

CADNAM FARM ALTON



NEW HOMES FOR ALTON

In May 2015, East Hampshire District Council granted outline planning permission for the development of up to 275 homes at Cadnam Farm.

This means that the Council agrees with the principle of residential development on the site, as well as the location and nature of the access points we've proposed into the new development.

The next step is for us to provide the Council with more detailed information, setting out our final proposals for the Cadnam Farm development including the layout of the site and the appearance and position of the

houses. Before we submit our planning applications, we would like to share our proposals with the local community and give you an opportunity to tell us what you think.

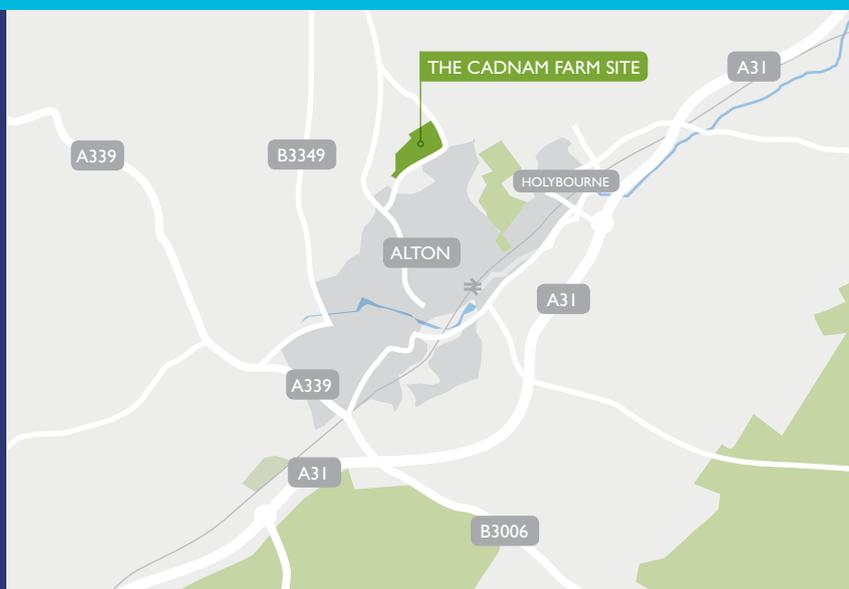
In this newsletter you'll find our proposed masterplan for the site and an artist's impression of how some of the houses could look as well as general information about the development. On the back page are details of how to get in touch with us and send us your feedback.

PLEASE UNFOLD THIS
NEWSLETTER FOR A
LARGE
SCALE MAP
OF THE DEVELOPMENT

DEVELOPMENT LOCATION

The Cadnam Farm site is located to the north of Alton and covers approximately 12.5 hectares/ 30.9 acres.

It is bordered by Gilbert White Way to the south and by fields to the north, northeast and west. Upper Anstey Lane runs through the site. Located immediately next to existing housing on the edge of Alton, the site forms a logical extension to the town.



HOW THE DEVELOPMENT COULD LOOK

We will be creating 275 new homes at Cadnam Farm. They will be a mix of sizes, from one bedroom apartments to five bedroom houses, with an emphasis on family homes. Forty per cent of the homes will be affordable with the remainder to be made available on the open market.



The houses will be predominantly two storeys with a limited number of three storey buildings in suitable locations. All homes will have either one, two or three allocated parking spaces depending on their overall size.

The site is being developed jointly by Martin Grant Homes and Persimmon Homes. Although they are each developing one half of the site, the designs and layout for the whole site are being prepared by the same architect.

The houses will be constructed using a number of different designs. These will be based on the town's traditional architectural style of red brick buildings with tiled roofs.

You can see some examples of how two streets in the development could look in the artist's impressions on this page.

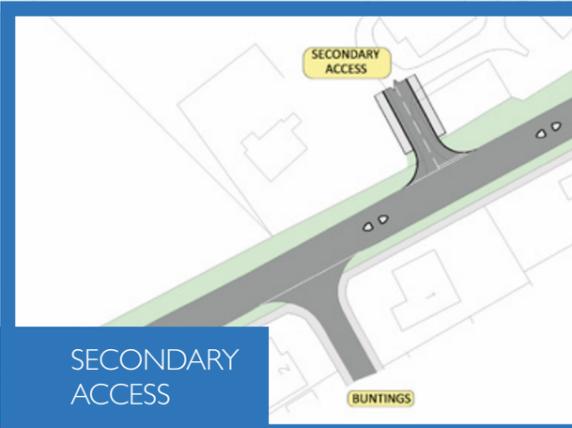


ACCESSING THE SITE

We have been working with Hampshire County Council to agree a suitable transport strategy for the site. This includes how and where residents will drive into and out of the site as well as how we can reduce the impact of traffic from the site on local roads.

The main way into the development will be off Upper Anstey Lane. To help this, we'll realign the junction of Gilbert White Way and Upper Anstey Lane to create a staggered junction at the site access point as shown in the 'Proposed Access' plan on the right.

Following feedback we received from local residents, we are proposing to close Upper Anstey Lane to through traffic to the north of the new site entrance. We are working with Hampshire County Council to progress the consents we need to do this and there will be a consultation on the proposals in the near future.

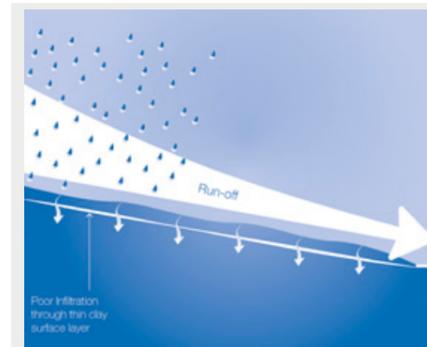


SECONDARY ACCESS

A secondary access point into the site will be created off Gilbert White Way at Blanes Farm (see above). In addition, we are proposing to improve Gilbert White Way to calm traffic and provide safe crossings for pedestrians. The design is being progressed with Hampshire County Council, taking account of the feedback we received at our recent consultation on these measures.

Improvements also need to be made to the junction of Anstey Lane and Anstey Road. We are in the process of agreeing the details of this with Hampshire County Council but we expect it to result in a new mini roundabout at the junction.

SITE DRAINAGE



We have tested the ground conditions at the site and designed a drainage strategy to ensure that the site will not flood and won't increase the amount of water flowing off the site. This has been agreed in principle with the Environment Agency.

DRAINAGE STRATEGY



We will use a variety of methods such as permeable surfaces, soakaways and natural ditches and swales to capture rainwater.

This will improve the situation on-site and also off-site as the sustainable drainage system will reduce the amount of water that leaves the site as run-off.

WHAT HAPPENS NEXT

Before the end of this year we'll be submitting three Reserved Matters planning applications to East Hampshire District Council with information about where the houses, roads and open spaces will be and what they will look like.

Before we do this, we'll review the feedback we receive from local residents on our proposals and, where possible, will take on board the comments made.



Once we've agreed the details of the development with the Council, construction of the houses and infrastructure will begin. This is likely to commence in a phased manner on both sides of Upper Anstey Lane.

We expect that work will begin on site during 2016 and it will take around three years to complete the development.

If you are interested in purchasing a house at Cadnam Farm, please register your interest by emailing: info@cadnamfarmconsultation.co.uk



HAVE YOUR SAY

We want to hear the views of local residents on our proposals. You can contact us by:



Post:

Cadnam Farm Team, Camargue PR, Eagle Tower, Cheltenham, Gloucestershire GL50 1TA



Phone:

0800 988 9141



Email:

info@cadnamfarmconsultation.co.uk



Web:

www.cadnamfarmconsultation.co.uk



MARTIN GRANT HOMES

We have been creating premium standard homes in the best locations throughout the South East of England since 1978. We produce the highest quality modern housing, designed to combine the best in modern design with the culture and landscape of the local area.

PERSIMMON HOMES

Building around 10,000 beautifully designed new homes a year in more than 400 prime locations nationwide, Persimmon is proud to be one of the UK's leading house builders. We are passionate about designing homes that are of the highest quality, and sensitive to the environment in which they are built.



OUR PROPOSED MASTERPLAN FOR CADNAM FARM

- 1 Realigning Upper Anstey Lane will create a main access point into and out of the development
- 2 Following feedback received at our consultation event, we're applying for a traffic regulation order for the closure of Upper Anstey Lane to the north of our site access
- 3 A secondary site access will be off Gilbert White Way
- 4 A children's play area and green space will form part of the development
- 5 You asked us to reduce the density of the housing in this area so we've reviewed the layout
- 6 Landscaped footpaths will provide access to the areas of open space around the development
- 7 Along the northern boundary of the site a woodland walk and trim trail (simple pieces of exercise equipment) will be incorporated into the area of green open space
- 8 Pedestrian and cycle links will join Cadnam Farm to neighbouring open spaces and housing
- 9 Existing trees and hedgerows will be retained and, along with new planting, will form a green buffer between the development and surrounding fields and houses

