

LB's version

I am speaking on behalf of the 3 Emsworth ward councillors, Rivka Cresswell, Richard Kennett and myself and also for the many local residents who wrote to oppose this planning application and I have used some of their comments in this deputation

Last week this committee visited the proposed site to view the area for themselves, travelling down the private narrow road lined with mature trees, select family homes and the large residential care and nursing home set on either side of the entrance to Western Avenue from the busy A259, Havant Road.

The development will be at the end of this narrow private road which in fact is a cul de sac with a very narrow access and egress to and from the busy A259. These facts alone make it totally unsuitable for the extra volume of traffic approximately 100 additional journeys per day that 25 flats will produce.

Western Avenue is a quiet secluded area that few people in Emsworth know about because it is a private road – only suitable for the small number of cars that are owned by the residents of the small number of family houses. Additional cars from the visitors to Springfield care and nursing homes already cause a problem if they are parked inconsiderately. From the 3D images produced by an agency for McCarthy and Stone – it appears that the road will be widened to allow 2 way traffic but I would query this as the road is privately owned and therefore can not just be widened to suit a developer who wishes to build a large block of 25 flats. What is the situation regarding ownership of the grass verges on either side of the road?

The very Construction of the site will bring excessive lights, noise and pollution to this tranquil area and I am unsure how construction vehicles necessary to build a block of 25 flats will gain access to the proposed site Similarly with possibility of Delivery lorries and fire authority vehicles

**The Parking aspect** of this planning application is very alarming.

There is less than one parking space per flat and no allowance has been made for guests, services or staff; it is also fewer than the Consultee Traffic Team's recommendation. They were already concerned about the provision at its previous level of 28 spaces now reduced to 24. McCarthy & Stone could argue that they supplied less than this number at their site on Hayling but this is due to the situation of the new development there and its proximity to the shops and other facilities – i.e adjoining or a few steps away. The centre of Emsworth is 1 mile away and it would be unusual for residents over 60 to walk that far for their shopping and have to carry it home. They are far more likely to take their cars into Emsworth or Havant and return to their allocated parking space if they have one

It must also be noted that there is no available overflow parking locally in the neighbouring roads – Brook Gardens to the west, Beach road to the east and obviously not on the very busy A259, the Havant Road - so where will the additional cars park? Would this mean even more cars will have to park along Western Avenue and would retired or elderly people be expected to walk or use their mobility scooters through this congestion - and cars to pass each other if 2 way traffic is attempted?

**-The Block of flats** is being built within a small close of 6 privately owned detached houses and several of these will be completely overlooked and dominated. These are traditional 2 storey villa type properties with pitch roofs and front and rear gardens but the proposed building is large and of modern design with open balconies which will totally impact on those properties. Although there are 2.5 storeys, There are still three floors - meaning that residents on the top floor will still be able to overlook some residents' houses and gardens especially during the winter months when the trees have lost their leaves.

Residents believe that the development will be inadequately screened from the south, giving the development invasive views over Brook Gardens/Beach Road/West Road and depriving the owners and occupiers of these properties their privacy

Also upon completion of the proposed site, the removal of trees and surrounding bushes and hedges will allow for a constant glow from exterior lighting pollution

The proposed block of flats is completely out of character with the residential properties surrounding it. At 1433 sq. metres it is quite considerably larger than the next biggest private residence in Western Avenue.

Residents do not believe that McCarthy and Stone have addressed or made any significant compromise on the size or height of this block of flats. The agent's letter from the Planning Bureau regarding revisions, dated 23/11/2017, stating that part of the rear section as having been been "cut off" and this seemed to imply a significant reduction in size but all that meant was half of one wall was reduced by a few feet.

There was no visible reduction in size, height or footprint. No attempt has been made on the amended plans to put some character into the building – even the propose brick colour is not in keeping with the majority of other local Emsworth properties and it remains an eyesore and out of keeping to its surroundings – contrary to policy CS16 7.42 or R26, 28 or 30. of the local planning development framework -

The proposals will be an over development of the site. The scale, height, footprint and massing of the new building is far greater than the existing house and development in the form of building and parking spaces is excessive.. This will cause loss of light, overshadowing and loss of privacy implications. - The apartments will be single aspect and all will face out to either Brook Gardens and Beach Road properties. This means that habitable rooms where people spend a lot of time (such as living rooms, kitchens etc) will face directly into the surrounding properties in close proximity. Not a problem at ground floor, but certainly at 2<sup>nd</sup> storey and especially 3 storeys – no matter how much the debate is about “active or casual” overlooking

The balconies at first and second floor levels will add to the overlooking and loss of privacy concerns. - No amount of vegetative screening will compensate for the loss of privacy. The first floor windows of Orchard House are currently visible to properties in Brook Gardens but are not a problem due to being set back from the boundary. However, the new development would be much nearer. For a vegetative screen to be effective it would need to be much taller and would significantly reduce the amount of light into the development's garden areas and rear living rooms. As the apartments will be single aspect the new residents will not want their only light and sunlight sources blocked by tall evergreen trees and vegetation thus it is likely the management company will want to keep the vegetative screen as low as possible.

The site is not suitable for this type of apartment development as Western Avenue is largely a “back land site”, tightly bounded by small scale residential developments. Retirement developments are normally sited on main roads, orientated towards them and set in spacious grounds, removing privacy and overlooking issues.

As the Owner of 92 Brooks Gardens stated:

For nearly 40 years I have enjoyed the tranquility of my private back garden. The proposed site will impede my privacy as plans are being made to replace my fencing and remove trees and shrubbery directly behind my garden, replacing them with parking spaces. Once this is completed I will no longer enjoy my private view of nature but will stare onto a large brick block of flats with windows and verandas looking down upon my garden

As another resident said “having again looked at the elevations it is striking how completely out of character this Development is. In simple language, it's like waking up one day and finding that a cruise liner has been berthed in your garden! Not unlike a liner, we will have layers of promenade decks and observation windows overlooking our private gardens as if WE are on view

## **Trees**

The loss of the natural environment has given residents much concern

17 mature trees are confirmed today in the supplementary papers to be felled if this development goes ahead. CS 11(2) and CS 16 (1) seek to conserve natural features. Section 197 of the Town and Country Planning Act 1990 places a duty on Local Planning Authorities to preserve trees wherever possible in pursuit of their development management functions. The loss of several trees protected by a Tree Preservation Order is surely a breach of this duty, and is in conflict with the policies of the Development Plan.

The whole building has also been moved back to the East by about one metre, but this means that although the Horse Chestnut T12 is retained, 16 other trees, including the vital T7 the mature oak tree (particularly vital to Brook Gardens residents), will be removed. Reducing the number of trees and increasing the footprint by at least 5 times that of the existing building will just serve to increase the already established risk of flooding to the surrounding properties and roads.

### **Another major issue for local residents is drainage.**

The Orchard House Development not only will have a 300%+ increase over the existing house, it will also remove garden soil and 12 established trees to provide hard surface parking. Local residents are concerned about surface water drainage and also the foul water system. As in other areas of southern Emsworth – there are great concerns about flooding and they believe that insufficient research has been done as part of this planning application in this aspect - Despite the planned provision of underground attenuation tanks designed to cope with exceptional rainfall storage.

### **Conclusion**

There can be no question that a need has been identified for homes for older people in Emsworth as shown by Mc&Stone and some of the letters of support on the HBC website. However, The local plan now in its consultation stage has illustrated the need for all types of housing in the area.

These flats are for people aged over 60. but Emsworth is not short of similar accommodation – there are currently 5 on Right Move for sale and probably more being sold privately. Will McCarthy and Stone ensure that the 25 flats they are proposing are not used for Holiday or weekend homes?

What has to be questioned is whether this is the best site for a block of 25 flats. Mc carthy and stone are proposing to build a large modern shaped building in a quiet residential area, dwarfing existing family homes on a small private road that is technically a cul de sac.

For all the reasons I have detailed in this deputation I would urge this committee to refuse this planning application as it is neither appropriate or essential to the Council's 5 year supply. On the grounds of R26,28, 30