



*Working for the future of Alton*

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13th February 2016

Dear Sirs,

**Comments on Planning Application 55428/002, 003  
Land at Cadnam Farm, Upper Anstey Lane, Alton**

We note that the detailed applications now submitted have not addressed the majority of the concerns that we expressed at a consultation meeting in November 2015; while the submission of greater detail raises further concerns. We request therefore that the following views are taken into account in determining this application.

1. The proposed closure of access to and from Upper Anstey Lane north of the site, in our view, will create access problems to that area and will impose an unnecessary extra burden on Gilbert White Way. We would strongly recommend that some form of access, perhaps restricted, is maintained.
2. In our view questions relating to the imposition of additional traffic loads onto the local area network have not been answered satisfactorily. The traffic study commissioned by HCC and finally published last year clearly shows that virtually all the major road junctions in the town will become overstressed once this and the other major housing developments that have gained consent recently have been completed. We do not consider that the proposed 'improvements' to the Anstey Lane/Anstey Road junction will do much to mitigate this problem in the immediate locality; meanwhile there will be a considerable increase in traffic loads on these roads and on Greenfields Avenue. The latter is already considered to be a problem.
3. It is noted that the applicants consider the parking standards laid down in the emerging Alton Neighbourhood Plan to be 'onerous'. Residential parking in the town is already a problem, and these standards are considered to be the minimum needed to prevent parking on verges and pavements. These days any dwelling of one bedroom is likely to generate the need for at least two spaces plus an allowance for visitor parking. We would urge the planning authority to take this into account so as to avoid the kinds of problems that frequently occur. Treloar Heights is a particularly egregious example.
4. It is noted that rain water and surface water drainage will be dealt with by means of numerous egg-crate type soakaways. We would urge that the applicant's calculations are checked thoroughly. In the case of this site there is already a problem of excessive run-off onto the adjacent streets, especially Gilbert White Way. While the applicants maintain that these proposals will actually improve the situation they should be reminded that we are entering a

period of climate change where the kinds of events that used to be regarded as 1 in 50 or 100 years are becoming much more frequent, and that any proposal must make allowance for worsening conditions. Such calculations should therefore have a large contingency factor. Is that the case here? We would like the following points to be assessed by the planning authority:

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- Have the applicants submitted all the information required in the HCC document 'Surface Water and Sustainable Drainage - Guidance for Developers, Designers and Planners'? This required developers to show that the proposals will not increase the risk of flooding off-site.
- We would urge that financial penalties are imposed in the event of the proposed drainage not meeting the design criteria of a 100yr + 30% event, but that in any case these criteria should be reviewed to take into account climate change.
- Clauses 3.3.11 and 3.3.12 relating to attenuation of surface water on highways are not acceptable. Do we have to await the occurrence of extreme weather conditions to find out that the proposals are inadequate?
- We would urge that all paving should be designed to be porous so as to reduce the problems caused by concentrated run-off.

5. In the case of foul drainage, we note that Thames Water have apparently given the green light to this development, in spite of having objected in the recent past. What has changed? Is there documentary evidence to support this? We are all aware of the acute problems suffered by some areas in Alton due to overloading of the sewage system. Unless the capacity of the sewage works is increased considerably this development will make matters much worse.

6. The submitted documents, inter alia, make no further mention of energy use or generation, despite the requirement in Policy CP24 of the East Hampshire Core Strategy that there should be at least 10% of energy generated via renewables. We would ask for the following to be required:

- 10% electricity generation on site by renewables.
- Advice to house buyers and occupants on energy saving and efficiency.
- Advice on Renewable Heat Incentive (RHI). Options for RHI can include wood burners, for which there should be provision in the house designs including chimneys.
- Low energy/water usage sanitary fittings and white goods.

7. We have commented previously on the site layout, and have been pleased that a second vehicle entrance is to be provided off Gilbert White Way. We also like the perimeter shared green space; however the layout does not quite achieve the 'sense of place' required by the NPPF. There could, for instance, be a wider green space or square around the lower end of Upper Anstey Lane, at the site entrance, to generate a sense of arrival in what will amount to a new quarter for Alton.

8. We are pleased that the house elevations have been kept simple, in a way that might reflect, for instance, the type of houses to be found in the New Town area of Alton. However we have reservations about the elevations of some of the 3 storey types, where the proportions are somewhat awkward, especially the zone between the first floor windows and the eaves. This could be improved by lowering the eaves slightly.

There is a case for some variety of materials, for instance the use of render and tile hanging, but we would want to avoid the kind of detail that would tend towards the sort of faux Edwardian look to be found in some other local developments. We believe that new developments should not be afraid to look contemporary provided this is done sympathetically.

We have to say that in the absence of satisfactory information relating the matters in 1 to 6 above, we request that the Local Planning Authority should be minded to DEFER determination until such information is submitted and approved.

Yours faithfully,



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N G Carey-Thomas  
on behalf of the Alton Society