

Dear Ms Harrison,

Concerns over the application F/22/93194 for The Ageas Bowl, Marshall Drive, West End, Southampton, SO30 3XH

I have read through the documents attached to the planning application **F/22/93194** for the **Ageas Bowl** and, as a resident living very close to the proposed development, I have multiple objections as laid out in this letter.

Demand for Services

The local services are not equipped to handle this drastic increase in the number of residents and there is no plan outlined to increase the number of services within this development.

1. The **local schools and nurseries** are already oversubscribed. I know several of my neighbours, who moved to the area a couple of years ago, have not been able to get their children into any of the local schools despite being within the catchment area. As a result, they have to travel quite a distance each day for their children to attend school/nursery.
2. The **doctors / dentists / veterinary centres** are also heavily subscribed. Since moving to the area 1.5 years ago, I have not been able to sign on with a local dentist or doctors and I am currently still using the practices I was signed on with at my last address 45 minutes away. Even if these new residents are able to sign on with a local service, the huge increase in demand is going to make the already long waiting lists even longer. Increasing the waiting time for appointments is hugely detrimental to patient care and reduces the wellbeing of those living in the area.

Footpath Link to Telegraph Road

There are multiple reasons why these footpaths cannot be built due to legal, safety and conservation issues:

1. Two of the routes proposed travel through **land owned by (a) commercial property and (b) Telegraph Heights**. Therefore, they do not have the right to develop this land without permission. As a resident of Telegraph Heights I can confirm they definitely do not have permission to build on our land. It will be illegal for them to do this and I can confirm that the residents will fight it.

2. **A third route is planned to go through Telegraph Woods.** Firstly, this is an issue as it does not take into account how steep this path will end up being, making it impractical for cyclists and inaccessible for those with mobility issues or pushing prams etc.

This path will also offer direct visibility into the gardens of several residents of Telegraph Heights, creating a privacy issue.

For this path to be flat enough for accessible use and to not give a view into people's gardens, considerable construction work will be needed that will then impact wildlife as Telegraph Woods is a site of importance for nature conservation (and historical conservation as an iron age settlement).

3. **Furthermore, one of the planned pathways (the middle route) will create an alleyway running down the side of my property.** To access Telegraph Road, they will either need to build through people's gardens - which they cannot do as they do not legally own the land - or the alleyway will let out right beside the front of my property.

There are a couple of issues with this second option too:

- a. **This will let out onto private land which we have to pay public liability insurance for.** By increasing the likelihood of the public entering our road this will increase public liability premiums for the residents. They cannot build something that will increase our insurance - if they do, they should cover the cost of this.
- b. In addition to the alleyway leading directly onto private land, **it will also mean they have to walk through our carpark in order to access Telegraph Road.**

This can have knock on effects on resident's car insurance as we are no longer parking in a private car park. In addition, the car park does not have public streetlights. The only lights available are dimly lit and turn off very early. This creates a health and safety risk to pedestrians walking through our car park at night. The lighting is paid for by the residents of Telegraph Heights and the current level suits us fine. If this needs to be improved to make residents safer due to it now being a public right of way, then those responsible for the building will need to pay for the initial outlay and ongoing maintenance.

- c. My front door will also be right by the alleyway. **As a young woman living alone, I would feel incredibly unsafe** parking my car in front of a dark alleyway and walking to my door at night. Also, where we have a communal garden, there is no fencing and someone could easily enter our back garden from the alleyway. Currently, with no through

traffic and our estate being quite hidden, I feel quite safe having my back doors open during the day, but with this alleyway being right next to my garden, I will no longer feel safe doing this. Those responsible for the pathway will have made me feel vulnerable in my own home.

- d. The planned route for this path is currently a wildlife strip that is inhabited and used daily by foxes, badgers, rabbits, hedgehogs, mice and birds. We also frequently have deer walking around this area. Therefore, destroying the bushes and trees etc. to make an alleyway will destroy the homes of wildlife. As this is an area of importance for nature conservation, this is not acceptable.

Additional **practical and safety issues** with these planned pathways connecting this new estate to Telegraph Road include, but are not limited to, the facts that:

1. There is not a path on this side of Telegraph Road. Therefore, the pathway will finish onto a busy road. People will need to cross this road in order to access the current pathway on Telegraph Road. With the speed that some cars travel along this road despite speed humps, along with the fact that the road is on a slope and turns thus reducing visibility for the drivers, increasing the number of people crossing this road is very dangerous and not well thought out.
2. Telegraph Road has no shops / services etc. It is purely a residential street with no reason for pedestrians to have a need to access along this road. Yes, the path may save pedestrians a bit of time when walking to the West End High Street, but the potential benefit is heavily outweighed by the costs (environmental and safety wise as outlined in my comments).

It is clear from the plans that this development has been designed to maximise the profits of the developer with very little thought given to the safety and the overall wellbeing of not only the proposed new residents, but also the current residents and the local wildlife.

If you have any questions regarding my complaints, please feel free to contact me for further elaboration.

Regards,

Hazel Blake
1 Shackleton House, Telegraph Heights