



Head of Planning  
Havant Borough Council  
Public Service Plaza, Civic Centre Road.  
Havant, Hampshire PO9 2AX

24th January 2019

**Reference: APP/18/00672 Land off Westwood Close Erection of 36 dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1, subject to TPO 2071.**

Dear Mrs Haywood

As I have already stated in my previous objection, I strongly feel that the application for development of the fields off Westwood Close, Emsworth, should be rejected for the following reasons. I have amended some points.

**1. 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 3 would mean it would be too water logged to use in the winter.

**2. The Field is a depression.** It is a natural rain soak away 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 nearby Redlands Grange development. The developer's proposed permeable road with holding tanks (Sustainable Urban Drainage System - SUDS) will be ineffective as in the winter the water table has often been recorded at 0.4 metres or less below the surface, which will not allow the surface water to drain effectively. Tree leaf fall will also rapidly fill the SUDS.

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? Insurance companies are also likely to increase insurance premiums due to the close proximity of flood plains.

(Please see photographs of surface water flooded field as at 1/01/2018)

(Bovis homes are currently being sued for poor workmanship and flooding on some of their new build estates. If these claimants are successful this could effect other developments being built on land subject to flooding).

**4. Traffic.** The development of some 36 houses would mean over 100 car movements a day. Westwood Close is too narrow and unsuitable for such traffic. A traffic survey was carried out mid-day during the week in October 2018 when most of the cars that normally park along it had been taken by owners going to work! It gave an inaccurate picture.

**5. 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 a Housing Association is involved the costs could be as the following:- 3% interest on the Housing Association capital, 3.85% on a standard 30 year

mortgage, Local Rates, Private road service charge (there is no cap on what this charge could be), House Insurance with added flood risk premium. In short some people starting off on the property ladder would find their monthly bills hard to meet.

**6. Wildlife.** It is a great habitat for wild life. I know the recent wild life survey carried out on behalf of the developers showed nothing of importance. Unfortunately they were supported by HCC Ecology team and Natural England. They seem to be looking for the hallowed dormouse! The field is not dormouse territory. The mouse boxes placed were not inspected for days nor have they been removed. A dead field mouse has been found in one. It must have been trapped there for weeks. The felt mats to attract snakes and other reptiles were poorly placed. The cows trampled on them.

There is no concern about the 44 species of birds, 13 common animals and reptiles and 16 species of insects that regularly inhabit the area, do they not count? (list attached).

A regular visitor is the hedgehog. The estimated population has dropped from 30 million 25 years ago to less than 1 million in 2017. These animals need their habitat protected.

From personal observations of the field 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 building 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 dark there is less likelihood of attack from predators and men. Why this particular route - I think that it is because as they go up the valley and 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.

In the winter at dawn many gulls (Black-headed and Mediterranean) fly along this corridor inland to forage in ploughed fields and return to roost in the harbour by the same route each evening. (see map)

My bat observations agree with the WYG. There are 4 species of bat to be found in the field, some roost in the trees (TP2071). They also fly round the adjacent trees in the that area feeding on insects, therefore the smaller trees in that area should also be preserved.

**7. Tree preservation orders.** There are two preservation orders on [redacted] trees TPO2084 and TPO2079 which are not included in the developer's plans. These should be taken in to account.

[redacted] plan only shows one preserved tree and there are 2 in the TPO.

**8. Fire Pollution.** An extract from HHC fire service. 'Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam'. This should be considered as fire water run off would harm the river Ems for weeks.

**9. Meeting the government's building requirement.** According 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 35 homes off Westwood Close is patently not required to help HBC fulfil their housing figures, therefore the development should be rejected.

Yours sincerely

[redacted]

## Birds that inhabit to area

Observed from 1st January 2018  
to 31st December 2018.

Many have been photographed by myself.

Nesting - indicate nests found in the area

Birds in Red are on the RSPB endangered lists

1. Blue Tit (nesting)
2. Great Tit (nesting)
3. Long-tailed Tit
4. Robin (nesting)
5. Blackbird (nesting)
6. Song Thrush
7. Wren (nesting)
8. Dunnock (nesting)
9. Goldfinch (nesting)
10. Greenfinch (nesting)
11. Chaffinch (nesting)
12. Bullfinch
13. Carrion Crow
14. Magpie (nesting)
15. Wood Pigeon (nesting)
16. Stock Dove (nesting)
17. Collared Dove (nesting)
18. Pheasant
19. Pied Wagtail
20. House Sparrow (nesting)
21. Starling (nesting)
22. Grey Heron
23. Greater Spotted Woodpecker
24. Green Woodpecker
25. Black-headed Gull
26. Sparrowhawk
27. Coal Tit
28. Jay
29. Kestrel
30. Field Fare
31. Redwing
32. Little Egret
33. Goldcrest
34. Chiffchaff
35. Whitethroat
36. Blackcap
37. Garden Warbler
38. Grey Wagtail
39. Kingfisher
40. Tawny Owl (nesting)
41. Jackdaw
42. Spotted Flycatcher
43. Cuckoo (only once 24th May)
44. Herring Gull

## Fly over Migrating birds

April / May and September / November

1. Canada Geese
2. Brent Geese
3. Curlew
4. Bar Tailed Godwit
- 5/6. Teal and Wigeon ducks

## Animals, insects and Bats

Observed from 1st December 2017 to 1st  
September 2018.

These wild creatures come into my garden regularly  
so therefore it is safe to say they also inhabit field  
and its hedgerows. Obviously some such as the  
butterflies are seasonal. Red indicates endangered  
species

## Animals and reptiles

1. Fox
2. Hedgehog
3. Grey Squirrel
4. Brown Rat
5. Long Tailed Field Mouse
6. Common Shrew
7. Field (short tailed )Vole
8. Common Garden Frog
9. Common Toad
10. Smooth Newt
11. Palmate Newt
12. Grass Snake
13. Slow Worm

## Larger Insects

1. Stag Beetle
2. Grasshoppers (exact species not identified)
3. Lady birds (various)

## Butterflies and Moths

1. Small Tortoiseshell
2. Comma
3. Peacock
4. Red Admiral
5. Common Blue
6. Brimstone
7. Orange Tip
8. Meadow Brown
9. Small Heath
10. Small White
11. Poplar Hawkmoth
12. Elephant Hawkmoth
13. Puss Moth
14. Emperor Dragonfly
15. Beautiful Damselfly
16. Common Darter

## Bats

Friday 13th July 9.00 to 11.00pm -

Bat survey of the field with an electronic bat  
detector. Red on endangered list

1. Serotine (*Eptesicus serotinus*)
2. Bechsteins (*Myotis bechsteinii*)
3. Common Pipistrelle (*Pipistrellus pipistrellus*)
4. Soprano Pipistrelle (*Pipistrellus pygmaeus*)



The field taken on 18/01/2018 after average December /January rainfall showing standing water which takes days to soak away, giving a gradual flow into the river Ems.



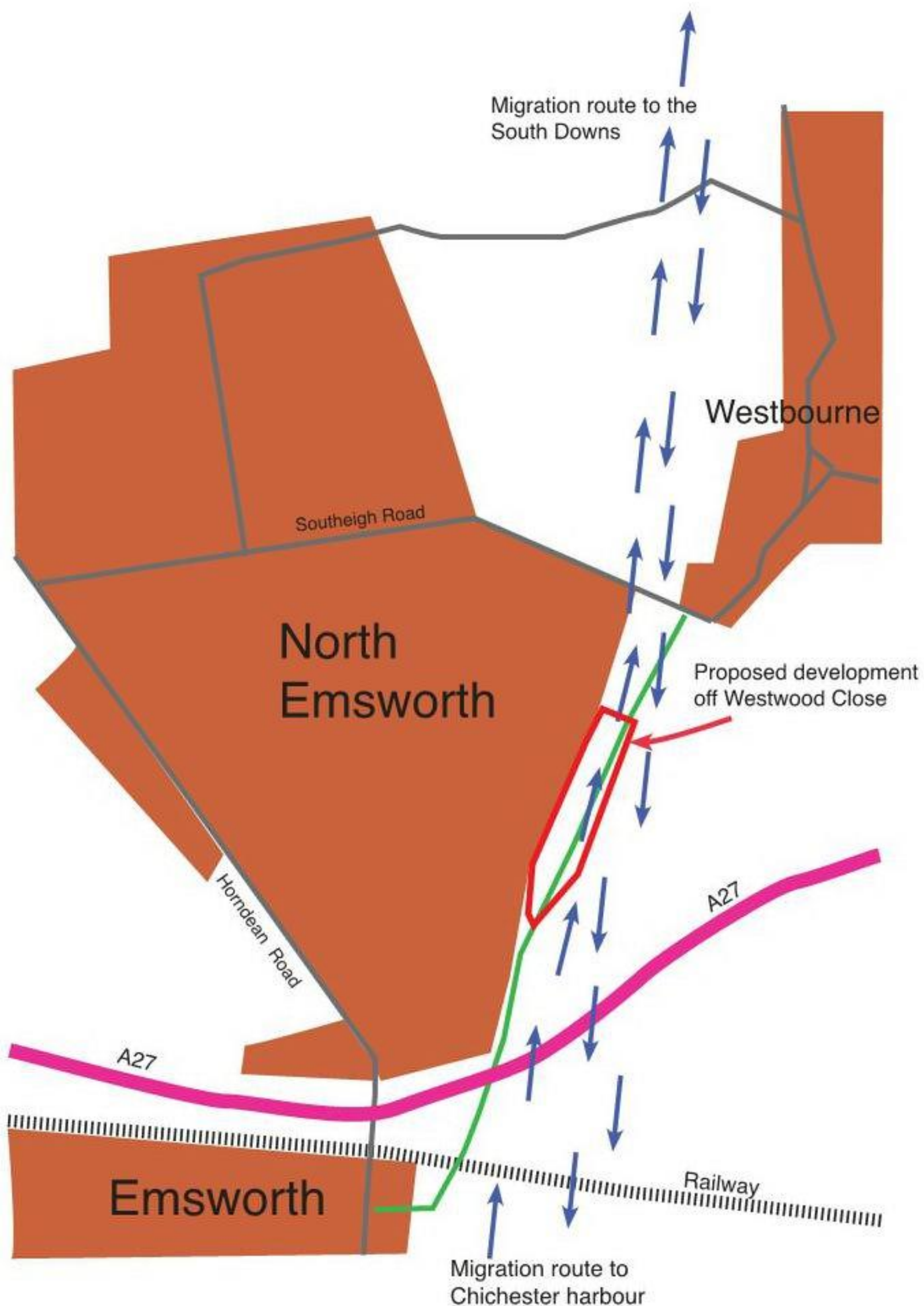


Around 50 mouse traps were placed round the field and were not inspected for weeks, a dead field mouse was found in this one! These were presumably set up to trap dormice. Any naturalist would know this is not really dormouse territory as they prefer woodland. These boxes are still hanging from the trees and bushes!



One of the poorly placed reptile mats, the inquisitive cows trampled on this one! No reptile would shelter under one of these.

**Migration Route of geese and other waders.**  
**Demonstrating the need to preserve this area as a green corridor**



A selection of the many photographs I have taken of birds, insects and reptiles which I took in the field and my garden which is adjacent to the field. This proves that wild life is present and should be considered worth protecting.



Male bullfinch



Sparrow hawk with Blackbird kill



Tawny Owl on neighbour's fence



Damselfly



Black-headed gull



Green woodpecker



Greater spotted woodpecker



Common frog



Not so common - Common Newt inhabits the field.



A regular visitor is the hedgehog the estimated population has dropped from 30 million 25 years ago to less than 1 million in 2017. These animals need their habitat protected.



A field worth protecting, one of the few remaining open wild green spaces left in Emsworth