

1st October 2022

Dear Sir/Madam

Objection to Planning Application F/22/93194 – The Ageas Bowl, Marshall Drive, West End, Southampton, SO30 3XH

Thank you for notifying us of the above planning application that has been submitted on behalf of the Ageas Bowl. We write to lodge our objection to the proposed developments for a number of reasons that are either linked to the area of West End, impact on village residents, as well as the personal impact of the proposals. We have categorised our grounds for objection as follows, although please note that the order is not weighted by impact:

- Ecological Impact
- Land Boundaries
- Highway Safety
- Highway Impact
- Sustainability – Healthcare Facilities
- Sustainability – School Places
- Impact on residential amenity – Privacy
- Visually Intrusive development
- Noise pollution
- Impact on conservation areas

Based on our assessment of the plans, the proposals indicate a plan solely to generate the income to facilitate on site development, and do not genuinely take into consideration the wider impacts on the local area and residents of West End village. Whilst we appreciate Eastleigh planning department have been consulted and involved with the development of these proposals, it is essential that the validity of the documents and data shared as part of the planning submission are rigorously tested, as we are concerned that these are not truly reflective of our community.

1. **Ecological Impact** – The area of, and around, Telegraph Woods directly adjacent to the proposed development sites is home to a wealth of wildlife species, a lot of whom use the proposed development land as homes, safe crossing spaces, and feeding grounds. Amongst these species include badgers, foxes and deer, as well as evidence of a wide variety of birds, bats and smaller rodents. The impact of the loss of land combined with the increase in traffic, footfall, light and noise pollution will have a significantly damaging effect on local populations and habitats. Within the planning application an ecological study has been shared highlighting presence of protected species and it is our view that the attendance of a few sample visits cannot effectively determine the presence and

number of these populations. Within the study it indicates that there is no evidence of Great Crested Newts within the vicinity of the development, however we would urge that this is further tested and draw your attention to the attached photo taken at our property on 10th September 2022 (Appendix A), which directly backs on to the site. Whilst we are not clear on the species pictured, it is our view that a greater effort is needed by the Council to protect our green land and wildlife, which the extent of this development is not conducive to.

- 2. Land Boundaries** – Having reviewed the plans in detail, we are concerned that the developers have proposed footpaths leading away from the proposed development sites on land that ownership would prevent ability to enact. The two proposed paths leading either side of Telegraph Heights encroaches on land owned by Telegraph Heights Management Company. These cannot be factored into the development plans. Indeed, one pathway proposes the use of a strip of land specifically intended to support the protection of wildlife in the area upon the development of the Telegraph Heights site. The third and final footpath crosses land owned by local businesses, and whilst agreements may have already been reached, this is not evident in the plans submitted for consideration. Please find attached land boundary evidence for your consideration (Appendix B).
- 3. Highway Safety** – As a resident of the village and the parents of two primary school children, the existing traffic along Telegraph Road and Botley Road is already of great concern. The roads are overcapacity day-to-day, and that impact is worsened on event days at the stadium or at times of emergency on other local highways. Existing crossing points and roundabouts are not safe, with drivers often missing these, which in turn creates a danger to life. Whilst the data submitted indicates no fatalities, it is of great concern to us that the risk would be significantly increased and that we should not wait for serious injury and fatality before notice is taken. We should be seeking protection for our community through prevention not reaction. The increase of 185 dwellings on the opposite side of the road to local amenities and schools will have a significant risk for the new residents and will increase traffic by circa 500 vehicles per day to an already overburdened road (assuming an average of two cars per household plus business traffic). We are concerned that the lengthy transport report does not sufficiently take into account the local impact as the daily review of the road use would suggest that the report is wildly at odds with reality. Whilst a study was undertaken in December 2021 of the Botley Road junction, our view is that only now are we genuinely seeing a return to more “normalised” traffic conditions post-Covid and do not consider the current efforts to be a sufficient representation. Indeed, users of the David Lloyd facilities during the daytime have commented how busy this junction is without the additional development. This combined with the existing path construct on Telegraph Road, often being a pathway on one side of the highway, results in the need to cross this busy “rat-run” on more than one occasion on each journey to and from schools, doctor surgeries, parks and other local amenities.
- 4. Highway Impact** - Parking is always an issue for local residents on event days as attendees from far and wide seek roadside parking in the local community free of charge, contrary to the assertions of the transport plan submitted with the planning

documents. Whilst the transport plan indicates the creation of 717 onsite spaces (10 of these are for motorcyclists) within the new car park, the loss of 750 spaces in existing car park 2 alone, will negatively reduce the amount of available onsite parking and detrimentally impact the local area. Indeed, the figures in the transport plan confirm the reduction of available parking on event days from 3715 spaces (upon completion of the Thorneyhill Golf Course, which was absorbing the impact of development on other previously used carparking sites) to 3270 – a reduction of 445 vehicles that will need to be accommodated elsewhere and currently unaccounted for in the proposed park and ride schemes. Assuming the new spaces will continue to operate on a pass system as indicated in the transport plan the impact for residents will only be increased. The proposed additional footpaths (albeit in flawed locations as above) will also create additional routes out of the ground and consequently is likely to worsen the parking impact locally. There are many accounts of the unsafe parking witnessed by local residents including the blocking of access points, pathways and highways, which all detrimentally impact the safety of the public.

- 5. Sustainability – Healthcare Facilities** – There has been an increase in local development in the Eastleigh Borough and West End village in the recent past and the detrimental impact of this is already apparent for local residents. Local amenities suggested for the new dwellings and care home would put an even greater strain on already stretched local resources. The Doctors Surgery on Moorgreen Road struggles with demands from existing residents with the ability to secure appointments widely noted as difficult, and the regular closing of the e-consult service due to demand. The impact of Covid and these overstretched resources cause our local services to have to firefight daily. This combined with the national shortage of GPs in the UK leaves the residents of West End, the Borough and indeed wider afield at the risk of untreated illnesses and risk to life. Other facilities such as dentists are also significantly difficult to locate with residents having to travel much wider to secure treatment. The creation of these dwellings will only serve to worsen this position.
- 6. Sustainability – School Places** – Local schools are already struggling for capacity and with the volume of developments already agreed and underway, the impact of this is only going to increase. As a resident returning to the local area a few years ago, we faced an all-too-common dilemma of being assigned two separate primary schools for our children due to capacity, which was going to impact significantly on attendance, local pollution (one was outside of walking distance to our home) and personal wellbeing. Whilst reviewing secondary school places, it has been reflected how much of a struggle parents have found placing their child in a local school. Whilst the Pupil Admission Numbers for secondary schools have been increased due to the addition of Deer Park locally, the Academy Trust can evidence that this was needed to satisfy existing demand without the further increase of properties in One Horton Heath (to be built), Boorley Park (continued building), Curbridge Meadows (continued building), Woodhouse Lane developments (to be built) amongst others unlisted. The ability to place children in catchment schools is essential to improve socialisation, enhance the ability to engage in education, ensure the safety of school transport, and subsequently reduce traffic and pollution caused by this. It is a significant concern for the children of

our community to see the continuous expansion of dwellings in the local area that would prevent the above being achieved.

- 7. Impact on residential amenity – Privacy** – As one of only two or three properties in direct sight of the proposed development, we feel significantly concerned about the impact the proposals will have on privacy, security and comfort. A number of the dwellings will have direct line of sight into our property and vice versa, which cannot be mitigated against due to the gradient of the land. Whilst we do consider the developer proposals have been somewhat considerate with the proximity to boundary line, the sheer number of households is going to have a significantly detrimental effect on our day-to-day living. This combined with the pathway proposed directly next to our land increases the thoroughfare of individuals able to directly see into our property.
- 8. Visually Intrusive development** – Leading on from the above point, the existing open land behind our property was a significant attraction when we located and submitted an offer on this property. The peace it offers is a contributor to wellbeing along with the regular spotting of wildlife including deer and birds of prey, that has provided countless learning opportunities for the whole family. We feel the extent of dwelling numbers on the proposed site is excessive and is particularly intrusive to us and the other properties directly adjacent to the site.
- 9. Noise pollution** – The raising of this point is threefold. Firstly, the sound generated by events at the Ageas Bowl is significant to us as residents of Telegraph Heights, however we are far enough away that this is dampened by distance and weather etc. The proposed dwellings are situated even closer to the event site and therefore they will be even more significantly impacted by the volume generated and are likely to be homes sought by young families for whom the welfare of the children would be detrimentally impacted. Secondly, the creation of such a high number of dwellings at the bottom of our garden, will dramatically increase the noise volume in the area both due to footfall along the proposed paths, the increase in vehicles and the day-to-day living of any new neighbours. We repeat again that the proposed development feels excessive and likely driven by income generation rather than a genuinely considered plan for new and existing residents and the local community. Thirdly, and of significant short term concern, is the noise generated from the building of the site itself. Without any significant restrictions of timings for construction work, the site will have a negative impact on our wellbeing and sleep patterns, which on occasion are already impacted by shift patterns. We cannot see any detail in the proposals for the consideration and protection of this for local residents.
- 10. Impact on conservation areas** – With an increase in population to the village that this development proposes, it is a concern that we share with many that the local historic and protected sites will become further at risk of negative impact by the volume of footfall at areas such as Telegraph Woods, Hatch Grange and other protected sites.

We sincerely hope that the Council will carefully consider the above along with the many objections likely to be received. Should a decision be reached that planning is approved,

which would be disappointing at best, we request consideration of the following to minimise the impact of the developments:

- **Reduction in the approved number of dwellings on the site.**
- **A construction management plan to ensure specific timings that works can be undertaken not to commence before 8.30am Monday-Friday, 9.30am on a Saturday and no construction on a Sunday.**
- **A requirement for the developers to appropriately enhance the boundary fencing in consultation with existing residents to improve privacy.**

Yours faithfully

Greg and Jo Spargo

Appendix A – Wildlife Images plus property context



Appendix B – Boundary Plans

Former Dog Kennel Farm

Telegraph Heights
Telegraph Road, West End
Southampton
Hampshire SO30 3JG
Legal Conveyance Plan
Transfer Plan
Scale 1:500 @ A3

MAINCHANNEL
Developments Ltd

Drawing ref:
Transfer Plan Common Ground
22 August 2018
v2 21/9/18 adjusted boundary to match
as built

