

Thank you Chairman, Councillors

At the last hearing of this application and the discussion, much focus was placed on the closure of Upper Anstey Lane, this being the primary point for clarification. However we believe that there are still further material reasons for refusal.

### **Traffic Generation and Safety**

As highlighted previously by Cllrs Orme and Phillips the Anstey Lane/Anstey Road Junction will be over-capacity after completion of the development, this is not only a concern but a valid reason for refusal. It is woefully short-sighted to approve a plan that reduces road safety.

The argument from the planning officer that parked cars along Anstey Lane can act as traffic calming is also unacceptable. With the numbers of children walking to school these cars do not provide safe crossing, they reduce visibility for pedestrians, cyclists and drivers and increase the risks taken by all parties out of frustration.

There was also an inaccurate assumption made from the planning officers at the last hearing – there is not a footpath on both sides of Anstey Lane. Once this reaches Anstey Park all pedestrians are on the West side of the road. This guarantees that all pedestrians headed East (towards Eggars School and Holybourne will be required to cross at the over-capacity junction at Anstey Lane and Anstey Road.

CP 29 Transport – contained within the East Hampshire Joint Strategy states that ‘highway design and associated signing meets the needs of vehicular traffic and the need for safety whilst also placing a high priority on meeting the needs of pedestrians’,

We would like to repeat that 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.

Other items that were not debated in the last hearing include:

**Poor design of the ribbon of Public Open Space**, as highlighted by the Crime Prevention Design Advisor.

**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. Your decision tonight determines whether disturbing them really is an ‘imperative reason of overriding public interest’ or one of private profit?

**Overlooking** for many of the houses on roads neighbouring.

**Drainage** solutions based on the applicant’s Flood Risk Assessment which is unconvincing and includes possible pluvial flooding from steep hills and tests that could not be completed

**Since the approval of the South Alton Plan** EHDC has reached its 5 year land supply. There is no need to rush to a decision with so many unknowns and at best compromises. We urge refusal so that acceptable solutions to these issues can be properly investigated

**Once more: 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.**