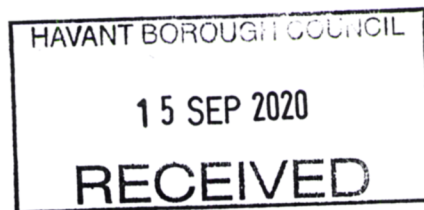


Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant PO9 2AX



14 September 2020

APP/20/00692
2A Seagull Lane, Emsworth, PO10 7QH

I wish to object to the above application on the following grounds.

Development Plan Policy

Previous approval for houses in Seagull Lane on a site formerly in commercial use indicates that housing is the Council's preferred use for sites in this road as they become vacant. Other industrial sites in the vicinity have been cleared as they have become vacant, or are the subject of new housing proposals. This should be the case for this site.

Government Guidance

Presumably the demand for more housing is the dominant element in Government guidance for this area.

Highway safety and traffic

There is no provision for parking associated with this proposal. Seagull lane, and nearby streets, are very congested, and the Council's policy, quite rightly, is for new housing to have off-road parking, as has been provided for the new houses in Seagull Lane. If occupants of the proposed building are expected to arrive by bicycle, where are the bike racks? A significant problem with the proposed development is the indication of "vehicle access" in the driveway on the South side of Seagull Court. This is a private driveway, with no public vehicular access. It is my understanding that there is a public right of way on foot along the South side of this driveway

[REDACTED] This pedestrian access does not extend eastwards [REDACTED] The "Emergency escape" shown on the plan does not therefore provide public access to North Street. For many years the lane beyond the end of Seagull Court was closed off with a strong, locked, iron gate by the previous occupants of the development site. Any access they made via the driveway above was with the consent of the driveway's owners.

Effect on daylight, privacy and outlook

See my comments under Highway safety and traffic above.

Noise, smells and fumes

With the proposed facilities open from 0800-2200 most days, use of the proposed facilities would undoubtedly increase the noise and disturbance levels [REDACTED]

[REDACTED]