



Working for the future of Alton

Planning Services
EHDC
Penns PLace
PETERSFIELD
Hants GU31 4EX

Please reply to:
Nick Carey-Thomas
1 Thedden Grange
Wivelrod Road
ALTON GU34 4AU
Tel 01420-82195
Email: nick@thedden.com

4th November 2016

BY EMAIL AND BY POST

Dear Sirs,

**Alton Sports & Social Club, Anstey Road
Approval of Reserved Matters, ref. 30667/018**

Although we took a neutral stance on the application for outline consent, this detailed application for approval of reserved matters reveals more fully the problems of following the developer's chosen type of housing, and we therefore, with regret, object to this application.

With a largely two storey format, without any integral garaging, there is no space left over for any kind of communal space. There are other problems as well. The following criticisms relate directly to this:

- There is no focal space within the site that could be said to generate the 'sense of place' required by the NPPF.
- Children will have to cross a busy road to get access to a play area.
- In spite of having to opt for double and, in some cases triple end-to-end car parking, the total number of parking spaces falls short of the standards required in the Neighbourhood Plan by at least 19 spaces. This will put more pressure on unregulated parking on neighbouring streets - a growing problem in Alton.
- There is insufficient space on the road frontage, meaning that the houses will be well forward from the building line on the sites either side.
- The position of the site entrance in relation to the Anstey Road/Anstey Lane junction is likely to give rise to traffic problems during the morning and evening peak hours.
- We do not have confidence that the quality of materials for the elevations will be suitable for this site, especially having regard to the listed buildings on neighbouring sites.

Many of these problems could have been overcome if a denser layout had been used; for instance with town houses over three storeys with integral garages and a greater number of flats – in other words a more urban approach. As with so many similar schemes there has been a failure to grasp the implications of density at the outset. In this respect we believe that the Planning Authority could have taken a more robust approach to the outline application, either by reducing the maximum number of dwellings or by being more prescriptive as to the features that would be expected. By this, it should have been possible to avoid the manifest drawbacks itemised above.

Yours faithfully,

Nick Carey-Thomas
Chair, Built Environment Group