

PUBLIC MEETING – 27<sup>TH</sup> July 2010

## GREEN LANE PROPOSED DEVELOPMENT

The meeting was held at Petersgate School and was attended by approximately 250 local residents

Chris Murray - Head of Planning Services at EHDC and Adrian Ellis – Principle Planning Officer were in attendance to answer residents questions and hear their concerns regarding the application for 300 dwellings on land at Green Lane.

The meeting was chaired by the Parish Council Chairman Mr B. Ahern and also attended by District Councillors K. Moon and S. Payne

Issues included: Traffic; Flooding/Drainage; community facilities/open space provision

The matters raised needed to be resolved before the application was heard by the South Planning Committee

There was concern regarding the community facilities provision which was considered insufficient to meet the needs of the parish - plans had been lodged with EHDC in 2004 but the submitted plans had included a much smaller building than was required

The principle of development is largely set and it was stated that the principle now is to obtain the best deal for Clanfield. It was felt that the recently produced Parish Plan had not been taken into consideration although the Development Brief makes reference to the Plan.

It was stated that EHDC are committed to a 5 year land supply, although the new Government were changing the system – the southern parishes allocation is for 1200 dwellings with 300 allocated to Liphook; 50 to Rowlands Castle; 300 to Clanfield. The principle for this was established under the previous government.

If the application is refused then the applicant has the Right of Appeal which could argue that the benefits are reasonable – the danger of an appeal is that the community facility provision may be less.

There were concerns raised regarding the flooding which occurs in Green Lane – and the inadequacy of the drainage system – it was quoted that the floods are “one in a hundred years event” residents have evidence that it is far more frequent than that.

Regarding traffic issues it was considered that the development would generate a lot more traffic movement onto Green lane and the Traffic Assessment results were questionable and did contain errors which have been relayed by the parish Council to HCC. The second access point onto London Road was considered or a new access across to Chalton Lane. There were concerns that traffic would be pushed onto the other roads and there would be a knock on effect from other developments in neighbouring towns and villages. It was stated that the London Road was lightly used and the highways Authority would look into this area – they do say that the extra traffic can be accommodated.

There were concerns shown that the Dev. Brief stated 275 dwellings – this had now increased to 300 – approximately 30 dwellings per hectare with a mix of housing 1- 4 bed properties considered to reflect the needs of the area.

It was stated that the schools and doctors surgery were already overloaded and this development would also have an effect on them.

Green Lane – it was felt that this was not adequate for the increase in traffic or wide enough to facilitate large vehicles – it was considered that the pavements were not suitable for a walking route to the shops or to Petersgate School

There were no other areas of land being considered for development in the village and it was an ongoing exercise to see what could be developed up to 2026 – it was stated that if this site was not developed others would be considered. A question was asked regarding the provision of the community facility and at what stage this would be done – the response was that it would be provided after the 100<sup>th</sup> house had been built – it was considered that the facility should be built first or what was to stop the developer sitting on 99 houses – there would be a legal agreement to stop this happening.

Many of the issues raised concerned flooding and highways matters therefore it was considered that a further meeting should be called and representatives from Hampshire Highways and the Environment Agency invited to address the matters of concern which the residents have.

The Chairman closed the meeting at 9 p.m.