



Mrs D Haywood
Planning Dept
Public Service Plaza
Civic Centre Rd
Havant
PO9 2AX

22-6-2020

Dear Mrs Haywood

APP20/00376
Fowley Cottage, Warblington Rd, Emsworth

We are writing to object to the above planning application on the following grounds:

1. The density of housing would be an inappropriate town development in a semi-rural/marine environment in an AONB.
2. At the time we moved here in 1998 there was a regular discharge from the sewage outfall in Kings Rd following storms with which the road drains could not cope. This was evident from the cotton buds and condoms which appeared along the foreshore after a storm. Although this was eventually rectified by the water company, there is a similar surface water outfall adjacent to the proposed development. It seems likely that the large increase in sewage from so many new houses would cause further problems of this nature.
3. The proposed new buildings will be very close to the flood line. With rising sea levels forecast they are likely to be adversely affected by flooding.
4. There will be a considerable additional demand on other utility services.
5. The property is bounded on one side by the Solent Way and the AONB of Chichester harbour. This is a very popular walk to which such a development would be detrimental, both from the footpath and the harbour.

6. There would be an increase in traffic volume along Warblington Rd and into the junction with the A 259. This is already a difficult junction, with space for only one car at a time. Right turns would be increasingly difficult with many more cars.
7. It is unclear from the plans whether there is provision of adequate parking on the properties, as the access road appears to be too narrow to accommodate street parking for visitors and additional vehicles. There is already a problem with the volume of street parking in Warblington Rd, as evidenced by the double yellow lines which have been recently (2020) extended further along the road from the junction with the A259.
8. We note that Fowley Cottage, the tennis court and some of the garden are not included in the development. This constitutes a large parcel of land and a good percentage of the whole site. It seems likely that, once the proposed development is completed, there will be another planning application to further develop this plot of land, which would increase the density of housing even further.

On these grounds, we strongly object to this planning application, and trust you will take our objections into account when reviewing the application.

Yours sincerely

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