

Thank you Chairman, Councillors

Material Considerations for refusal

Traffic Generation and Safety

Cadnam Farm is by far the furthest of all the large SHLAA sites from any major roads. It is 1.4 km from the town centre as the crow flies - almost double the CIHT recommended maximum walking distance. Road access is via Old Odiham Road and Gilbert White Way, or Anstey Road and Anstey Lane, a distance of 2.25km or over a mile from the Swan Hotel. Three of these roads are already effectively single lane due to parked traffic and congestion during term time. With the proposed closure of Upper Anstey Lane all traffic would use these routes, or 'rat run' through housing estates to the detriment of road safety.

The applicant wishes to see more people cycling to the train station, but makes no provision for their safe passage along Anstey Lane to connect to the existing cycle network, and drivers seeking to avoid parking charges will worsen safety in the already clogged streets that surround the station.

This development can be expected to put an extra 400 cars on the road. To reach the industrial estate or the A31 trunk road in the morning they will have to negotiate 550 pupils arriving at Alton Convent School and Nursery, and 800 at Eggars School, not to mention the nearby traffic to Wooteys Schools. The proposed roundabout at the Anstey Lane/Anstey Road junction would already be operating over capacity at peak periods post-development. The sheer scale of this development would overwhelm the local road network. It would reduce road safety and increase the number of private car journeys contrary to Local Plan Policies T3, T4, T7 and the NPPF.

Government Advice

In the Public Inquiry in 2005 the Planning Inspector recommends the deletion of Cadnam Farm from the list of reserve sites. "Development here would be seen as encroaching into the countryside in a visually obtrusive and highly damaging way. Long may this part of the setting of this delightful, historic town remain in its present natural and attractive state".

Design of Public Open Space

This is more accurately a 'ribbon' of leftover land at the far edge of the site. The Crime Prevention Design Advisor is concerned at the high level of permeability on foot. He describes the public park as "not overlooked" thereby increasing the likelihood for antisocial behaviour, and also making policing more difficult should the problems that exist on the adjacent estate occur here.

Hazel Dormice that live on the site are a protected species. The closure of Upper Anstey Lane will result in additional loss of their habitat. Is disturbing them really an 'imperative reason of overriding public interest' or one of private profit?

Overlooking

It is highly likely that many of the houses at the end of the roads neighbouring, will be overlooked.

Drainage

The applicant's Flood Risk Assessment is unconvincing with possible pluvial flooding from steep hills and tests that could not be completed

We want to be able to welcome our new neighbours, not curse them. Development on this scale is simply not sustainable and we urge you to vote to refuse the application.