

From:micky@rockpoolmarketing.com
Sent:Mon, 25 Jan 2021 23:55:36 -0000
To:Planning
Cc:Jacky Dawe
Subject:Reference: Planning Application No 20/11388 & 20/11387

Mr & Mrs M Pain
Honeysuckle Cottage, 1 Rectory Lane, Breamore, Fordingbridge, Hants, SP6 2EH

Reference: Planning Application No 20/11388 & 20/11387

We have received your notice of a planning application regarding the walled garden owned by our neighbours at Dodington House, The Marsh, Breamore SP6 2EJ. Having reviewed the proposed plans to replace the current menage located at the rear of our property, with a tennis court, complete with a new building housing changing rooms and storage facilities, together with a large, gravelled area set aside for the parking of motor vehicles. We are extremely concerned if granted the proposed development will be used for non-domestic use, so we are registering our **Strong Objection** to the proposal based on the following points.

1. **Traffic Generation**

Increase of traffic from the A338 passing through Rectory Lane to access the proposed development causing:

- a. Loss of privacy and visual intrusion due to an increase in vehicles passing within 1.5 metres of our lounge, dining room, WC and kitchen windows as Rectory Lane wraps closely around two sides of our house. All cars pulling in or out of Rectory Lane can see directly into our windows as they are at driver level.
- b. Safety of our small children and indeed ourselves in crossing to our front garden as traffic turns into Rectory Lane at speed, turning sharply, directly off the busy A338 with virtually no warning to any pedestrians on Rectory Lane due to the late visibility of the turn from the road. Increased traffic making this turn, increases the danger to our family crossing Rectory Lane which we need to do to access our cars and front garden and pets. Also, the access to our back garden is in line with the access into the walled garden, all vehicles to the proposed development will pass within 2 metres of our back gate when accessing and leaving the site entrance, again raising traffic safety issues which has never been a concern on Rectory Lane itself as this access historically has been for occasional use. This is further reinforced by the fact that the section of Rectory Lane leading into the walled garden has returned to grass from gravel due to no vehicle activity, and currently requires mowing for maintenance which we have done for the past 15 years.
- c. As cars cannot pass each other on Rectory Lane, cars would line up to exit Rectory Lane, and similar to gain access into Rectory causing a potential backup along the lane and a stopping of the traffic on the busy A338 raising highway safety concerns.
- d. Increase in air pollution from exhaust fumes while cars wait to pull out onto the busy A338 affecting the space around our property to the front and side which is where our children play.

- e. Increase in noise pollution as cars drive over noisy gravel on Rectory Lane, wait, and then accelerate quickly to join the extremely busy A338 causing dust, and further impaction issues to the gravel on Rectory Lane.
- f. Rectory Lane passes directly through our property and is ostensibly a one car wide gravel Lane serving only three properties, and as such, is not suitable for access to the proposed site for either the type of construction machinery required, or for an increase in visiting vehicles. The surface is continually being eroded and is prone to flooding (see photo which was taken sat 16th Jan 2021) Furthermore, the drainage system of our property passes under Rectory Lane to our septic tank as do the French drains that have been installed after the whole area flooded in 2014 from surface water flooding. Increased traffic and particularly construction vehicles would put the pipes, drains and pump manhole covers at increased risk of being damaged.

2. **Car Parking Facilities:**

- a. The planned car parking gravelled area appears to be designed for a minimum of 15 vehicles at one time (taking scale from the application drawing) This, together with the planned construction of a substantial 6m x 3m changing room and store of considerable height which is visible over the line of the current wall, and chain link fencing would suggest that the facilities are not intended for purely residential use, but are more suited to a sports club or public/commercial/non domestic use and are therefore likely to result in more frequent and increased traffic flow via Rectory Lane. If it were for domestic use, surely a car park would not be necessary at all. There is a very large parking area at the front of Dodington House where family/friends and visitors of the applicant would normally park, which raises a lot of concerns as to why further parking would be deemed necessary and included in the planning of a domestic tennis court, alongside a large changing facility and store.
- b. The proposed gravel car parking area is directly in view from our bedroom windows which would be unsightly at best to look at. It totally alters the scene and landscape we look out on. Our current view would be enormously altered from a manège to a car park full of cars coming and going. This is not sympathetic of the area in which we live or a view common to any of the houses in Breamore, which is a small rural village. The view would have an adverse impact on the rural character of the Breamore conservation area, but also adds to our air and noise pollution concerns particularly for our children in our relatively small rear garden which backs onto the walled garden.
- c. Non domestic uses means that as residents of Rectory Lane we will be subject in daylight hours to a lot more tennis than average private usage. There will be longer periods of noise disturbance coming from balls being hit and the normal calls and shouts during play, but also to the sounds of visitors arriving and getting in and out of their cars, shutting car doors, conversations before and after play, and with facilities available for them to stay and socialise and bring spectators, all this activity and noise would be to the detriment of the residents on Rectory Lane which currently enjoy a very private aspect.
- d. With parking facilities for upwards of 15 cars and therefore presumably for access to the public at the rear of our property, we have concerns relative to the increased security risk to our cottage and belongings, the privacy of our small rear garden, our privacy of our bedroom windows, and the safety and wellbeing of our young children stepping out of the front or side of the house due to increased traffic on Rectory lane,

3. **Security**

- a. From a security point, the applicant is unable to see the tennis court or changing facilities, and as cars will be driving directly to the site, the burden of the security therefore falls to the residents on Rectory lane. Who would have no idea if the people arriving were in fact given permission to do so. Furthermore, a store of tennis equipment with no security lighting also poses an increased security risk directly behind our home. Worryingly if the application is granted will the applicant then look to add lighting enabling tennis to be played in the evening extending the hours in which tennis may be played and as such increasing exponentially both light the noise disturbance to the residents on Rectory Lane, which would be completely unacceptable.

4. **Flooding**

- a. If this tennis court use is to be non domestic, surely different questions should be raised and answered. And different planning permissions sought. With such a substantial changing facility surely, the next step will be to add suitable toilet/ shower provisions. Where will the drainage for these things be sited as we already sit on a low water table with episodes of historical flooding.
- b. From an environmental point of view all 3 houses on Rectory Lane flooded in 2014. They had also previously flooded in the years prior to this. We have ongoing drainage issues and problems with ground water flooding. All 3 properties are serviced by a flood pump situated on Rectory Lane, which is raised and as such is at risk due to the heavy or increased traffic. Our property also has internal flood prevention and pumps, such is the threat of repeat flooding, if the proposed plans go ahead, with so much of the walled garden developed from the tennis court, large changing facilities and gravel car park which we know personally gets quickly impacted (See attached photo taken on the 16th Jan 2021) , we have real concerns over adequate surface water drainage and where the excess water will flow as the area in question is on the edge of Breamore marsh and as such sits on a low water table. All the residents on Rectory Lane at present have current and ongoing drainage issues and are high risk for future flooding.

(Again, please refer to attached picture taken recently on 16th Jan 2021, which was taken of Rectory Lane following small downpour, there was no flood alert in place on the date the photograph was taken. These issues of surface water drainage which have historically led to ground water flooding of the properties on Rectory Lane, are ongoing even with french drains and flood pumps in place.)

5. **Access**

- a. Rectory Lane is one car width gravel lane. It is in no way a public road of any kind. It is owned by Breamore estate, although the section in question has been solely maintained by ourselves for the past 15 years. Rectory Lane is in reality just a small quiet private Lane which gives right of way to the three

properties situated on Rectory Lane. Non domestic use of the tennis court as suggested by the carpark would hugely increase the traffic on Rectory Lane and as such goes well beyond the terms of the right of way/ easement for access to the walled garden from Rectory lane. While the applicant states there will be □no alteration to the existing access route□ this is inaccurate as the use of this right of way will be increased significantly, from the current occasional use mentioned above.

Summary

As a local resident and tennis player, we are aware of the excellent tennis facilities in both Fordingbridge and Downton, which are both within two miles of Breamore in opposite directions. The small village of Breamore homes upwards of 80 listed properties, and this planning proposal appears if granted to make way for a commercial operation from a house which is Grade II listed in a conservation area and adjacent to a site of specific scientific interest (SSSI) which is completely out of character for its surroundings and the landscape in this village.

The direct impact of the proposed development not only initially but once built seems disproportionately high on the residents of Rectory lane. While in contrast the proposed development cannot even be seen or heard by the applicant from their home. It is the residents of Rectory Lane who will be faced with the issues arising from this development as summarised in this objection.

- Increased flooding risk.
- Increased traffic generation.
- Home and neighbour security risk.
- Loss of privacy.
- Visual Intrusion.
- Noise disturbance.
- Increased pollution and fumes.
- Highway safety.
- Child safety.
- Harm to the setting of a listed Building.
- If planning is granted, concerns over further development of the changing facilities to include toilets/shower provisions, drainage and lighting as would be expected in a building of that scale, adjacent to a large car park.

Finally, we feel that the proposed plans, if approved, would significantly impact on residential amenity of all the properties on Rectory Lane.