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1<sup>st</sup> September 2016

BY EMAIL

Dear Sirs,

**Planning Application 55222/003**  
**Land East of Will Hall Farm: Reserved Matters**

I am writing to object to this application, on the following grounds:

1. The site layout plan bears only a passing resemblance to the illustrative master plan that was submitted previously. In particular:

- a) The proposed site sections have been simplified as compared with those in the original documents, with the result that the 'Bluff' will lose its definition and character. The use of levels to contribute interest and character has been avoided almost everywhere.
- b) The buildings surrounding the central spine lack the tight definition suggested by the master plan.
- c) At the southern boundary, north of the area set aside for the river, there has been no attempt to avoid the serried rank of houses that the master plan made a particular point of avoiding by, for instance, setting some of the houses at right angles to the boundary with gable ends facing south.

2. The Design Code that formed part of the approved documents has been almost totally ignored both in spirit and detail. Instead, we are confronted by ranks of standard house types that bear little relation to Alton despite the mention of local distinctiveness. In particular:

- a) The adoption of hipped roofs will give the effect of a series of humps against the riding ground, with very little variation.
- b) Materials appear to be predominantly red brick despite the need for variety; while from the drawings, roofs appear to be of concrete tiles.
- c) The house designs appear to have been inspired by suburbs of the 1930s and have no relation or relevance to this extremely sensitive site.

4. I can find no reference to how it is intended to meet EHDC's requirements for on site energy reduction. At a time when climate change is probably the biggest issue facing human kind this seems extremely irresponsible.

In short, this proposal falls so far short of the design aims expressed in the original documentation as to be unacceptable in almost every respect. For what is probably the most visually sensitive site in Alton, one should expect a far higher standard of design at every level. This is exactly the kind of scheme that would benefit enormously from design review, such as is practised very successfully in a majority of the Hampshire districts. Why has EHDC allowed its own design review panel to wither and die? It is dismaying to see so little emphasis on design quality at a time when it is so badly needed.

Yours Faithfully,

Nick Carey-Thomas