

Harrison, Liz

From: Susie Johnson <susie.johnson@westend-pc.gov.uk>
Sent: 23 January 2024 15:01
To: Harrison, Liz
Cc: Sheridan.Mockford@westend-pc.gov.uk; Becky Bond
Subject: F/22/93194 - The Ageas Bowl development

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Hi Liz,

West End Parish Council Planning and Highways Committee met on Tuesday 2nd January 2024 and discussed this application.

The Committee unanimously objected to the proposal on the grounds of:

After reviewing the amendments made to the application, Councillors agreed unanimously to uphold the decision previously made by this committee at the meeting held on Tuesday 5th September 2023 which was to Object to the application.

In addition, **they have added two further points to the list of reasons** for objecting to this application which have been noted at the bottom of the original objection points below:

- The Application has changed significantly, with its original objectives (as published in the Public Consultation paper), to enhance the commercial viability of the venue being completely removed.
- The location of the care home breaches LP Policy WE4 by being proposed outside of the designated area for development.
- The proposal will create an adverse impact on the adjacent SINC of Telegraph Woods (which is also a Priority Diversity Site).
- The hearing and mental wellbeing of future residents will be at risk from venue noise.
- No direct alternate pedestrian and cycle route to West End exists.
- There will be considerable strain on existing local infrastructure as no improvements have been proposed in the application.
- There is a risk that a (potentially high) number of the residential dwellings will be bought for Airbnb and other short-term lets.
- Parking concerns: There is a 13-space parking shortfall compared to minimum policy standards
- Despite the revised proposal reducing the number of houses by 14, this has been offset by an increase in the height of the houses.
- Some parking has been moved to the raised bund which is in close proximity to Telegraph Woods.

Many thanks,

Susie

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