

# Deputation Submitted by Mr Poirrier

## Objections to APP/21/01376 (Land adjacent to 54 Long Copse Lane, Emsworth)

I understand the need for affordable housing, we moved to Long Copse Lane during the development of the Hampshire Farm site believing this would be north Emsworth's contribution to housing needs. Sadly, this is not the case.

All properties with direct access off Long Copse are for single dwellings, indeed all properties east of Redlands Lane are single dwellings on large plots. A 'mini estate' of 9 properties goes against this existing character. In fact, a previous application for 6 houses in 1988 was refused by HBC and an appeal was also refused by an Inspector for the environment. The appeal was actually based on only 3 houses instead of the original 6 and was dismissed primarily because the development would be harmful to the existing character and appearance of the locality specifically the ribbon of development of substantial, spacious, southern frontage properties.

This plot of land is not included within the 2036 local plan as stated in 'The Strategic Housing Land Availability Assessment' (SHLAA) produced in January 2021. It is recognised as a potential site, but it's SINC status and proximity to Bechstein bat roosts along with noise, pollution and other characteristics of the area may make it unsuitable.

Mr. Nik Knight, Hampshire County Bat recorder, has recently completed a survey of the area using a static nocturnal monitor attached to 54 long copse pointing directly at the land for development. This monitor made over 11,000 recordings over a 1 month period in June 2021. At least 9 separate species of bat were identified including several types of barbastelle bats which share the same near-threatened (NT) status as the Bechstein bat.

The ecology report suggests the current bat population only use residential gardens for foraging and no further bat surveys are required. This report should be dismissed as it fails to understand the requirements of these endangered and protected species and failed to identify the rare Barbastelle bats. In fact, recent monitoring has recorded 14 different types of bats in the area, 5 more than the November 2021 report by the WYG which has clearly not been updated despite the meticulous records made by Mr. Knight.

Long Copse is a quiet, narrow country lane enjoyed by walkers, dog walkers, cyclists, and horse riders. Any significant development off the lane would have serious impact with regards to its existing beauty and recreational sustainability.

The government and our local MP are pushing for the development of brown field sites, urban regeneration, and no green field development. Alan Mak believes that physical, geographical and environmental constraints need to be taken into account, and that local councillors continue to decide local planning applications and housing priorities.

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I therefore request that councillors maintain the conservative party line and vote **No** to this development, which at £700,000+ per property fails to meet the plan of affordable properties for the younger generation.