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Development Management
Eastleigh House
Upper Market Street
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3 November 2023

Ref: PN/23/96033 – New agricultural access to land north west of Pembers Farm Avenue

Dear Dawn,

I write with regard to the above-mentioned application, and to make known my reasons why you should refuse the application.

There is an existing access to this agricultural land via land also owned by the applicant and utilising a gate that was installed following approval of planning application F/19/84748, in 2019. I would like to draw your attention to the statement in that application, shown below. This clearly states that it was requested to replace the access that was lost as a result of the Pembers Hill development and therefore makes an assertion that the previous access via the Pembers Hill development is no longer required, considered forfeited when the land was sold for development.

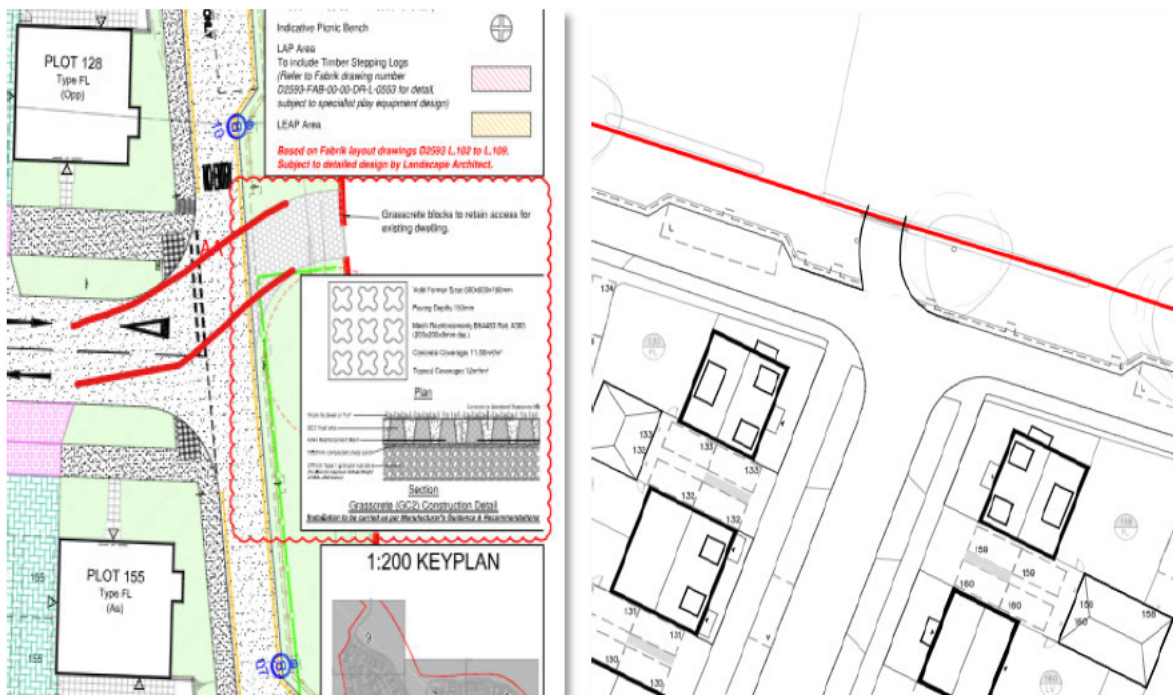
THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Planning permission is sought for the creation of a new access from Mortimers Lane to agricultural fields north of Mortimers Farm. This application includes the erection of 2x 2.5m long gates and a culvert system. This will replace the one which will be lost as a result of the Pembers Hill development.
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I'm very fortunate to own a home that looks out over this wonderful area of land, and I can assert that this land has been farmed without issue for the time I have lived here. Furthermore, they were able to farm the land late into the evening, in darkness, leading you to assume the access they currently enjoy is not in the slightest restrictive in its use, or availability.

This application runs in parallel with O/15/77190 which has been speculatively proposed as an NMA, which it most certainly isn't. If this application were passed, it would require the provision of an access to Pembers Farm Avenue to be of any use. Given the limited space available and the need to be suitably clear of the tree, and its roots, at the head of Pembers Farm Avenue, the access would be positioned in such a way as to direct large and heavy farm traffic dangerously head on to the oncoming traffic transiting Pembers Farm Avenue. This can be seen from the diagrams below. There simply isn't the available space to install this access in a safe and responsible manner which in turn negates the need to approve this application.

The swept analysis shown in the application for this access is very ambitious at best, but even in that case it shows that the model tractor and trailer used for the analysis would cross the opposing carriageway before the vehicle joined Pembers Farm Avenue.



Continuing the topic of road safety, and traffic impact, to allow large farm vehicles, more than 10m in length and up to 14T in weight, along a relatively narrow and challenging residential street with parking allowed on each side, would be difficult to justify when there is a perfectly functional existing access. There is also some consideration to be made with respect to the additional noise, pollution, smells, and debris being left on the road surface.

The current design for the Pembers Hill development includes a children's play area to be constructed alongside Pembers Farm Avenue. Approximately 50% of the young population of the development would need to cross Pembers Farm Avenue to access this play area, heavy farm machinery moving at speeds of up to 30mph would present an unnecessary and unacceptable risk to those children. The HSE (Work Right Campaign) claims that agriculture has the highest rate of deaths and injuries of all sectors in Great Britain, whilst moving vehicles are the highest cause of deaths in British farming, accounting for 30% of all fatal injuries in the last 5 years.

Pembers Hill Park has a modern SuDS installation, and it is not known, nor has it been considered, what effect this application could have on the system should large amounts of mud and debris be deposited on the road.

The construction of the development is now well advanced and the relevant planning conditions attached to these consents are in the process of being discharged. During this process, it has been identified that an alternative access arrangement is required to support the continued agricultural use of the land to the north of the development, referred to as the 'Retained Land' (edged in blue on the supporting landownership plan enclosed at Appendix I). This land is used for agricultural purposes and access is required from Mortimers Lane. Further details relating to the proposals are set out below.

The covering letter included with O/15/77190 states that the reason for the NMA is that access is required from Mortimers Lane. As I mention above, the client already has access from Mortimers Lane provided under the approved application F/19/84748 mentioned above, therefore it is difficult to understand for what reason these applications are made.

It has been well noted by the ecological officer that to approve this application would result in the loss of species rich hedgerow and improved grassland. The application is not supported and questioned whether it is necessary.

That landscape officer comments that to approve would involve an unacceptable loss of part an important landscape resource (the existing hedge), the continuity of which is paramount.

The tree at the end of Pembers Farm Avenue and on to the open land creates a welcoming and meaningful vista that would be destroyed if the hedgerow were removed, and associated road was created to install the access. The landscape officer notes that it would involve negative impact on the view north along Pembers Farm Avenue, caused by the offset nature of the location and by the loss of the hedge. He recommends refusing the application.

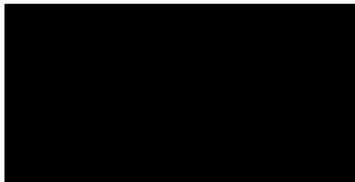
Bats are regularly seen in that vicinity, and it would be unforgivable to destroy or damage their habitat.

There is a strong cohort of cats that live in and around the development. There is a risk that a cat, or a dog that escaped from its house, could be hit, and injured by a large farm vehicle with limited visibility manoeuvring in a tight access or on the wrong side of the road.

I have detailed above a few of the numerous reasons, many of which are well covered by my neighbours in their objections, to why this application should be refused.

I trust with this information, and the comments of the consulted experts, you will refuse this application.

Best regards

A large black rectangular box used to redact the signature of Stuart Fuller.

Stuart Fuller