

## **Headbourne Worthy Parish Council Letter of Objection**

**Planning Ref 09/02412/OUT - Proposed Development at Barton Farm. Andover Road, Winchester.**

### **Observations**

- a) The majority of the proposed development site falls within the confines of the boundaries of Headbourne Worthy Parish Council and not St Bartholomew's as indicated on the entry on the Winchester City Council website. As a consequence it will have a dramatic, unacceptable and long lasting severe impact on the quality of life for the village and residents of Headbourne Worthy. Furthermore this impact will also affect the adjacent nearby villages and residents including Kings Worthy with the same devastating magnitude.
- b) With its detailed local knowledge and long experience Headbourne Worthy Parish Council questions statements and assumptions made within the Traffic Assessment Report.
- The proposal to provide a Park & Ride facility at the northern end of the development off the Andover Road is applauded. Yet its capacity of circa 200 vehicles renders its likely viability and cost effectiveness questionable for either the Local Authority or indeed commercial operators to undertake. The likelihood therefore is that this essential facility will not be built unless this fundamental oversight is not urgently resolved by the developer, prior to any construction on the development commencing. Given the magnitude of the proposed development we are disappointed that this crucial issue has not been considered more robustly within the proposals. Failure to provide an adequate and commercially viable Park & Ride facility at this location will render our significant concerns on road safety and traffic issues within Headbourne Worthy and the wider area outlined in item 1 below to be paramount.

**Headbourne Worthy Parish Council strongly objects to this outline planning application for the following key reasons:**

#### **1. Road Safety in Headbourne Worthy**

Despite traffic measures proposed within and immediately adjacent to the development severe traffic congestion will occur on the existing already congested roads network over a wide area, well outside of those considered by the developer. As a result of diverting the existing Andover Road, the main northern arterial road to and from the City and increased traffic generated by the development itself, drivers of both heavy commercial vehicles and cars will seek alternative routes to avoid the inevitable delays. Wellhouse Lane and Down Farm Lane in Headbourne Worthy will be the obvious route to the A34, yet these are narrow country lanes not able to cope with such vehicles and increased traffic flows. To reach the M3, Wellhouse Lane/Springvale Road, Bedfield Lane and Worthy Road/London Road will be used. This route already has traffic safety issues at the junctions of Bedfield Lane/Worthy Road and congestion at the London Road/A33 junction in Kings Worthy. Inadequate assessment has been given to these major issues which will result in significant safety, environment and frustration to the existing residents of Headbourne Worthy and the wider community of Kings Worthy.

#### **2. Increased Flooding**

Both Andover Road and Barton Farm to the south, experience regular flooding. Increased water run off from this massive development into the River Itchen upstream of Winchester will increase flooding, despite the measures outlined in

the development proposals. This will ultimately find its way south into the City which has seen serious flooding in recent years and current water levels at the present time are already heightening cause for concern.

### **3. Loss of the Strategic Gap**

The loss of the Strategic Gap between the northern villages and the City of

Winchester will create a creeping cancerous urban sprawl which will destroy the unique and renowned character of this part of Winchester, which the local residents enjoy and wish to see retained. The unique character and revered landscape setting of Winchester, is nationally recognized and enjoyed by so many residents and visitors alike, will be destroyed for ever.

### **4. Lack of Existing Facilities and Infrastructure**

Existing limited facilities and infrastructure within Winchester are close to or already beyond capacity. The residents of this new development will seek and quite rightly will expect to use, the existing overloaded health, education, public transport, leisure and recreational facilities as part of their everyday lifestyles.

Insufficient capacity within these facilities and infrastructure will not support a dramatic population increase of some 4000/4500 people and will result in unacceptable delays, overcrowding and frustration for all residents.

### **5. Land East of the Railway Line**

This application cannot be considered in isolation from land to the east of the railway line, which is also owned by the same developer. Although this land is referred to a number of times, only a new public right of way is proposed across it linking the site to Worthy Road. The proposed route of this cycle path and others shown on the plan ( PL01 ) gives the Council cause for concern. There are no other proposals, albeit that "discussions are ongoing" (see Planning Statement 9.40-42) This land forms part of the Local Gap separating Winchester City from Headbourne Worthy and as such has the protection of Police CE.2 of the Local Plan. The Headbourne Worthy Parish Council vehemently supported this policy which is seen as a vital safeguard for the local community from encroachment and development and would not wish to see this diminished.

### **6 Density and Scale**

The density and sheer massive scale of this development will impose a colossal and unacceptable environmental impact on the northern villages close to Winchester. The village of Headbourne Worthy in particular will have to bear the brunt of this and its acknowledged unique character, attractiveness and landscape will change forever. It will change from being a semi-rural village into an unsafe traffic torn area, lost within the large urban suburb that this greater area of Winchester will become.

**The residents of the village find this totally abhorrent and Headbourne Worthy Parish Council recommends that the PDC rejects this application outright.**