

Dear Summer,

Please read and acknowledge my objection. Thank you. Mrs Linda Ettie, No:9, SO32 2FZ

Planning Application F/23/96320 Land Adjacent to the Pear tree Inn Boorley Green

Objection to a development on a very small site, on the brow of a hill opposite a dangerous junction for pedestrians, next to a busy pub.

The application is contrary to the Adopted Eastleigh Borough Council Local Plan 2016 – 2036

The site is not allocated for development within the plan period. It is also contrary I believe to the following policies:

S1: S2: S3: S5: S8: S9: S10: DM2: DM4: DM6: DM10: DM11: DM12: DM32: DM33: DM36

The application is contrary to the Botley Neighbourhood Plan 2016 – 2036 The site is not allocated for development within the plan period.

As the Botley Neighbourhood Plan has been submitted for Examination surely there is now some weight afforded to it.

The Pear tree Inn and adjacent land is in a single title deed as registered at HM Land Registry, the land in this application is not a field but part of The Pear tree Inn property, and always has been. The garden is used extensively by patrons of the Pear tree Inn, and has recently been improved. It is the only Public House in Boorley Green, and is one of the few Public Houses in the area to have a family friendly garden. With almost 3 thousand new units/homes already approved (within a half mile radius) it will no doubt become far busier than at present already proving difficult using the existing car parking space.

It also acts as a 'Green Space' between adjoining properties, in an area that has now become extensively over developed.

The Pear tree Inn is locally listed. And is of historical value.

The application submitted has no Tree or Tree Root plan submitted, there are mature trees onsite including a mature Oak (many oaks as you will be aware of were mistakenly felled in the area - Woodhouse Lane & Winchester Street).

The application submitted has no Construction Transport Plan submitted. The application has not submitted a Nitrate Budget.

The application fails to mention any provision for a LEAP (Play area). The application fails to mention any proposals to enhance community provisions.

The proposed site entrance is very close to a Bus Stop, and the entrance to Maddoxford Lane - where a pedestrian refuge is being suggested as it is very unsafe to cross at the moment.

I question the ability of Dustcarts to be able to safely enter the application site to empty bins. Nor can Bin Storage be seen clearly in any drawing.

The application fails to provide details of SuDS provision in any detail.

The application proposes to attach to the local Waste water (Sewer System), that is already overloaded, with a number of properties in Boorley Green experiencing back surging of sewerage onto their properties in particular at times of heavy rainfall - we have been subjected to blocked sewer drainage three times this year so far. The Waste Water pumping station adjacent to the site frequently fails due to overload.

A more detailed Ecology report we feel should be performed.

The dwellings proposed have no mention of Solar Panels on South Facing areas of the roofs or provision of Electric Vehicle Charging Points.

The application has very limited visitor parking, and if the application is successful, a condition should be made to not permit parking in the car park of the Pear tree Inn.

The application site is adjacent to a sensitive facility at Mimosa Lodge, and comments should be sought from the appropriate Health and Social Care department at HCC.

Yours sincerely,

Linda Ettie, 9 Ravenscroft Way, Boorley Green.