

"Fothersby",
46, Westbourne Avenue,
Emsworth,
Hants.

PO10 7QU.

17 August 2018

Attn: Mrs D Haywood,
Planning Dept.
Public Service Plaza,
Civic Centre Road,
HAVANT PO9 2AX

Dear Sir/Madam,

Objection to Unviable Development in Field Behind Westbourne Avenue. - Ref APP/18/00672

The Usual Objections...

I've been a resident of Emsworth for over 50 years and both I and my family have been able to grow up in a town with some of the best amenities to be found on the South coast, with easy access to both seaside activities and countryside walks. We've lived at the above address for 25 years and benefited from uninterrupted rural views over the Hampshire-Sussex border walk over our back wall. The proposed development would destroy this and significantly impact on our quality of life as, like many neighbours, we spent a lot of time in our garden.

Other developments have recently been allowed to proceed in the locality and measures to reduce the impact on local services and traffic congestion have been ineffective, meaning that further developments will exacerbate the situation. Other much larger construction projects are also under way and their impact is yet to be assessed.

This is yet another proposed development that would erode the "Local Gaps" that define the individual characters of our own Town and neighbouring towns and villages. Refusing any such application would preserve the identity of Emsworth while preventing the conurbation of Emsworth with Westbourne and Southbourne along the Sussex border.

Taking these and the following factors into account the proposed development's minimal contribution to local housing demand can't be justified against the disproportionate impact on local amenities, local residents and users of the Hampshire-Sussex Border Walk.

Flood Plains and Flood Mitigation.

This is a hot topic and well discussed, in support of the known issues of developments near designated flood plains I can provide photographic evidence showing significant amounts of standing water on the proposed land for development. Any such development would cause run off water to put further pressure on the designated flood plain and impact on sensitive areas both upstream and downstream.

The developer is probably undertaking to provide a technical solution by way of flood mitigation, it is also very likely that no long term funding or financial provisions have been made to maintain the (probably limited) effectiveness of such a scheme.

Impact on Hampshire/Sussex Border Walk.

The Hampshire-Sussex Border walk meanders through the Westbourne/Emsworth Upper Coastal Plain alongside the River Ems. It's a famous walk in Emsworth and the rural and open views are popular with locals

and visitors alike. As one takes this walk the views to the East are quite rural, the “new” A27 has been well landscaped. The views to the West, towards the back of Westbourne Avenue, are not at all diminished by the houses on the East side of Westbourne Avenue, these are mature developments with long back gardens and mature shrubs and trees along characterful brick walls. This Westbourne-Emsworth Upper Coastal Plain is a pleasing extension of the designated Site of Nature Conservation to the South and the route passes a well-known and often visited WWII concrete pill-box bunker.

Pursuant to the flooding issues, regular users of the Border Walk will know that it is necessary to deviate to the West side of the Coastal Plain after even moderate rain. Any development along that side of the plain, including this proposed development would completely destroy the character of the walk by presenting ugly high density housing in place of the discrete mature developments and it will probably be necessary to find a way through this proposed development in order to proceed North to Westbourne Church and picturesque walks that are being carefully preserved in that Parish or South to the Emsworth SNC. The upshot of any such development would almost certainly result in previous users of the walk resorting to their vehicles to travel into neighbouring countryside to experience similar rural vistas. This will further contribute to local traffic volumes, exacerbating pollution and create parking problems in nearby rural areas.

The CDC Landscape Capacity Study extension 2011 identifies the Westbourne-Emsworth Upper Coastal Plain (area 113) as having “substantial landscape sensitivity”, “moderate landscape value” and “low landscape capacity”. - “Negligible to low-medium ratings for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and/or, on the setting of the existing settlement or the South Downs National Park. Development in these character areas should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting of the settlement or the wider landscape”. Furthermore page 2 of the Westbourne Neighbourhood Plan identifies panoramic and directional views of value in the northern parts of the Westbourne-Emsworth Coastal Plain that would be compromised by any development in that area.

I trust that Havant Borough Council will take this into consideration alongside all the other similar objections, see reason, and refuse this and all other proposals to develop in the Westbourne-Emsworth Upper Coastal Plain.

Yours Faithfully,

Andrew Morley.