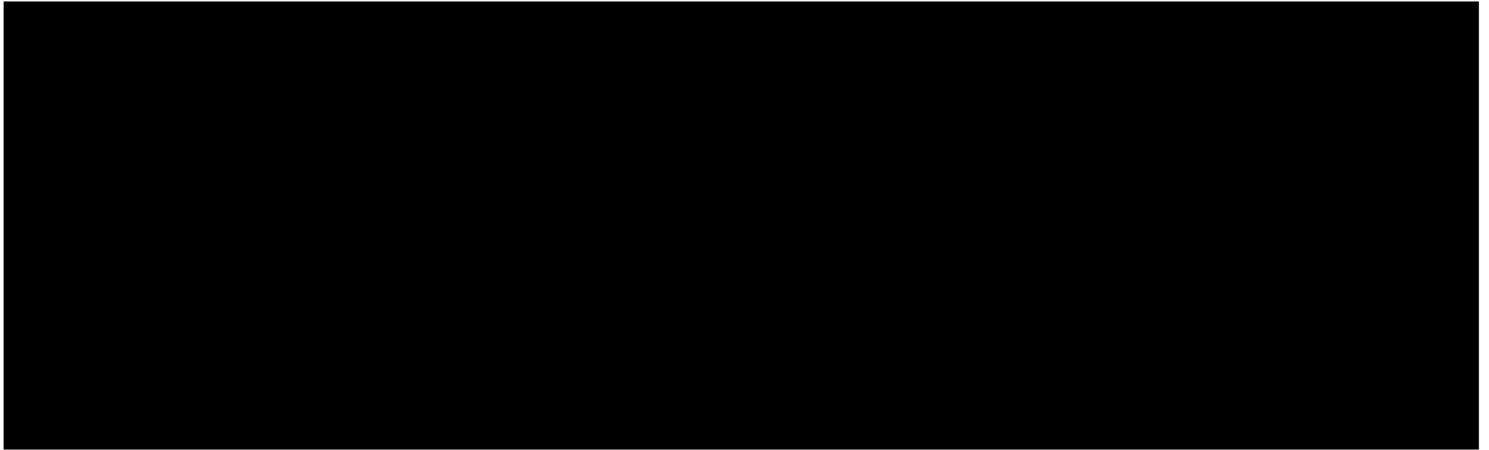
2. Availability of other sites.

Within 5 miles there are numerous traveller sites, two in Westbourne itself, and several of these are currently without permission. Surely, this area already has permitted more than its fair share of such sites.

3. Sustainability of the site.

All developments need to have suitable means of removing waste water and run off water. The proposal to do this with a septic tank and soakaway is totally inadequate. (As indicated in the environmental officer's report). Any run off would add to the flooding problems of Long Copse Lane at its northern end. Nor is there any proposal to include an oil/petrol interceptor as other

developments have to in order to prevent contamination of the surrounding area.



5. Safety along Long Copse Lane.

Long Copse Lane is a single track lane without footpaths. It is currently well used by walkers, cyclists and horse riders. Traveller's sites traditionally have a high density of young children and these would add to the problem. This proposal and the proposed development in Westbourne would hugely increase the dangers to these road users. Long Copse Lane has narrow entrances and blind corners. The movement of more cars, trucks and trailers and caravans can only serve to increase the possibility of serious injury along the Lane. The experience of local residents when the current residential unit was moved on site only serves to support this point.

6. Local infrastructure.

The arrival of increased numbers of children would put pressure on local schools. Currently, schools in Westbourne and Emsworth are over subscribed. Children from the Redlands Grange development are being transported to Compton; the nearest school with places available.

In conclusion, an unsuitable site, in an unsuitable place, that creates more problems that it solves and clearly goes against current planning policy should not be permitted and I firmly object on all these grounds.