

Alastaire Mordecai and Jessica Macefield-North
40 Samuel Jarvis Avenue
Fair Oak
SO50 7QN

18/10/23

Eastleigh Borough Council

Re: Discharge of outline planning permission O/15/77190 condition 10 and 11 (landscaping) for minor changes to a previously approved details to enable the adjacent landowner to create an agricultural access to the north SO50 7EA.

Dear Sir/Madam

We am writing to formally object to the planning application referenced above for the following reasons:

The application has been submitted as a Non-Material Amendment which is a deliberate attempt to circumnavigate the appropriate consultation and scrutiny that should be awarded to such significant changes, given their impact on the local residents. Considering the wider safety issues these changes should require a full application. This application also runs in parallel with another application 23/96033 which would facilitate the introduction of large agricultural vehicles to enter a residential development.

Danger to Children and Pedestrians:

The proposed development poses a significant risk to the safety of children and pedestrians in the area. The increased traffic, especially vehicles associated with farming operations, could lead to accidents and put the lives of local residents, especially children, at risk. Pembers Farm Avenue runs adjacent to the new children's play area. The Swept path analysis indicates that the proposed farm access would involve crossing oncoming traffic. This scenario introduces a high level of risk for accidents and endangers the well-being of both drivers and pedestrians.

Road Not Designed for Agricultural Access:

The current road infrastructure of Pembers Farm avenue is not designed for heavy agricultural and plant vehicles. The increased traffic, especially heavy agricultural vehicles, would place undue strain on the road, potentially causing damage and maintenance issues that would be costly to address.

Existing Established Access Used Satisfactorily:

The farmland in question already has an established access point that has been utilised satisfactorily for an extended period. In 2019 Application No. F/19/84748 permission was granted to provide the land with access. There is no compelling reason to disrupt the existing arrangement, which functions effectively, especially when the road infrastructure is not adequately equipped for agricultural use.

Loss of Vital Habitat:

The proposed development would result in the loss of essential habitat for local wildlife. Of particular concern is the potential impact on bat populations, which could roost in the vicinity. Disturbing or destroying such habitats can be detrimental to both local biodiversity and protected species, contravening conservation guidelines.

Damage to Drainage Systems:

The increased vehicular traffic associated with the proposed agricultural access could potentially damage drainage systems in the area. The SuDS (Sustainable Drainage System) is essential to manage surface water effectively and to prevent flooding. Any disturbance to these systems may result in adverse consequences for both the environment and nearby properties. The system is not designed to excessive mud and farming by-products from agricultural vehicles and its maintenance is the responsibility of the residents of the development.

In light of these concerns, we kindly request that the NMA be reconsidered as a full application. It is crucial that any proposed developments are thoroughly assessed for their impact on the environment, safety, and the well-being of local residents.

We appreciate your attention to these objections and look forward to the local planning authority's response.

Yours sincerely,

Alastaire Mordecai and Jessica Macefield-North