

Good afternoon Alison

We are writing to comment on the appeal relating to the Cockpit Farm Barn, Knowle Lane Horton Heath SO50 7DZ. We have (together with the local Parish Council, numerous neighbours and even Natural England) previously objected to all applications to develop this site, for the following key reasons :

- 1) The site is in the local gap between Horton Heath and Fair Oak and as stated in the Local Plan should not be developed to prevent the two settlements from coalescing. The site is in rural surrounds and occupies a prominent position, visible from both Knowle Lane and Botley Road, which contributes to the rural amenity
- 2) Knowle Lane is a narrow country lane, which is poorly surfaced and cannot handle the additional traffic that any of the proposed developments would bring. The proposed entrance to the site lies on a dangerous stretch of the lane, just on a sharp bend where there have been numerous accidents over the years.
- 3) The local infrastructure of the area is already buckling under all the new developments that have been built over the past few years and needs to be addressed.
- 4) Loss of biodiversity and more hard surfaces

Although we are opposed to any overdevelopment on this site, the application under appeal (application F/23/94713) for 6 dwellings is more favourable than the proposed development for which approval has already been granted (5 dwellings and 500sqm of light industrial units). The location is in no way suitable for offices or industrial units, given its rural locality and the numerous industrial units already on offer at the Mortimers' Lane end of the lane. Our feeling is that, should this appeal for 6 houses be successful, the design of the proposed houses need to be reviewed to be more sympathetic to the rural nature of the site and reflect this. The proposed design is very harsh and absolutely not in keeping with the area or any of the buildings around it and would be very urbanising on the local surrounds. Another factor that needs careful consideration is to prevent the appearance of a "car park" from the lane.

We hope that this helps in the decision making of this appeal and that a sensible decision is reached for the best option for this site and the local area.

Sincerely
Catherine & Glynn Rieckhoff
The Mazels, Knowle Lane
Horton Heath
SO50 7DZ