

HEADBOURNE WORTHY PARISH COUNCIL
OBJECTION TO PLANNING APPLICATION 08/01051/OUT
LAND AT REAR OF 155 SPRINGVALE ROAD, HEADBOURNE WORTHY.

The Headbourne Worthy Parish Council objects strongly to this application and wishes it to be considered by the Development Control Committee. Although purporting to be an “outline” application, the receipt of all plans and statements has meant that matters cannot be sensibly considered in isolation. The HWPC accepts the principle of development of this site as it is within the defined H3 policy boundary of the local Plan Review 2006. However, **The Springvale Road Local Area Design Statement (LADS) 2007 at D3 states: “although regard should be given to Central Government and Local Plan recommended densities (30 - 50 dph) development proposals must balance these with the corresponding requirements for maintaining the essential character features of the Springvale Road Study Area.”**

The HWPC does not accept that this proposal fulfils that requirement, for the following reasons:

- 1. Overdevelopment.** The building of 62 dwellings on this site, currently occupied by 3, is a massive overdevelopment and contrary to the spirit of the LADS guidelines.
- 2. Adverse impact on neighbouring properties.** By its size and shape, it will have an adverse impact on the amenity of the neighbouring properties in this relatively quiet residential area, in particular with regards to privacy and additional noise – for example; traffic and speed bumps in access road, and being overlooked.
- 3. Noise.** Part of the site adjacent to A34 is subject to *significant levels of ambient noise which exceed the recommended limit set by the W.H.O* (the “assessment of environment noise statement”). The HWPC believes that dwellings should not be built here because as the statement points out appropriate glazing and a ventilation system is required which would be irrelevant when the windows are opened.
- 4. Scale.** The proposed housing is not substantially of the same scale, height and mass of the existing buildings. No matter how the developer’s try to dress up the apartment blocks, they are 3 storeys high and thus contrary to the LADS guidelines. It is perhaps significant that it is proposed to build these blocks in this particular location where they will act in some way as acoustic barriers and that they include the “affordable housing” element.
- 5. Landscaping.** The proposed felling of so many trees and shrubs on the site (appendix 3 of the Arboricultural Impact Statement) will have a detrimental effect on the character of the area as well as the wildlife. It is contrary to the LADS guidelines which identifies the tree cover and vegetation as an important feature of the area. Any replacement or new plantings necessary following any building works should be of mature specimens.
- 6. Access.** The proposed access into Springvale Road is unsatisfactory because:
 - a.** All traffic must exit via this new road which means even by their own calculations 335 vehicles, not including delivery vehicles, workmen, visitors and cyclists, will be entering Springvale Road which is a 40mph limit and fast, thus creating a potential danger especially when the proximity of Bentley Close opposite is taken into account.
 - b.** The access road is steep and requires speed bumps to help slow traffic.
 - c.** The new access may not allow two delivery vehicles to turn in or out simultaneously which has been identified as a problem (Safety Audit appendix 3) has been glossed over by the developer and not properly addressed.
 - d.** The almost shared access with driveway leading to 157 will create confusion and danger for turning vehicles.
 - e.** The removal of the footpath will create difficulties for pedestrians.
- 7. Emergency Access.** The proposed gated 3.5 metre wide “emergency access” from Mount Pleasant is also unsatisfactory for the following reasons:
 - a.** Contrary to the LADS guidelines at D7, which is quite specific in stating – “*Any new development proposed on or adjacent to Mount Pleasant should respect the sensitive, historic, semi-rural qualities of the area.*” This proposal will lead to a great increase in the use of this lane, a cul-de-sac, and drastically change its character.

b. Mount Pleasant which is narrower in parts than the proposed access link and does not have any footpaths is being actively promoted as a pedestrian and cycling route. The developer's state that "Mount Pleasant is only mildly effected by the provision of an emergency access. " The HWPC strongly disagrees with this assertion and would suggest that when other proposals for pedestrian routes, the steep access into Springvale Road, the location of the bus route and local school are taken into account, almost all foot traffic, pushchairs, children and cyclists from this development would use this as their preferred route.

c. Mount Pleasant is subject to obstruction by parked vehicles at its Church Lane end.

8. Pedestrian Access. The proposed pedestrian access from Springvale Road and adjacent to the allotments is too steep for young children and pushchairs and it is believed not to be a public Right of Way but a private road.

9. Open Space Provision. The main Open Space provision proposed for a LEAP within the grassed area in the centre of Willis Waye is unacceptable:

a. Contrary to the Winchester City Council's policy which requires that wherever possible provision should be made on-site as an integral part of the development and in a location well related to the proposed residential properties. The location of the LEAP here effectively defeats the benefits of having such facilities on-site.

b. Outside the site and thus allows for more space to be used for building of dwellings.

c. Willis Waye is within Kings Worthy Parish. The use of this land for the benefit of persons from outside that parish is unrealistic and is opposed by the residents. Headbourne Worthy Parish does not currently have any Open Space provision.

d. The proposed pedestrian access is unsatisfactory as the safety of the children using the LEAP would require close parental supervision, especially as Willis Waye is still a highway.

In conclusion, the HWPC objects to the granting of this application which would constitute an undesirable over-intensive use of the site and which would have an adverse effect of the amenities of the adjoining occupants. It would also be out of keeping with the character and appearance of the surrounding area by reason of the proposed development, its size, layout and access and is therefore contrary to the Springvale Road Local Area Design Statement and policy DP3 of the adopted Winchester District Local Plan Review. The proposal also fails to make adequate provision for public recreational space to the required standard and would therefore be detrimental to the amenities of the area and is contrary to Policy RT3 (paragraph 9.18) of the Winchester District Local Plan Review.

Mrs Sheila Pearcey, Clerk to the Headbourne Worthy Parish Council 18th June 2008