



Mrs. D. Haywood
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants PO9 2AX

Dear Mrs. Haywood,

RE: APP/20/00376 Planning and Development Proposal for
Fowley Cottage, 46 Warblington Road, Emsworth, Hants. PO10 7HH

Thank you for notice dated 3 June 2020 of this new planning application, which arrived 9 June, to retain the existing Fowley Cottage dwelling and tennis court and construct nine new dwellings and 1 No. garden studio.

We commented on 23 July 2019 re APP/19/00623, a similar plan for the 46 Warblington Road property, [REDACTED] for the last 33 years, for seven new dwellings, which was refused planning consent 29 April 2020.

We noted then, and we wish to repeat, that we did not object to the 2001 plan approved for construction of 5 homes with access via the current 46 drive from Warblington Road and a further 2 with Warblington Road access. We did not object because of good design for the area and no additional use of the very tiny single lane Curlew Close, [REDACTED]

The single lane Curlew Close was built as an access road for 3 homes, which currently use it regularly. Access to use this private road is also allowed for both Seascape, 54 Warblington Road, and Silver Trees, 56 Warblington Road. The road, built for access for the 5 homes using it, is wholly inadequate for access to any additional homes. Further, no parking is allowed anywhere in Curlew Close.

Our objections to the 2019 rejected plan APP/19/00623 also apply to this current plan APP/20/00376:

1. TRAFFIC, FUMES, POLLUTION AND CONGESTION INCREASE IN THE SINGLE LANE CURLEW CLOSE BY ADDING ACCESS TO AN ADDITIONAL 5 HOMES' VEHICLES PLUS SERVICES AND VISITING VEHICLES would be a serious detriment to the health and safety of all in this already busy and congested neighbourhood.

2. TRAFFIC, FUMES, PARKING AND CONGESTION INCREASE IN TWO-LANE WARBLINGTON ROAD would also be a serious detriment to the health and safety of the already congested neighbourhood.

Warblington Road is a narrow 2-lane road that is quite busy. Besides residents' use, it is used by traffic to avoid the A259 at busy hours or when building and repairs work on and adjacent to the A259 is being done. It is used by some commuters as free parking.

The very recent closure of Warblington Road for nearly a year for use as a builders' yard for other road work in the area caused intense congestion, which spilled over into adjacent roads, as well.

Warblington Road work being done currently has seen up to 10 vehicles parked in Warblington Road, making it, in effect a one-lane road at the juncture with Curlew Close, especially. Some work vehicles have illegally been parked on the pavements, impeding safe wheelchair access for disabled persons, children with scooters, and the public, in general, in the neighbourhood.

Warblington Road is used by people seeking access to Chichester Harbour for walking, running, dog walking, swimming, paddle boarding, jet skiing (though banned), kite surfing, dinghy sailing, fishing and other activity. The volume of cars parked in Warblington Road has already lead to portions of it being closed off thus adding even more parking pressure to the rest of the road, which is now often heavily laden with cars, SUVs, vans and trucks all the way past Curlew Close to Clovelly and beyond.

3. PROPOSED POSITIONING OF HOUSES NOS. 6 & 7 ON THE SINGLE LANE CURLEW CLOSE, WITH CURLEW CLOSE ACCESS DIRECTLY AT THE POINT OF JUNCTION WITH THE BUSY WARBLINGTON ROAD is several accidents waiting to happen – daily! Further, these two houses would directly overlook Seascope, 54 Warblington Road's entire private home and garden.

ACCESS FOR THESE TWO HOUSES – 6 & 7 - MUST BE VIA THE FOWLEY COTTAGE DRIVE OFF WARBLINGTON ROAD in the interests of health and safety of the neighbourhood.

Thank you.

Kind regards,

[REDACTED]