

PARISH COUNCIL OBJECTION

The Parish Council has submitted an objection in response to the request for comments on the Outline Planning Application for the Green Lane site. The following is a shortened version:-

CLANFIELD PARISH COUNCILS COMMENTS:

28889/022 OUTLINE PLANNING APPLICATION:

300 DWELLINGS, C2 CARE/NURSING HOME, COMMUNITY BUILDING (D1 & D2 USE), INFORMAL AND FORMAL OPEN SPACE AREAS TO INCLUDE FOOTBALL PITCHES, NETBALL/TENNIS COURT, PLAY AREA, ALLOTMENTS AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND DRAINAGE - LAND AT GREEN LANE

Clanfield Parish Council **OBJECT** to the proposal for 300 dwellings.

Care/Nursing Home

The proposed Care Home has a considerable impact on the density of the development - it increases the built area from 9.75 ha to 10.35 ha, against that the proposed Community Facility is reduced by 20%. The bulk and height of the Care Home will totally dominate the site – a need for such a facility has not been justified – neither the Parish Plan nor the Development Brief supported a Care Home and its inclusion has added development into an area which was not envisaged either in the Development Brief or the Local Plan. The provision of this facility would be at the detriment of the open space provision, not the housing land, which is totally unacceptable; it is inappropriate for the site and at 12.8 metres high would be 2 metres higher than any other building – the roof height means that the building would tower over Green Lane and have a huge impact on the AONB and the South Downs National Park. There appears to be insufficient parking for staff, visitors and deliveries. Clanfield Parish Council objects to this application because it does not believe that evidence exists for a local need and considers that provision of this facility would have a detrimental effect overall.

Medical Facilities

The Parish Council is concerned at the introduction of the Care/Nursing Home at this late stage. No mention of occupancy can be found and the outline drawing suggests that this 2 ½ storey building will be almost as wide (70 metres) as the Tesco Superstore frontage (76.5 metres) in Petersfield. Artistic impressions indicate some 14 rooms (dormer windows) on half of the upper floor, it is not clear if this is doubled across the building and there is no indication of any rooms or occupancy on the ground floor.

The Council understand that consultation has not taken place between the developer and the Clanfield Medical Practice in order to establish the effect that the higher dependency of a multi-room Nursing Home and the additional 300 homes will have on the medical infrastructure for the village. The Council consider that the Medical Practice should have been formally consulted as the development of 300 homes and a care home will have a major impact on these facilities.

Schools

There are 2 schools in the village which are going to be affected by this development – the Infants and the Junior school – have both schools been consulted to ascertain if they are able to cope with the extra increase. If there is a requirement for extra school buildings it is considered that these should be provided before the full occupation of the site.

Local Transportation

The Council fully support the proposal that a full transport assessment should be carried out at the earliest opportunity – as stated in the Development Brief paragraph 8.4

Car Parking/Pavements

The car parking provision is totally inadequate the Council consider that all properties should have on site parking within the curtilage of the property to alleviate any problems on the access roads within the development which must be wide enough to accommodate emergency and refuse/delivery vehicles without parked cars causing obstructions. The provision of pavements within the development is unclear – it is the Councils expectation that pavements should be provided throughout the site for pedestrians/wheelchairs/buggies etc.

Community Facilities Provision

The proposed community building has been considerably reduced in size - in the Development Brief it was stated that 0.5 hectares would be provided this has now been reduced to 0.4 hectares. The additional housing and the nursing/care home is proposed within the designated open space area – this additional housing effectively reduce the available open space by 25%. It is very disappointing that the amount of leisure space has been significantly reduced. The proposed Community Hall is a totally inadequate size to accommodate the needs of the Parish as stated in the Parish Plan and the Development Brief. Plans for a Community building are already in existence and have been lodged with EHDC since 2004 and the agent should have been made aware of these plans. Tennis courts were requested and received strong support within the Parish Plan and have not been included within these proposals. The lack of car parking provision proposed for the recreational facilities, for both local users and visitors, will lead to parking on adjacent roads causing hazards and obstructions for local residents.

The north east open space area is inappropriate for a childrens play area – experience shows that play provision lacking natural surveillance does not work. The new woodland “buffer” planting should continue along the entire northern boundary therefore providing protection for the allotment area and the public open space.

Traffic

It is considered that the traffic survey did not show the true effect the development would have on the existing traffic which would be exacerbated by the increase that this proposed development would impose - the survey stated that an increase of 17% would have “ no impact” – this cannot be supported the increase would have a significant impact on already busy roads – this needs to be re-assessed as there are major safety issues involved. The traffic survey does not appear to have taken into consideration the increased ‘rat running’ which will follow the development planned in Waterlooville and Leydene – please refer Development Brief paragraph 8.7 – unless the above is addressed. The roads around the 2 village schools are already close to gridlock at peak school times. The Council requests that solutions to alleviate the increase in traffic be properly considered as required in the Development Brief

Access

The Council still have major concerns regarding the proposed accesses to the site

Sustainable Homes

The Parish Council consider that ALL new properties must attain Level 4

Mix of Housing

There is insufficient information on the mix of house sizes and types – the development should include bungalows as well as a mix of houses. The proposals for 2.5 and 3 storey houses/buildings conflict with the Parish Plan and are totally out of keeping and the large roof heights would be very dominant on this rising site. Proposed properties should be no higher than two stories anything else would be contrary to the Development Brief and totally out of keeping within this proposed development.

Drainage

The Council has major concerns regarding drainage. The proposal is for a "balancing pond" plus drainage ditches and soakaways. It is unclear the extent to which this will avoid drainage problems on the site, which is known to be subject to periodic flooding. The proposed "balancing pond" seems small in relation to the area that is known to flood, and it is unclear how it would cope with the volume of water runoff. The pond would be detrimental to the area and could prove to be a health and safety risk. The Council is also aware of the significant recurring effort needed to maintain a pond in good order: the proposal does not state how that work would be carried out, or by whom.

Flooding



The Council are very concerned regarding flooding in Green Lane – this area is very high risk with regards to flooding now and the proposed development will add to the existing problems – please see the attached copies of photographs of flooding which has occurred in Green Lane – this happens on a regular basis.

The Parish Council feel that there should be a joint consultation on any proposed planting/layout and maintenance proposals for this site

The Development Brief states that the proposals would be for 275 dwellings on the site – the additional 25 dwellings increase the density on this 14.8 hectare site and as such is totally unacceptable. The increased number of dwellings will be detrimental to this site and have a huge impact on the Street Scene and if permitted would be considered as a total disregard to the views of the local community, through the Parish Plan and the consultation, and the Parish Council

The Parish Council feel that the Development Brief has been ignored in very significant areas and needs to be reconsidered with regards to the impact this proposal will have on the village.