**North Baddesley Parish Council sets out below its objection to outline planning application 16/02432/OUTS – Hoe Farm, Hoe Lane, North Baddesley on the following grounds:**

Services throughout the village are already overstretched; the current extension to the school will only accommodate the current capacity and the Doctors’ surgeries are already full.

The application doesn’t state the hours of working, ie access while the site is being developed. This needs to be established at an early stage in consideration of neighbouring residents.

There is no 106 agreement or CIL arrangement in place.

Hoe Lane itself needs to be upgraded to a more substantial road. There are 4 accesses onto Hoe Lane but only one onto Sylvan Drive and several sharp bends in the current lane. Therefore “passing places” would be inadequate and dangerous – a new road is required with a roundabout or traffic lights at the end at the junction with A3057 Romsey Road.

Hoe Lane needs to be developed into a proper two-way road in order to cater for those drivers who will want to use Hoe Lane as the quickest/shortest route to get to the M27.

With regard to drainage, an online report states that there are concerns that one of the access roads is on a watercourse so the road will flood during heavy rainfall.

On the Planning Application itself there is insufficient information concerning the following:

Waste storage – why is there nowhere to store waste on site?

Foul sewerage – how is foul sewerage to be disposed of? How will it connect into the main sewerage?

What do the residential units consist of?

Non-residential floor space – what is it and how many are there? What is it for?

No employment details have been submitted – what are the employment opportunities?

Industrial and Commercial Processes – no information at all.

Toxic and Flammable substances – no information at all. Surely there will be petrol

and diesel on site?

Can the site be seen from the road – the answer on the application is ”no”. The Parish Council disputes this answer.

On-site roads - on-site defined parking areas for construction workers – these need to be established at the very beginning of development otherwise there will be mud everywhere and defined parking areas otherwise it will prove to be a frustration for existing residents in the area.

Off-site pavements need to be established early on so that pedestrians do not have to walk on the road and a path needs to be established along Hoe Lane.

Provision of Maintenance Agreement – nothing is documented. Whose responsibility are the trees? A Maintenance Agreement needs to be establishedvery early in the proceedings.

Fibre optic phone lines also need to be installed early on.

Disability access homes and dropped kerbs – nothing has been documented.

The Parish Council has concerns over the proposal for 3-storey buildings. 2-storey buildings are preferred to maintain the character of the area.

Finally the lack of car parking is a major issue.