



FAIR OAK & HORTON HEATH PARISH COUNCIL

2 Knowle Park Lane, Fair Oak, Eastleigh, SO50 7GL ☎ (023) 8069 2403

✉ enquiries@fairoak-pc.gov.uk 🌐 www.fairoak-pc.gov.uk

📱 @fairoakandhortonheathparishcouncil 📺 fairoakandhortonheath

Planning Inspectorate
c/o Dawn Errington
Senior Planning Officer
Eastleigh Borough Council

24 October 2024

Dear Dawn,

TOWN AND COUNTRY PLANNING ACT 1990, APPEAL UNDER SECTION 78
ADDRESS OF SITE TO WHICH THE APPEAL RELATES: 3 PEMBERS FARM AVENUE,
FAIR OAK, EASTLEIGH, SO50 7QL
PROPOSED DEVELOPMENT: PRIOR APPROVAL FOR AGRICULTURAL ACCESS
FROM PEMBERS FARM AVENUE
APPLICATION REFERENCE: PN/23/96630
APPELLANT'S NAME: A COOPER
PLANNING INSPECTORATE APPEAL REFERENCE: APP/W1715/W/24/3347834

I am writing to inform you of the discussion held by the Parish Council at its meeting on 21 October 2024 regarding the above matter.

The Parish Council unanimously agreed that the issues raised in our previous objection dated 24 January 2024 still stand, with serious concerns remaining unaddressed by the Appellant in their supporting statement of case.

Regarding the Appellant's case for appeal, the Parish Council offers the following comments:

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The proposed agricultural access is in direct conflict with Paragraph 135 of the National Planning Policy Framework as it would result in the permanent loss of established hedgerow, adversely impacting on the visual amenity and character of the area.

The proposals for constructing an access to an agricultural holding via Chislebourne Lane within the Pembers Hill Farm residential development conflicts with Local Plan Policies DM1 and DM13, having a detrimental and significant impact on visual amenity as well as highway safety. To expand on the safety aspect in more detail: -

The movement of large agricultural vehicles, regardless of frequency, through the main artery of the 250-home housing development, will significantly impact on highway safety. The movement of these vehicles past residential properties, public open space and play areas, is out of place with the surroundings, would cause noise disturbance to residents, and would significantly undermine pedestrian safety, particularly children accessing the destination play area planned for the site.

Of notable concern is the potential for slips and falls from mud, debris and detritus from the movement of the agricultural vehicles on the public highway, having a significant safety impact on the public as well as undermining the amenity value of the area. While the Appellant has proposed a condition in this regard, there will undoubtedly be times between spillages and cleaning that further threaten the safety of residents. The Appellant's suggestion is therefore insufficient in mitigating the threats to highway safety.



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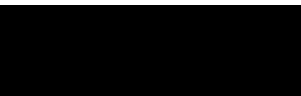
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The Parish Council is in complete disagreement with the Appellant's representations made in their statement of case regarding their access needs. The historic access arrangements worked well, and the Parish can see no reason why these arrangements cannot be formalised between the relevant parties, particularly as there is a lack of evidence to support a contrary argument. Indeed, the Parish Council is aware of a further access point, that would reasonably meet the Appellant's needs whilst safeguarding the area's amenity and public safety. Given the reasons set out above, the Parish Council does not consider the need for access outweighs the detrimental impact this proposal has on the safety of residents.

Should the Inspector however be minded to uphold the appeal, the Parish would kindly request a stringent condition restricting the number and times of vehicles movements through this residential development, namely no movements between 7am and 7pm Monday to Friday, 8am – 12 noon Saturday and no movements on Sunday. The purpose of this condition would be to ensure the protection of residents, in particular children, from harm.

The Parish Council also fully endorses the conditions proposed by the Local Planning Authority, reference: PN/23/96630, with particular importance on the need of the Appellant to submit a Farm Management Plan setting out how the transfer of mud, dirt and debris on the highway will be prevented, including robust and timely measures to mitigate risks to public safety.



Parish Clerk

On behalf of Fair Oak & Horton Heath Parish Council