

New Alresford Neighbourhood Plan Consultation

Survey Monkey Responses

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About this document

The Neighbourhood Plan Advisory Committee of New Alresford Town Council organised an informal (non-statutory) consultation event at the Swan Hotel, New Alresford on Thursday 21st November 2024 for residents to review the emerging Neighbourhood Plan.

The policy and housing allocation documents from the event and a survey (generated using Survey Monkey) were published on New Alresford Town Council's website.

During the period 21st November to 17th December 2024 residents had the opportunity to complete the survey.

The survey consisted of 22 questions as follows:

- Q1 – Q5 Personal Information and disclaimer
- Q6 – Policy Completeness & Accuracy Question
- Q7 – Q10: Town Design Code Questions
- Q11 – Q22: Housing Site Allocation Questions

This document contains the responses to the survey questions. Table 1 below outlines the responses to Q6. They have not been amended or edited in any way. The responses have not been adjusted for accuracy.

There were 1,455 individual responses to Q7 to Q22. Tables 2 & 3 provide an overview of the responses. All 1,455 responses are included in this document.

A summary of each section has been generated by Microsoft Copilot.

Q6 / Do you feel the policy is complete and accurate?

Number of Respondents: **231**

Number of Respondents to Skip: **604**

Table 1

Policy	Yes		No		Total
Architecture & Urban Design	100	61%	63	39%	163
Community Facilities	94	58%	67	42%	161
Delivery & Monitoring	95	62%	59	38%	154
Employment	96	57%	73	43%	169
Green & Blue Infrastructure	86	50%	85	50%	171
Heritage: Historic Environment	94	53%	82	47%	176
Heritage: Locally Designated Heritage Assets	76	50%	76	50%	152
Housing: Size, Type, and Mix	82	51%	79	49%	161
Housing: strategy	62	40%	92	60%	154
Key Views	88	54%	76	46%	164
Landscape	86	47%	98	53%	184
Local Green Space	85	43%	114	57%	199
Movement & Access	82	48%	88	52%	170
Safeguarded Watercross Way	90	55%	74	45%	164
Settlement Boundary	88	58%	65	42%	153
Sustainable Tourism	95	64%	53	36%	148
Town Centre	98	60%	64	40%	162

Q7 | Q22 Overview (16 Questions)

Number of Respondents: **290**

Number of Respondents to Skip: **545**

Number of Questions answered by Respondents

Table 2

Number of Questions Answered	Number of Respondents	Total Number of Responses
16	15	240
15	7	105
14	3	42
13	10	130
12	7	84
11	7	77
10	7	70
9	10	90
8	14	112
7	7	49
6	8	48
5	10	50
4	22	88
3	25	75
2	57	114
1	81	81
Totals	290	1,455

Number of Responses by Question Number

Table 3

Question Number	Number of Responses
Q7 Policies Completeness & Accuracy	147
Q8 Western Town Gateway What interventions/improvements	81
Q9 Broad Street What interventions/improvements	96
Q10 Watercress Arrival What interventions/improvements	68
Q11 Site NA01 Thody's, New Farm Road Constraints/Opportunities	96
Q12 Considering NA01 (Thody's)	73
Q13 Site NA02 Land off Perin's School Constraints/Opportunities	110
Q14 Considering NA02 (Land off Perin's School)	72
Q15 Site NA06 Land adjacent Alrebury Park Constraints/Opportunities	93
Q16 Considering NA06 (Land adjacent Alrebury Park)	64
Q17 Site NA07 Land off Drove Lane Constraints/Opportunities	183
Q18 Considering NA07 (Land off Drove Lane)	147
Q19 Site NA08 Land East of Bridge Street Constraints/Opportunities	67
Q20 Considering NA08 (Land East of Bridge Road)	41
Q21 Site NA09 The Spinney Constraints/Opportunities	72
Q22 Considering NA09 (The Spinney)	45
Total Responses	1,455

Q7 | Policies | Completeness & Accuracy | Microsoft Copilot Summary

The responses to Q7 highlight several concerns and suggestions regarding the completeness and accuracy of the policies. Many respondents believe that the policies do not fully consider the unique ecosystem of The River Itchen, the archaeology, and the history of the area. There are also concerns about the impact of proposed developments on the environment, infrastructure, and local heritage. Some respondents feel that the policies have been "greenwashed" and do not adequately address environmental impacts. Additionally, there are suggestions for improving infrastructure, such as safe cycling and walking routes, and addressing traffic issues. Overall, the feedback emphasizes the need for more detailed and accurate policies that consider the environmental, historical, and infrastructural aspects of the area.

- **Environmental Concerns:** Many comments express strong concerns about the environmental impact of proposed developments, particularly on Barn Meadow and the River Itchen. Issues include threats to wildlife, rare chalk streams, and flood risk zones.
- **Infrastructure and Safety Issues:** There are significant concerns about the impact of new developments on existing infrastructure, including roads, bridges, and pedestrian pathways. Comments highlight the need for infrastructure upgrades and improved safety measures for vulnerable road users.
- **Housing and Development Policies:** Several comments criticize the proposed housing and development policies, questioning the allocation of new sites and the impact on community infrastructure. There are calls for more sensible and sustainable development practices.
- **Consultation Process and Policy Accuracy:** Concerns are raised about the accuracy and transparency of the consultation process and policy documents. Comments highlight misleading information and the need for factually accurate policies.
- **Support for Green Spaces and Active Travel:** There is support for preserving green spaces and creating safe, accessible routes for walking and cycling. Comments emphasize the importance of protecting natural habitats and promoting active travel options.

Q7 | Policies | Completeness & Accuracy | Individual Responses

<p>They do not fully take into account the unique eco-system of The River Itchen as a chalk stream. Nor the archaeology & history of the area.</p>
<p>I have assessed the proposed settlement expansion area, and the basis for selecting this area, and feel that the settlement area needs to be tweaked and some merit should be given to private individuals who can help to build the 100 new homes that need to be built in a more subtle way on land they own. As an example, there is a field at Langton House we have discussed building 3 homes on but this sits just outside your settlement area proposed. If the council is more sensible about the way it grants permissions in cases similar to this, Alresford can get their new homes without losing significant natural sites.</p>
<p>For all the items I have said "No" to, the simple overarching reason is that Barn Meadow is directly opposite SSSI+ Special Area of Conservation , , both of which have been established to protect water voles, native crayfish, otters, as well as the flora of a recognised Water Meadow that is also in a recognised Flood Risk Zone of the highest category. Chalk Streams are extremely rare on an international basis, with even Tropical Forests being under lesser threat. To even suggest that this site is suitable for any kind of domestic or commercial development is sheer lunacy. The Drove Lane site is also one that is being monitored by volunteers on behalf of Hampshire & Isle of Wight Naturalists' Trust which has recently confirmed healthy native White Clawed Crayfish at this very site, a species that is imminently threatened by invasive Red Clawed Crayfish that carry a disease to which the native species is not immune. In these circumstances, Barn Meadow should be on an emergency protection list- far from the horrors of being churned up for short-term profit.</p>
<p>Delivery & Monitoring Infrastructure stress and responsibilities: Any development that increases the housing and population of Alresford will have an effect of stress on existing infrastructure which is unacceptable. The policy isn't specific enough to place responsibility squarely on the developer to be *required* to upgrade infrastructure to provide for that increase. Language like "should" and "wherever possible" leaves too much room for manoeuvre. The language should be unambiguous in placing direct responsibility for infrastructure upgrades on a developer.</p> <p>Employment Prospect Road Area: The road and aesthetic is really very shabby (just take a walk and look). It feels out of character with the rest of the town. It is naturally limited by quite dangerous road access - constrained by two rail bridges with narrow road widths and unforgiving or non-existent pedestrian pathways - wholly unsuitable for heavier goods vehicles. This should stop. The Prospect Road area covers a great deal of land and would provide a huge opportunity for a brownfield development site - as has already started on the left side as you drive in. Key Views Key view No.5 and No.6 should be extended to be wider angles. The views from the SDNP northwards (view 6 - should extend further to the East) and from the watercress beds (view 5 - should extend to the north) are spectacular - showing fields, livestock and hedgerows northwards. These views should be protected in terms of development planning dwelling numbers and light pollution - as no streetlights are seen from these angles currently. This protection should be in place and assured.</p> <p>Movement and Access New Farm Road should be added as a key area of risk and for provision of improved safety. Any additions to total dwellings there would add to the already busy traffic load and safety risk. It is already a national cycle route (23) and protections or infrastructure improvements would have to be in place should dwelling numbers be increased in this area. The easiest way forward here is to restrict total additional dwellings as being a considerable distance from the centre of town, a great many people would use cars to travel in.</p>
<p>I don't believe the in the level of environmental damaged prosed boron</p>
<p>Point 6. were I have answered no, the policies have been greenwashed NA07 Land off Drove Lane 4.0 Constraints & Opportunities NA07 is the site with the highest environmental impact and the lowest progress towards the goal</p>
<p>Safe cycling, walking and mobility aids/scooter access is very restricted by the railway bridges built in the 1860s. Those that pass over the roads are designed to take the weight of a steam train.</p>

They have been maintained to do this and that has been their only purpose. The bridge on the Winchester Road may be converted to active travel. This will be a much lower load than its design capacity. The bridges and ex-bridge were built in the 1860s for the traffic of the time: Pedestrians, horses, horse and carts, bicycles and fortunately steam traction engines. The latter means that the bridges are designed to take the weight of double decker buses and heavy goods vehicles. They were not designed for the volume of traffic today or the width of the vehicles using them. They are dangerous pinch points for vulnerable road users particularly. Now that the majority of the population live to the south of the railway line but want to visit the northern side for shopping, eating, drinking and recreation, they are inadequate. Motorised vehicular traffic has been given priority. This denies the use of these roads to many who would like to walk, be pushed or ride these roads. They are the direct routes to town. This is why there are a few tens of cyclists visiting town from the southern houses but hundreds or thousands of cars. Walkers and cyclists would benefit from the Jacklyns Lane bridge being for vulnerable road users and public transport only. This would require no modification to the road or bridge. The numbers of residents of the south side willing to cycle in to the town centre would rise rapidly. The number pupils cycling to school would also increase significantly. The bridges at New Farm Road and Sun Hill require significant modification to make them safe for vulnerable road users. They were not designed for the two way traffic we have today. Wide SUVs, vehicles travelling at 30 mph and more, buses and HGVs. Another significant contributor to increasing the amount of active travel is a reduction in speed limits, as has already happened in many towns/cities in England, Scotland and Northern Ireland and throughout Wales. This makes it safer for walkers and cyclists, and reduce the number of road traffic collisions. It would also make it easier for motorised vehicle to join the arterial roads such as New Farm Road, Jacklyns Lane, Tichborne Down and Sun Hill. 20 mph everywhere inside the town boundary would be good for everyone in Alresford. A reduction in speed limit to 20 mph would significantly reduce the need to provide segregated cycle paths within the town boundary. Cycling would feel like an acceptably safe activity, as it does in London, Bristol and elsewhere. In New Alresford cycling is not an acceptably safe activity for the vast majority of the population. Declaration of (past) interest: I have cycled in Alresford for the last 25 years despite the above. I am involved in life threatening driver/cyclist events on every trip in to town and other rides through the town from Shepherds Down. Always one and often 4 more or more. They include: - Motorists passing on the wrong side of traffic islands to overtake me on my bike. - Motorists not overtaking safely e.g. against oncoming traffic causing them to brake. - Motorists not allowing 1.5m between me and them. - Motorists not giving way when joining the main road. - Motorists reversing out of driveways or out of junctions in to the main road. - Motorists parking on double yellow lines, wavy white lines, street corners and pavement. - Verbal abuse from motorists. - Not giving way at the Jacklyns Lane Railway Bridge or attempting to overtake on the approach to the bridge when it is not safe to do so. There was a significantly greater number of cyclists during the pandemic. I serviced at least twice the normal number of bikes per week in that period. Over the last eight years I have invoiced or given receipts for around 1,000 cycle repairs and services. My clients are willing to cycle out of New Alresford for recreational rides. The vast majority no longer cycle in to New Alresford town centre. My children were not allowed to cycle to Perins by the school in their teens. In their late teens they did cycle across Europe. Now in their 30s they cycle to work in London and continue to cycle across the country and in Europe. They are often threatened when they cycle into New Alresford. In the last year I have cycled 1,897 plus miles (Strava is not turned on for every ride). Last year it was 2,156 miles. A few years ago I cycled 5,000 miles in a year. I have never cycled on a daily basis to work.

- Employment Policy: The Barn meadow development would be in breach of Employment policy number 5, as any development on this site would have a detrimental impact on the environment.
- Green and Blue Infrastructure Policy: Any expansion of the green network with respect to the Watercress Way would have a detrimental impact to the environment due to increased disturbance and impact on a vital wildlife network, therefore it is in breach of its own policy. It

should be noted that the green corridor that forms the disused railway line already has numerous existing and proposed developments. Consequently, this policy incorrectly, and therefore misleadingly, implies that the disused railway line corridor currently facilitates unimpeded access to Alresford station from Swards bridge which it does not. Furthermore, the disused railway is incorrectly referred to in the policy document as the Watercress Way. This is factually incorrect and again misleading to the public completing this consultation. NA07 - known as Barn Meadow, plays a vital role in providing habitat and connectivity for wildlife and that has not been reflected in the Blue and Green policy. - Locally designated heritage assets Policy: Number 4 - The disused railway is yet again incorrectly labelled as the Watercress Way. The disused railway has not been renamed the Watercress Way; the sections of disused railway land within the parish boundary, from Swards Bridge to Alresford Station, are in private ownership and it is incorrect and misleading to imply that they form the Watercress Way. The photograph of the disused railway used within number 4 of this policy, is again misleading as it states the Watercress Way in brackets. The disused railway is not called the Watercress Way and reference to this should be removed from factually incorrect policy documents. The policies NATC are promoting in regard to this consultation, must be amended to be factually accurate, currently this consultation is a flawed process because of this. I would also like to be informed as to the contributory authors of these numerous factually incorrect and misleading policies, as they bring into question the fair and unbiased consultation process in this instance. - Housing strategy policy: I have strong concerns that NATC and WCC are not protecting the community infrastructure of New Alresford, allowing further substantial building without any discernible resistance and suggesting greenfield sites for development. - Key views policy: The protection of existing views and of new views is welcomed but not to the detriment of wildlife and individuals living along a "new view" route. - Local green space policy: The Alresford community indicated that that they wished for a Local Green Space to be attributed to NA07 and this has been specifically excluded. This exclusion does not reflect the responses in the 2nd community consultation. - Movement and access policy. Regarding Policy number 1e. This is incorrect and misleading, as the disused railway line is not an active travel route and is already impeded at a number of locations from Swards Bridge to Alresford Station (houses on Bridge road, Perins school, proposed development between Bridge road and New Farm road and current development at New Farm road bridge). Clause 1e is therefore not relevant to this policy and should be excluded. Proposed junction onto Winchester road is dangerous with traffic consistently speeding causing recent road traffic accidents and the same risks apply with the potential NA06 and NA09 Alrebury park development. - Town centre policy. NA07 proposed developments would take business away from the town centre, in breach of this policy.

Vision & objectives – Accessible by walking and cycling. – feel a lot of the pavements are not accessible for wheelchair and buggy users and many are dangerous – long tilts, not wide enough. Damage and areas like bridge on new farm road where pavement stops on limited vision of bend and bridge. Settlement Boundary of New Alresford, that maximise opportunities to promote walking, cycling – have you tried cycling around Alresford? Its extremely hilly for one. The roads are terrible, dangerous and bumpy and not wide enough to encourage cycling. I fear ever cycling in this area. c. be easily accessible to all – Definitely not with current status of many pavements and roads. Bus routes mentioned along New Farm road, yet no proper bus stops or raised access for limited mobility and some stops are in our neighbours driveways. These bus stops are not accessible or safe to use! Under Employment Policy. - Improve pavements where necessary, since living in area never seen any pavements improved. New Farm Roads pavements desperately need widening and improving. My brother in laws hand was hit by a cars wing mirror walking on a pavement, By car getting too close. Thank goodness it was not my 4 year old nephew who he was protecting. The pavements and roads are not safe along New Farm road especially due to buses and large vehicles accessing the industrial units and adding houses and more vehicles is only going to increase the risk to this dangerous road where most driveways are hard to get out of as it is!!!
9. 'Thodys' (Arts & Crafts residence. Already under consideration by Historic England for listing

Grade II) – Real risk to this property and allowing an access point here would put a real risk to both the house and surrounding area. Demolishing the historic surrounding buildings that were once the vets practice is also really disappointing to hear. Watercress Way – would love to see more of this accessible as walking cycling routes. It's a shame it hasn't been protected more in Alresford and already built over in many areas and new site on New Farm Road.

Fully support the safeguarding of the watercress way - a preserve the opportunity to create traffic free route . Creating a safe and accessible route connecting Alresford with easy access to the countryside and the villages - Itchen stoke etc. and on to Winchester.

- Employment Policy: The Barn meadow development would be in breach of Employment policy number 5, as any development on this site would have a detrimental impact on the environment.
- Green and Blue Infrastructure Policy: Any expansion of the green network with respect to the Watercress Way would have a detrimental impact to the environment due to increased disturbance and impact on a vital wildlife network, therefore it is in breach of its own policy. It should be noted that the green corridor that forms the disused railway line already has numerous existing and proposed developments. Consequently, this policy incorrectly, and therefore misleadingly, implies that the disused railway line corridor currently facilitates unimpeded access to Alresford station from Swards bridge which it does not. Furthermore, the disused railway is incorrectly referred to in the policy document as the Watercress Way. This is factually incorrect and again misleading to the public completing this consultation. NA07 - known as Barn Meadow, plays a vital role in providing habitat and connectivity for wildlife and that has not been reflected in the Blue and Green policy. - Locally designated heritage assets Policy: Number 4 - The disused railway is yet again incorrectly labelled as the Watercress Way. The disused railway has not been renamed the Watercress Way; the sections of disused railway land within the parish boundary, from Swards Bridge to Alresford Station, are in private ownership and it is incorrect and misleading to imply that they form the Watercress Way. The photograph of the disused railway used within number 4 of this policy, is again misleading as it states the Watercress Way in brackets. The disused railway is not called the Watercress Way and reference to this should be removed from factually incorrect policy documents. The policies NATC are promoting in regard to this consultation, must be amended to be factually accurate, currently this consultation is a flawed process because of this. I would also like to be informed as to the contributory authors of these numerous factually incorrect and misleading policies, as they bring into question the fair and unbiased consultation process in this instance. - Housing strategy policy: I have strong concerns that NATC and WCC are not protecting the community infrastructure of New Alresford, allowing further substantial building without any discernible resistance and suggesting greenfield sites for development. - Key views policy: The protection of existing views and of new views is welcomed but not to the detriment of wildlife and individuals living along a "new view" route. - Local green space policy: The Alresford community indicated that that they wished for a Local Green Space to be attributed to NA07 and this has been specifically excluded. This exclusion does not reflect the responses in the 2nd community consultation. - Movement and access policy. Regarding Policy number 1e. This is incorrect and misleading, as the disused railway line is not an active travel route and is already impeded at a number of locations from Swards Bridge to Alresford Station (houses on Bridge road, Perins school, proposed development between Bridge road and New Farm road and current development at New Farm road bridge). Clause 1e is therefore not relevant to this policy and should be excluded. Proposed junction onto Winchester road is dangerous with traffic consistently speeding causing recent road traffic accidents and the same risks apply with the potential NA06 and NA09 Alrebury park development. - Town centre policy. NA07 proposed developments would take business away from the town centre, in breach of this policy.

Employment policy as drafted supports expansion of Prospect road. Presently there are land uses on the site which are not compatible with residential amenity. (Haulage yard operating from former timber yard with no condition restricting hours of HGV movements). This business should NOT be able to expand within the Prospect add site as it would have major adverse impact on

residential amenity not just of immediate surrounding area but all of New Farm Rd who presently have hGVs passing at 5am daily.

Green & Blue Infrastructure Policy: NO Why? The Green and Blue Corridors ignore the vital role the whole of Barn Meadow plays in providing habitat and connectivity for wildlife. Heritage: Historic Environment Policy & Heritage: Locally Designated Heritage Assets Policies: NO Why? We propose that the former water meadow, Barn Meadow at Drove Lane, be included on the Local Heritage List. Housing Strategy Policy: NO Why? We are dismayed that there has been so little resistance from New Alresford Town Council to the requirement for the allocation of New Sites (greenfield sites) for the provision of a further 100 dwellings. The draft Housing Strategy Policy makes no attempt to push back on the size of this current allocation nor does it take this key opportunity to mark any form of concern for Alresford's ability to achieve further allocations in future years. We are not aware that the Neighbourhood Plan Advisory Committee has challenged the 100 dwelling figure in any way. At what stage should we consider New Alresford effectively 'full'? Key Views Policy: NO Why? The Key Views Policy continues to ignore the views northwards across Barn Meadow from Winchester Road and from Drove Lane looking west, recognised by Winchester City Council's Natural Environment & Recreation Team's Landscape Assessment Report that makes special reference to these views, summarising the landscape to be "High Sensitivity Red" and more generally by the public in the 2nd Community Consultation. Landscape Policy: NO Why? Water meadows to be expressly protected. Local Green Space Policy: NO Why? The clear desire of the New Alresford public to designate Barn Meadow as Local Green Space, expressed at the 2nd Community Consultation, has been ignored. Movement & Access Policy: NO Why? Road safety concerns in relation to the proposed LCWIP Cycle Route and absence of provision for a safer pedestrian route along Drove Lane. Town Centre Policy: NO Why? The Town Centre Policy should seek to prevent business Use Class E outside of the Town Centre.

See my comments related to development site NA01 Thodys New Farm Road The allocation of 610 houses for Alresford appears disproportionate when compared to larger market towns in the Borough, which have more developed infrastructure, amenities, and services to support such growth. With the ongoing Sun Lane development not yet fully integrated into the community, it's difficult to gauge its full impact on the town. Therefore, the proposed addition of 100 more houses seems excessive and should be significantly reduced. Future developments should be reconsidered during a later local or neighborhood planning cycle when the effects of current growth can be better understood.

In reviewing the available documentation and having attended all consultation events I am increasingly concerned at the overall process and some of the assumptions that underpin it. Inevitably housing and the location of allocated housing sites is the issue which attracts the greatest scrutiny, and, in this instance, it has proved to be divisive and seemingly unnecessarily adversarial. This is partly due to its sensitivity and the extent to which new housing impacts on existing residents, but also the way the NP process has been managed. The NP process is predicated upon the need to provide circa 100 units within the designated NP area. The NP plan area is governed by administrative boundaries which, being tightly drawn, inevitably prevents some site options being considered. I believe that this is major weakness but acknowledge that it is one that is not readily resolvable in the current process. What is alarming is that there is little available evidence to support the 100 unit figure and even less evidence to suggest that this figure has been robustly scrutinised. It therefore appears to be arbitrary, whilst it should be robustly assessed as it informs the whole NP and stokes local tensions. If for the sake of argument, the figure was closer to 60 units, it is likely that some of the higher impact sites should be excluded from consideration, whilst their current inclusion does hint as desperation to achieve what may be an unnecessarily and unsustainably high housing allocation for the town. The number of households in Alresford is circa 3,000 and 302 are to be added via the Sun Hill development. By most accepted metrics, a 10% increase in housing numbers is substantial for most settlements. This figure becomes even more exceptional when it is viewed in the context of the town's setting

and constraints. Specifically, the defining feature of the town is the River Arle (chalk fed river) and its margins which restrict development through both its flood risk and its general environmental sensitivity, including priority habitat status and landscape value. The centre of the town is restricted through its heritage value and its tight urban grain which precludes any greenfield sites and limits infill and redevelopment options. Significant infilling has also occurred along Grange Road where abnormally long gardens have provided a rich but now almost exhausted supply of housing land. To the south, south-west and north-west of the site following the Itchen Valley, the land falls within the South Downs National Park which provides a significant landscape constraint, particularly on sites which have an impact on the setting of this important landscape designation. Limiting development wholly within the Neighbourhood Plan area also acts as a key constraint as outlined above. The 100 unit allocation figure has seemingly been handed down from Winchester City Council and the basis of an even apportionment between the district's two market towns of New Alresford and Bishops Waltham to the south. Whilst this may superficially appear to be fair and reasonable, it is clear that Bishops Waltham is a larger settlement and is not constrained in the same way as New Alresford. Accordingly, the district figure of 200 may not be properly evidenced and informed by Local Housing Needs and even if it has, the distribution of this figure between the two settlements has not. The revised NPPF (December 2024) adds further uncertainty to housing numbers as the total housing numbers for the district and the means of calculating such numbers is likely to change. On housing numbers the NPPF advises the following:-

68. Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority. The figure of 100 units has been in circulation for over three years. In that time new housing has been delivered, housing capacity has been re-examined and further evidence is available. Nutrient neutrality has also risen to prominence which has served to restrict and sometimes prevent new housing in many areas including New Alresford. On that basis, the 100 unit number is not considered to be properly evidenced and the plan is considered to be unsound if this key assumption remains. In more general terms, the extent to which the consultation responses have informed the evolving NP is unclear. Multiple comments have been made in opposition to sites, yet these sites remain as draft allocations. The evidence base and process relating to site selection is unclear, particularly where the objective evidence in relation to some sites clearly supports not allocating land. The Planning Guidance Notes state the following:- Where a parish or town council chooses to produce a neighbourhood plan or Order it should work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a neighbourhood plan or Order. It is contended that where there is a compelling community mandate in support or against either a policy or allocation and that mandate is not reflected in the emerging plan, a clear justification must be provided. Without that justification the impression is given that ownership of the NP belongs to a small cohort and does not genuinely reflect the wishes or needs of the community it is intended to serve. The absence of transparency of process is compounded by the most recent consultation process where developers and site promoters were invited to attend and to actively promote their respective sites. Town Councillors were also present and were clearly promoting sites rather than simply explaining the process and answering questions. That clearly calls into question the objectivity of the process and the facilitating role of the Town Council. I therefore have strong concerns over the objectivity of the NP plan process, the extent to which it reflects the views of the community as gathered in previous consultations and the basis for the housing numbers which underpin the whole plan. The absence of a made NP makes the town vulnerable to 'hostile' speculative planning applications which might not accord with the Development Plan and are argued on the basis of the NPPF tilted balance. To address this risk and prevent unplanned development, it is imperative that the NP is 'made'. I am fearful that it

is current form it will not be supported either at the Examination Stage or potentially at the referendum. Should that occur, the process would need to be restarted, additional expenditure would be incurred, time would be lost and the vulnerability relating to hostile applications would arise. It is therefore important that the NP is 'made' in a timely way and sites which add undue risk to the NP being 'made' are not pursued. It should also be noted that planning, like most environmentally based disciplines, works on the precautionary principle. Allocating sites in any Development Plan irreversibly establishes the broad principle of the development and will form the basis of any future planning application. Depending on the specific policy wording, this in turn may lead to a development proposal of similar or even greater magnitude that the policy may state. In these terms it is imperative that the environmental impacts area fully understood at the allocation stage. To achieve this the evidential threshold is unavoidably high as it falls to site promoters and the Neighbourhood Plan body to have absolute confidence that all potential impacts have been robustly assessed and are within accepted tolerances. In the case of many of the sites it is not considered that this evidential threshold has been met.

I have replied "NO" to all of these since it is not sensible to ask a straight YES/NO question about a whole document

Community facility - what is the plan for matching schools and surgeries to population growth?
Delivery and monitoring - The requirements should be much clearer - as shown by the Taylor Wimpey behaviour on Sun Lane
Employment - there needs to be more active support for new, local business development that reflects Hampshire heritage - this is needed for employment as well as tourism
Housing strategy - filling in small areas that are already heavily populated does not seem practical. e.g. New Farm Road / Spring Road already struggles with safe pedestrian access for families

The potential development site at Barn Meadow would seriously damage the local ecology and the views across the open landscape down to the river Ichen would be compromised

Settlement Boundary Policy. Bringing the whole of the site to the east of Sun Hill (the Taylor Wimpey site) within the settlement boundary poses a considerable risk of the loss of planned public open space and will open the site up to further development that falls outside the provision and scope of the Local Plan. Some further development at Sun Hill may indeed be necessary and I am somewhat surprised that the extra 100 houses we need have not been proposed here, given the vast commitment in infrastructure and resources being put into the area currently. Local Green Space Policy. As above. The failure to secure the proposed 15 ha of public open space on the land east of Sun Hill currently being developed by Taylor Wimpey is a disgrace. Key Views Policy. This is a notable failure by the NPAC and needs further work. Of the 24 Key views identified only 5 are identified south of the railway line. A quite unnecessary preponderance has been given to the views surrounding Arlebury Park - a private location only accessible to the few residents that live there. While there are some important views from and to the public land at the Recreation centre and sports grounds it seems extraordinary that the highest spot in Alresford on Jacklyns Lane looking across the town towards Cheriton has been missed. This is of course just one of many that need revision. Heritage. Locally designated heritage assets policy. This seems to be another poor effort by the NPAC. The 'assets' identified are again centered on the northern part of the town and ignores the south of town where the vast majority of the population live. I am concerned that many items, and areas, have been overlooked and buildings and areas of importance to the members of the NPAC have gained an unreasonable prominence. At best this is a job half done. Community Facilities Policy. The residential redevelopment of the Dean has forced the Alresford Men's Shed to seek new premises to be able to continue the work they do for the town and its residents. After many unsuccessful attempts to find new premises the 'Shed' is now threatened with closure. By default, this has impacted the Alresford Pigs Association in terms of storage, workshop space, and an accessible location for the wide range of mobility aids we supply, as a charity, to residents. The Men's Shed partner with us and provide a public face, help store and repair our mobility items, such as scooters, wheelchairs, frames, crutches etc. – they are

a crucial part of what is effectively a mammoth recycling scheme that offers free support to many in our community, making a real and important difference to their wellbeing. It goes without saying that the Alresford Pigs Association has also spent much in both time and resources in search of suitable solutions – some of which the Council is aware of and for various reasons has been unable to help with. Suitable space for these important functions should form a central part of our Neighborhood Plan.

I am not in favor of developing an ancient water meadow between the Arle and the Itchen, adjacent to Drove lane, with housing, a cafe, hard standing and industrial units. This will be a loss of ancient flood plain with associated wildlife and nature. We need to preserve these important areas for nature conservation. A smaller development with no housing and industry where wildlife and nature is placed first and centre would be preferable and would give increased access to this precious resource of global significance to current and future generations, alongside some educational notice boards.

Green & Blue Infrastructure Policy: NO Why? The Green and Blue Corridors ignore the vital role the whole of Barn Meadow plays in providing habitat and connectivity for wildlife. Heritage: Historic Environment Policy & Heritage: Locally Designated Heritage Assets Policies: NO Why? We propose that the former water meadow, Barn Meadow at Drove Lane, be included on the Local Heritage List. Housing Strategy Policy: NO Why? We are dismayed that there has been so little resistance from New Alresford Town Council to the requirement for the allocation of New Sites (greenfield sites) for the provision of a further 100 dwellings. The draft Housing Strategy Policy makes no attempt to push back on the size of this current allocation nor does it take this key opportunity to mark any form of concern for Alresford's ability to achieve further allocations in future years. We are not aware that the Neighbourhood Plan Advisory Committee has challenged the 100 dwelling figure in any way. At what stage should we consider New Alresford effectively 'full'? Key Views Policy: NO Why? The Key Views Policy continues to ignore the views northwards across Barn Meadow from Winchester Road and from Drove Lane looking west, recognised by Winchester City Council's Natural Environment & Recreation Team's Landscape Assessment Report that makes special reference to these views, summarising the landscape to be "High Sensitivity Red" and more generally by the public in the 2nd Community Consultation. Landscape Policy: NO Why? Water meadows to be expressly protected. Local Green Space Policy: NO Why? The clear desire of the New Alresford public to designate Barn Meadow as Local Green Space, expressed at the 2nd Community Consultation, has been ignored. Movement & Access Policy: NO Why? Road safety concerns in relation to the proposed LCWIP Cycle Route and absence of provision for a safer pedestrian route along Drove Lane. Town Centre Policy: NO Why? The Town Centre Policy should seek to prevent business Use Class E outside of the Town Centre.

Total lack of traffic management for Sun Lane/ Nursery Road post Alresford Down development. From Chestnut Walk to proposed new roundabout adjacent Sun Hill school should be "one way", i.e. going south or up hill only.

My main objection to the proposed scheme is we all know what problems develop when building on water meadows. I fear that however careful the construction works are you are never going to be 100% sure that the Itchen isn't going to be polluted. My other concern is the traffic that will use Drove Lane anyone who is familiar with the area knows it's only a single track road and not suitable for increased traffic.

You are being forced by Local Government to push any and everything through Without proper consultation or consideration for the local residents who live here. Proof is in Sun Hill with the loss of the Industrial estate and all those businesses have all relocated out of the town!!

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The plans take away green space for local residents. Alresford does not have enough infrastructure for a large housing development, including not enough space in doctors and dentists. The plans would put pressure on already unsafe road from A31 into Alresford town. Adding another large housing development (as well as sun hill site) would put pressure on small town in regards to parking etc. the demographic of the town drive rather than walk regardless of how close to town they live, and there isn't enough parking.

Requires far more detailed data to inform and support these policies

The policy lacks depth of detail in several areas and is not sufficient to ensure the aims of each area and safeguard for the future. Key Views and Landscape policies are weak.

The Barn water meadow is a designated SSI and has a well documented wildlife population. It is a substantial water meadow and is therefore a floodplane for Alresford. Where will the water go as we already have flooding in Alresford in the New Farm road area where the pumping station is based and as a resident of this area I have to put up with the floodlights and noise of from the pumping station at all hours of the day and night when it can't cope with the water volume. The junction of the road is a notorious accident spot with loss of life in previous years. Alresford is a Georgian market town and does not have the infrastructure to support further large development and any further development will damage the historical integrity of our town.

There is a requirement for more sporting facilities especially more football pitches for community use. Also, proposals to build on water meadows are nonsensical.

I have taken a keen interest in the current Neighbourhood Plan (NP) development process, attending a selection of associated meetings and all consultations, as well as reviewing all minutes and associated documentation made available on the Town Council's website. While I know there are perceived agendas of NIMBY-ism by those of us that have taken such an interest, I would like to be clear that my interest remains in the best interests of New Alresford as a whole. Especially, this is with consideration for our future generations, towards whom the current community, represented by the Town Council, has a huge responsibility. The decisions that are made now will impact our children's, and their children's, lives in our lovely town and I am sure we would want all of them to enjoy living here as much as we do. Not only did I not object to, but in fact positively supported, development on Sun Lane when I lived next to that site, because while I knew that was a difficult decision it also made overall sense given the requirements on the town. The latest proposals however are not so clear cut, and the lack of overt challenge to the requirement for a further 100 houses is very worrying. Equally, the selection of sites, two of which are clearly both unsuitable and not in the interests of the town safeguarding its local natural heritage, would lead to a demonstration of lack of leadership if development were to be

permitted. I am also deeply concerned that the process to date has been neither wholly transparent nor traceable, and appears to be driven as much by personalities, individual agendas, and the interests of local landowners, than it does by objective assessment of the long-term requirements of the local community. Minutes of meetings are not clear, decisions made are not explained, and the inclusion of community responses to previous consultations is not obvious. With two of the proposed sites having been assessed by the Winchester City Council Landscape Team as having a sensitivity score of 12 out of 15, being classified as RED, with the supporting statement being that 'protection from development is the preferred option', it is hard to fathom how we can allow these sites to form part of any future NP. To do so flies in the face of our remit to safeguard our natural environment for future generations, and is clearly against the views expressed by the community in consultations to date. We should be protecting these spaces, not considering them for planning against what appears to be a largely arbitrary allocation of 100 additional houses. Unsurprisingly, I know more about the Barn Meadow, Drove Lane site, NA07, than I do the others. This site in particular has a number of environmental factors that make it wholly unsuitable for inclusion. These include: - Disturbance and Displacement of Wildlife and Loss of Natural Habitat - Pollution Including the Release of Nutrients into the River Itchen Catchment - Flood risk - Destruction of the local landscape and impact on key views - Impact on South Downs National Park Setting - Destruction of Alresford's Agricultural Heritage Access to this site also gives cause for concern when it comes to road safety consideration. Designating this site as Local Green Space has clear support from the community and yet appears to have been ignored, with reasons given demonstrating poor advice by planning advisors. All the guidance given by government requirements, and supported by advice from third-party independent bodies, demonstrates that this designation can be implemented. Such designation should also be considered for other sites in New Alresford that we wish to safeguard for future generations and for our local environmental habitats.

Housing Strategy policy: The policy is not specific in the number of dwellings (i.e. 'approximately 100'). Given that only small numbers of dwellings are proposed for some of the housing sites a lack of clarity in the target could influence the total number of sites which are included in the plan. Safeguarded Watercress Way Policy: The policy should recognise the value of the currently inaccessible lengths of the railway as an undisturbed corridor for wildlife which would need to be compensated for if the route was extended.

Please also refer to comments related to the proposed development at site NA01. When looking at the allocation of 610 houses required over the period for Alresford, and it's relative size within the Borough, it feels disproportionate as larger market towns are being given the similar targets for housing development. These larger areas have significantly greater infrastructure, amenities and services to support such development which Alresford simply does not have. With the Sun Lane development going ahead but not yet completed and bedded into the community for a number of years, it is not possible to understand the true impact of it on the town especially given it's large size and scale. With this in mind, I strongly believe that the additional 100 houses being proposed is far too much and should be greatly reduced. Further development can then be considered with much more certainty during a future local/neighbourhood plan cycle. The neighbourhood plan has not considered the key views looking west from New Farm road or the views from the watercress beds and south downs national park looking east towards New Farm road. Development has been proposed at site NA01 (west of New Farm road) which would significantly change these views which are cherished by many of the locals not just those living in the vicinity. This directly contradicts the Key Views Policy which is aiming to protect them. Alresford is in danger of building over it's surrounding green spaces ultimately leading to a sprawling market town which has lost its character, heritage and stunning location in the heart of the Hampshire countryside.

In regards to the land by West of New Farm Road 1. Policy Architecture and design 3. A Views of the existing new farm road houses would be adversely impacted B. Density on an agricultural land

is adverse for ecological and nature reasons C. There is no street hierarchy and the proposal would lead to extensions etc bungalows would quickly become two story houses meaning more pollution D. Elevations would impact natural light E. The south downs park view would be negative F. Boundary fences are too close to existing houses/TPOs H. There is insufficient room for HGV and council bin lorries in the proposed site I. The character of the field would be turned from quiet field with sheep to noisy rural zone pollution. Delivering, monitor and review 1. New farm road is already a busy road with pinch points, cars parking making single passing points, children crossing, and the bridge is a single passing point with multiple accidents. 2. The field is unsuitable to the level of construction vehicles entering narrow lanes. 2. The ecological impact on newts, badgers, deer, foxes, hedgehogs, birds of prey, would be impacted negatively There would be a lack of long term monitoring the nature impact Employment. Building new houses would not bring in any local employment opportunities only for national companies. The sun lane massive development is already bringing in 300 houses with multiple employees ready for the workplace. Creating a supply demand issue for work leading to unemployment and homelessness. Green and Blue The Green field provides much needed O2 and the river and watercress beds nearby are an SSI so building mass houses would ruin the green spaces and nature look of the town here. The chalk stream rivers of Alresford are key to Europe and it is essential to keep this clean. The south downs park you can see from New farm Road. The site is also on a big hill so potential flooding issues to the lower houses would mean further issues and chalk streams run off. Historic The New Farm road has farm in its name so should keep the historical nature of the road. Sheep in the field have been for years and the old vets and area should be inkeeping with this strong historical ties. Alresford is famous for sheep herding so by removing sheep then Alresford will lose even more tourists and its history. Thodys - If a listed house it should not want a massive building sight right next to it and with dangerous road nearby it might damage the building. Housing strategy The 100 new builds houses are overstated and with the sun lane development still unfinished Alresford and its infrastructure needs to see how it copes with an influx of houses first before building more. During previous surveys new farm road was designated as bad to build on. Housing Sizes 75 homes are way to much, with the car pollution, noise, lights, pollution and built in too small a space to cope with no green gardens will be more smoke and pollution. Affordable houses will be bought and that the older people will be unable to walk into town. The bus route does not come enough and could lead to people being isolated. Pre fab units built would be poor quality using overseas products. Key Views 5. Is looking up the hill but the actual view is from uphill looking down across the valley seeing the beautiful hawks and bats fly around. It would be inconsistent with the south downs to add in more buildings to new farm road field. Light pollution would lead to a fall in bats in the areas and bats are strongly needed. Landscape Policy The proposal does not enhance the landscape or town character and has a negative contribution to Alresford. The settlements boundaries to the existing houses mean the native hedgerows with birds and nesting animals would be destroyed. The TPO canopy of new farm road and surroundings would be sad. Poorly designed screening has already been put up and we can see already this will not work as too low and will take 20 plus years to establish. Not to mention there would be key archaeological bones/discoveries unburied in the soil. Numerous archaeological items were found on the Sun Hill development and would be the same here given the history. Local Green spaces We need to keep as many green spaces as possible. Build on the brown field sites such as prospect road and put in houses where we can in-between rather than destroying farmland and agricultural value. Movement The field is currently not a walking zone so there is too far a distance into town. There would be a hill so any disabled people would struggle and small children would be less visible for cars. During the winter snow is likely to cause accidents as the steep gradient would cause cars to crash as they slipped down the hill. Public transport would not be able to access the site. The proposed entrance is really bad for visibility and HGV regularly speed on the road. It has bad sight lines as on top of a hill and the morning commuter times and evening would cause chaos. The road often floods and flash floods will run down the lane entrance which is

already narrow and negatively causing environmental damage. There would be a limit to parking based on the amount of houses and road space. Safety would be compromised and cycle routes are dead ended. Watercress Way There is a railway bridge which is very narrow and old so would not do well with the increase in daily traffic. Most likely causing accidents and fatal collisions. There is a lack of pedestrian paths by this leading to danger. Settlement The best use of land is agricultural and farmers need to be looked after better especially since the reduction of IHT reliefs recently. Farming is a large part of Alresford and surrounding areas and provides jobs. Tourism Tourism will have a negative effect as instead of rolling hills and agriculture people want to see and why people love Alresford they will not come to see a built up metropolitan. Development will further lead to significant pressure on local services such as NHS dentists, GP surgery and schools etc that are already struggling Further to the above in regards to the new farm road site please consider. Light pollution Traffic increase Views impacted Wild newts and dormice impacted Biodiversity negatively impacted Dangerous Hill Traffic on new farm road single laned Affordable housing out of reach of families Bats negative impact New allotment overlooked SSI River pollution likely it is an agricultural field Covenants are on our deeds Agricultural ties to field Site is proposed unsuitable Does not enhance character of town Mineral and chalk soil negatively impacted The development is just for one family's greed not the town, It is an untouched geological site Ancient woodland would have been here once upon a time It is a sensitive landscape area A air ambulance used the field recently as somewhere to land for an emergency. close access to the patient in need. Wildlife is commonly spotted in the field Star spotting could be impacted Various wildlife foundations are against the development Negative PR will be a result of the build to Alresford It will not add any employment for the site Other build areas are unsuitable There is privacy issues for the existing houses The proposal destroys the existing houses natural light

My comments relate to the proposed development at Thody's - New Farm Road as this is an area I visit frequently. The plan is superficial in the way it addresses many of the issues above with high level comment which do not reflect reality. In particular it takes no account if the impact on the Titchbourne valley and on the wildlife which exists in this area. Impact on the wider diversity and watercourses is being 'managed' but without sufficient detail to ensure the developers can be held to account for failure to deliver. Access on to New Farm Road for both vehicles and pedestrians is inadequate and the onward pedestrian infrastructure is impossible for parents with small children, the elderly and disabled users

I have said No because you provide no opportunity to give nuanced answers to this question (question 6). It is normal practice to grade responses. My negative responses reflect the ill thought out proposal to build 9 houses, a cafe and several business units on Barn meadows (site NA 07). This proposal conflicts with several of your policies including the historic environment policy, the local green space policy, the green and blue infrastructure policy, the heritage policies and the landscape policy. Your housing strategy policy must exclude development in the flood plains and water meadows. In addition land which has a high ecological value to the community should be excluded from development. Water meadows in Hampshire are historical sites and deserve to be preserved. The proposal gives the optics of caring for this natural environment but is proposing to allow uncontrolled and unregulated access to these water meadows. Experience lower down the Itchen Valley at Itchen Stoke and Chilland, where land has been fenced off due to unregulated use, resulting in litter and damage to the riverine environment. All the proprietries on the both side of this section of the B3047 and all the houses along Drove Lane are on septic tanks. There is no mains drainage serving this part of Alresford. There addition of 9 new houses, business units and the cafe will significantly increase the amount of waste water discharges either directly to the river or into the water meadows groundwater. Chalk streams, like the Alresford, are predominantly fed from ground water. If this ground water is polluted from household waste water incorporating nutrients, household chemicals, pharmaceuticals and personal care products, this will do serious damage to our very precious chalk streams and their aquatic life forms.

I am concerned in particular about the proposed development of Barn Meadow.

There is insufficient detail to be able to form a considered view on the policies marked "no" above - too much is left open to interpretation/capable of significant change. There needs to be greater realism and pragmatism as far as issues like driving and car parking are concerned. Alresford is not well served by public transport and this is unlikely to change. If you want to encourage tourists, employment, shoppers and visitors to the town you must focus on driving and car parking, not just wish them away.

This would be a disaster for the local area and increase the likelihood of flooding. Please build up near Basingstoke.

Since my previous response to this consultation, it has been pointed out to me that with respect to the NA07 Barn Meadow proposal, there is no mains drainage on that site. This means (presumably) that the 9 proposed houses would require off-mains drainage with effluent seeping into a drainage field. The only place for such a drainage field would be in the proposed conservation area by the river. Therefore, nutrients such as phosphate and household chemicals would likely enter the river, in the SSSI. The Blue/Green Infrastructure policy should address the lack of mains drainage for outlying areas of Alresford, as some residents already have to maintain septic tanks, resulting in environmental damage when considered for hundreds of properties.

Firstly, we don't agree with your simplistic Yes or No options, or simply accepting that if one says Yes then there is no further comment to be made. This is not acceptable. It is more common and more representative of the situation to allow graded responses, generally from 1 (Yes, Fully accept) to 5 (No, Do not accept). Our negative responses relate to the proposal to build 9 houses, business units and a cafe on Barn Meadows (Site NA07). This conflicts with the Heritage: Historic environment policy, the Local Green Space Policy, the Green and Blue Infrastructure Policy, the Heritage Policies, the Key Views Policy, the Landscape Policy. The Housing Strategy Policy should specifically exclude development of water meadows and land in the flood plains, or land that has high ecological and natural value to the community. The Green and Blue Policy should encompass Barn Meadows as an area to be protected and enhanced. Barn Meadows is such a site and should be excluded from any development. Water meadows are historical sites and should be recognised as such. Arlebury Park is designated as a heritage asset, Barn Meadows should also be included. It certainly has more relevant and important heritage to Alresford than the town clock. Barn Meadow is not listed on the Historic Environment Policy list, the Local Green Space Policy list, or the Key Views Policy list - it should be. It is an important feature of this local chalk stream environment and has important ecological value. The Locally Designated Heritage Assets Policy completely ignores this important historical features which could be protected in its entirety as a Local Green Space. The Housing Strategy states that 100 houses need to be built - what if there isn't physically the space within the town boundary to build 100 houses? You can't fit a quart into a pint pot. This strategy also states that housing can only be in sustainable locations. We agree with this statement which is why we object to the proposed NA07 development on Barn Meadow, where there is no mains drainage. Wastewater from septic tanks or packaged treatment plant(s) (PTPs) will discharge into drainage fields in the flood plain or the river, adding more nutrients (nitrates and phosphates) to the river, PLUS household chemicals, pharmaceuticals or personal product chemicals. Septic tanks and PTPs do not remove these chemicals. Pet parasiticides washed into septic tanks or PTPs contain chemicals (imidacloprid and fipronil) which are highly toxic to chalk stream invertebrates, including freshwater shrimps and white clawed crayfish. In general the current policies do not adequately recognise one of Alresford's most important features - it's aquatic environment and iconic chalk streams. Finally we are not in agreement with extending the Settlement Boundary Policy which under the map states "Settlement Boundary will need to be updated to include 1) any Neighbourhood Plan allocations located outside the current settlement boundary; and 2) the open space at the Sun Lane development. This seeks to move the town boundary westwards from Dean Lane to encompass sites NA06 and NA09, westwards from Drove Lane to encompass NA07 and westwards from New Farm Road to encompass NA01. This

will then open up sites adjacent to these new boundaries for future housing development on green space.

All these policies are being driven by over regulation and bureaucracy. Local people's views are totally dismissed and ignored by council and planning officers involved. There is complete acceptance by council officials to disregard the importance of green belt areas and the need for them to remain as such. All the policy makers in city and county are being driven by their acceptance of overreaching policies from Government. If immigration were at a significantly lower level than at present then much of the additional housing would not be necessary which in turn would meet the approval of the majority of the population.

Green & Blue Infrastructure Policy: NO Why? The Green and Blue Corridors ignore the vital role the whole of Barn Meadow plays in providing habitat and connectivity for wildlife. Heritage: Historic Environment Policy & Heritage: Locally Designated Heritage Assets Policies: NO Why? We propose that the former water meadow, Barn Meadow at Drove Lane, be included on the Local Heritage List. Housing Strategy Policy: NO Why? We are dismayed that there has been so little resistance from New Alresford Town Council to the requirement for the allocation of New Sites (greenfield sites) for the provision of a further 100 dwellings. The draft Housing Strategy Policy makes no attempt to push back on the size of this current allocation nor does it take this key opportunity to mark any form of concern for Alresford's ability to achieve further allocations in future years. We are not aware that the Neighbourhood Plan Advisory Committee has challenged the 100 dwelling figure in any way. At what stage should we consider New Alresford effectively 'full'? Key Views Policy: NO Why? The Key Views Policy continues to ignore the views northwards across Barn Meadow from Winchester Road and from Drove Lane looking west, recognised by Winchester City Council's Natural Environment & Recreation Team's Landscape Assessment Report that makes special reference to these views, summarising the landscape to be "High Sensitivity Red" and more generally by the public in the 2nd Community Consultation. Landscape Policy: NO Why? Water meadows to be expressly protected. Local Green Space Policy: NO Why? The clear desire of the New Alresford public to designate Barn Meadow as Local Green Space, expressed at the 2nd Community Consultation, has been ignored. Movement & Access Policy: NO Why? Road safety concerns in relation to the proposed LCWIP Cycle Route and absence of provision for a safer pedestrian route along Drove Lane. Town Centre Policy: NO Why? The Town Centre Policy should seek to prevent business Use Class E outside of the Town Centre

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absence of provision for a safer pedestrian route along Drove Lane. Town Centre Policy: NO - the Town Centre Policy should seek to prevent business Use Class E outside of the Town Centre.

Green and Blue infrastructure policy: Barn meadow is an important wildlife habitat as I see when I walk Drove Lane and the river Heritage issues: it is a water meadow and these have become rare due to development and farming and need to be preserved. Barn meadow should be on the local heritage list Housing strategy: this is not the place - on a flood plain which is likely to become wetter with climate change - to build more houses. Key Views: It has been referred to by Winchester City Council's Natural Environment & Recreation Team's Landscape Assessment Report that makes special reference to these views, summarising the landscape to be "High Sensitivity Red" and more generally by the public in the 2nd Community Consultation. Landscape policy: Water meadows are supposed to be protected. Local green space: Drove Lane is popular with walkers - removing this green space will further degrade the local Environment Movement and access: will be less safe for pedestrians and cyclists (the LCWIP cycling route is on it) Twin centre policy: should seek to prevent business Use Class E outside of the Town Centre.

Barn Meadow is not a suitable site for housing since it is on a flood plain and could also have a detrimental effect on the Arle valley without very careful environmental consideration.

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Dont build on a flood plan at Barn meadow

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My main concerns are: 1) Barn Meadow is not designated a "Green Space". It is water meadow, green space, nature habitat, subject to flooding. IT SHOULD NOT BE BUILT ON. 2) Drove Lane is the access route to any potential development in Barn Meadow. The Architecture & Urban Design Policy states that "The character of rural roads should be retained and these should be kept as narrow as possible ...". ANY DEVELOPMENT WOULD CONTRAVENE THIS POLICY. 3) The Jacklyns Lane / Pound Hill / The Dean / West Street crossroads has become more and more dangerous over the last few years. The Plan should address the need for a mini-roundabout or other suitable measure to be instigated in order to reduce danger generally and find a way to give precedence to pedestrians and cyclists. I HAVE NOT SEEN ANYTHING THAT ADDRESSES THIS PROBLEM.

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored

Community facilities Policy does not consider parking in Alresford with an increase in population parking already contentious, Private traffic wardens inadequate signage unrealistic parking times for employees in Alresford. Grey space should be considered before any further local green space is considered for any new build. Relocation of local Industrial businesses to Industrial unoccupied properties with assistance from the authority. For example Winnal, Watercress way or any other chalk stream in Alresford should be included our wildlife is under threat from new builds. Tourism will retract with local shops closing from paying too much rent and reduced parking availability. Town centre is neglected where trees are located the beds surrounding them are in poor condition Broad street has potholes everywhere there is poor lighting in some pathways leading out of the town centre.

Yet again a really appalling plan: these meadows are the last breeding ground of several species. Why is housing policy not taking into account office buildings?

All these sites will affect the infrastructure and feel of the whole town. This an historic area, that visitors flock to and enjoy. By making it a large town, it will lose it's character and become like any other larger town, soless. Has anyone thought about the amenities like the Dr's surgery. Is another being provided? How will that cope with the all the new residents? NA07: The Water Meadow site is not a suitable site for houses. It's a flood plain zone 3, hence the name Water Meadow. Why would anyone think that is a good place to build houses? There must be more suitable areas. Also there is a huge development already underway in Sun Lane, which is going to impact the traffic on already too narrow roads, not to mention the impact on services in the area. This is an important wildlife site bordering the SSSI + Special area of conservation to protect water voles, native crayfish and otters to mention a few. Our countryside and it's wildlife inhabitation are crucial for everyone. Green spaces help to alleviate the stresses of life mentally and physically.

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Employment Policy I do not agree that Prospect Road Commercial area should be retained as a business park due to its position within a mainly residential area, with new housing already existing in the road (which replaced employment space). The National Planning Policy is to develop Grey land in preference to Green land which despite the logistical problems involved is what should be planned for over time. This area would be a prime candidate for live and work units which would be immeasurably preferable to the current untidy scene. Housing Strategy Policy There seems to have been very little investigation as to how the New Alresford '100'

figures have been arrived at as division of the Winchester area allocation. It would seem that places like Sutton Scotney have not had the % uplift that New Alresford has ?

The planned development of Barn Meadow meets none of the criteria detailed above and screams of being a ill-planned, short-term money making scheme that would be to the detriment of the magnificent wildlife and biodiversity of the Meadow. The planned entrance would create a danger to both east and west bound traffic in what is already a dangerous stretch of road.

Seldom will you find the answer 'no' to all points in matters such as these, however this is one of those times. From planning to proposal this is so poorly thought out and executed it beggars belief. The consideration given to road safety, environment and by that I mean disturbance to wildlife, pollution to the River Itchen, and landscaping on highly sensitive green space has been zero. And that's before you consider the idiocy of developing on floodplain which is crazy. This proposal is madness for a great many reasons.

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This policy has overlooked the impact on the town and its services. Too many projects that have been implemented without thought I.e. impact on Drs Surgery already overwhelmed. The increase would put even more pressure on the and the patients. The roads leading to these new site would increase traffic and the the sites for joint said roads has not been thought out well. The example of this is the Sun Hill development- no thought for the residents of nursery road whatsoever. The site off drove lane is a water meadow and copes with the extra water drone the rivers and rainfall, which according to climate change will increase. There is also the river that runs through which would be impacted by the building works. It's all very well putting aside an area for species protection but how much will be destroyed during building works. The houses to be built off the Avenue are to be built by an exclusive company that builds luxury accommodation.. So much has already been built at the back of town I.e. post office site none of which would be regarded as affordable housing. Building firms are in the business to make money and the prices of any new housing will reflect this. I think the council needs to rethink the amount of building works in this area. Already the town has not enough parking for the residents and shopping. The whole face of Alresford has changed and will will be unrecognisable in the near future

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Housing policy: Unrealistic proposals for numbers for the proposed areas. From experience of Sun Hill development it is clear that the initial proposals by developers for X number of houses on each site will soon turn into 3X at least. In addition there is always watering down of affordable housing. Key views, key view 5 is not just E and SE, but also northwest to be consistent with key view 6. There should also be a key view from the A31 to the town as you approach from Winchester. This view is the shop window for Alresford as a place to do business.

See final comments at the end

Proposed sites contrsdict some aspects

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the former water meadow, Barn Meadow at Drove Lane, be included on the Local Heritage List.

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Movement & Access Policy: NO Road safety concerns in relation to the proposed LCWIP Cycle Route and absence of provision for a safer pedestrian route along Drove Lane.

Town Centre Policy: NO The Town Centre Policy should seek to prevent business Use Class E outside of the Town Centre

Well known flood plain. Why consider it

This property is a privately owned club who are responsible for maintenance of this area, requiring vehicle access at all times for Sun Lane. Used exclusively for members of the club and is not part of the designated public green space.

There are far too many assumptions that have been made regarding the proposed areas for development. In the south and south of England some of the land that is being proposed for use is absolutely unique and should be preserved at all cost. Furthermore, with the increase in population which I recognise is necessary for the sustaining of services such as schools, there has been little attention paid to other infrastructure such as parking in the town.

Barn Meadow No housing should be permitted on a floodplain let alone one so important ecologically (given rarity of chalk streams globally) . It cannot be ' water neutral' even if a small scheme. Drove Rd very unsuitable for extra traffic. Shame improved access for Watercress Way route might depend on allowing the development . Routes for disabled scooters/ vehicles and childrens buggies around local footpaths (how lovely it would be to have a simple gravel track down through Arlebury Park hugging the rugby pitches and fenced playground down to vastly improved Arle footpath. Also needs safer path after Eel house going west to join onto Drove Rd and hence back along Avenue. This would be a great circular route) Watercress Way : better look at how to open up the deep cutting west of station to New Farm Rd and on to Swards Bridge and west to ITchen Abbas for walkers and cyclists - would be an immense improvement safety wise and greatly popular

The proposal for development on Barn Meadow is completely inappropriate. The land is a water meadow which regularly floods, so it is completely unsuitable for building. It also serves as a haven for wildlife.

It doesn't seem wise to build on a floodplain. I'm also concerned about the local wildlife.

The area when we moved here was based upon the fact that planning of no new houses or expansion. Having lived in the area slowly and surely all the areas of SSSI have been gnawed away at over time. Each day we have as a family inc 4 legged friends walked , cycled or drove , run , go nature watching of birds (owls Horons , ducks swans , geese and nature song birds) , in more recent years egrets have joined the area-bats otters. frogs migration is important.each year. I have also seen deer use the meadow. The additional housing and infrastructure on the meadow area would overwhelm the area making an already challenged area become too much to sustain. The risk of flooding to the surreoudibg area on an already designated flood plain seems

unrealistic. Having loved living here for 30 plus years having moved from rural part of Cambridge we support saving the Alresford water meadows for the wildlife and reduce risks of flooding .
This is a small market town which I have lived in since birth and the growth of housing in the town has been steady for years. It is now reached it's saturation point as there has been no decent increase to the towns infrastructure to cope with this endless development in the town.
HERITAGE: I can see no benefit to adding these to a register 8. Stanley Cottages & The Dean 9. 'Thodys' (Arts & Crafts residence. Already under consideration by Historic England for listing Grade II) 10. Town Clock SETTLEMENT BOUNDARY Sun Hill is being build on land annexed from Bishop Sutton. I would expect thought to given to the possibility of annexing the Solar Farm into New Alresford. Is this government forces thought their housing targets NA might have to have 200 extra houses and this is a viable site. TOWN CENTRE The map includes the First Options building and all the housing south to Station Approach but not the North end of Broad Street or the old Fire Station which I would consider MUCH more relevant.
Barn Meadow should be saved for wildlife. It is also a flood plain and needs to be safeguarded.
The road,town and medical services are already under severe strain and now they want to add to the Sun development. It is not sustainable . Nevermind this development being in a flood plain and next to an environmentally sensitive area. I don't think this location is suitable for development
I am against any development on the Barn Meadow. Who would want to live on a potential flood plain? The foundations of housing and any othe building works including road works, drainage etc would need to be raised well above highest projected flood level. If not there would be chaos every time it rained. Apart from the huge expense to construct such a ludicrous project, it would be a complete waste of money and loss of natural amenity, bird life, aquatic life. I could go on and on. Do not even think of building on this vauable nature reserve.
tHE LAND in question is to the rear of my garden - My Garden regularly floods in excess rain and would normally drain off in to the water meadow as would all my neighbours the meadow has never dried out and at the moment is so saturated our garden can not drain away - Housing or business properties on this land is preposterous and would be a repeat of the disaster in Farrington in recent times
This is a very important natural resource which would be destroyed both for the natural world and for human enjoyment of green spaces if this development goes ahead
Just a ridiculous place for housing. This should be kept as it is. With 300 new houses being built off Sun Lane this is already going to put pressure on local services.
As a member of Alresford Bowling club I do not think the bowling club land should be included in the neighbourhood plan as the land is owned py the members, not the council, the public , other than members do not ave any access to the grounds which are locked when not in use. As owners the club members wish to have control of any future development of the land ourselves
Considering the environmental flood risk, danger to wildlife and unique location of beauty I do not think the site is appropriate for development. There are better fitting locations so I am against this particular initiative. Thanks.
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Barn Meadow floodplain site is the least appropriate of all the options available. Building on a flood plain brings danger to the residents in those houses and businesses as has been shown in recent flooding throughout the country. Obviously building on a flood will attempt to encourage the floodwater to go "downstream" and thereby put greater pressure on downstream areas, as witnessed by flooding in Winchester itself. There are many roads in and around Alresford which are at present not fit for purpose. Many roads are also narrow and would not be appropriate for any greater traffic load. The Winchester Local Plan must align with the needs, requirements and wishes of the Alresford Local Plan because it is us who live in Alresford not those sitting remotely in Winchester.

Collectively all the questions are not necessary due to the idiotic idea that anyone would consider building in a FLOOD PLAIN. We have witnessed the devastation that is caused by flooding, and to even consider building houses in such a place defies belief. Who in their sane mind would risk buying a house in such a place. I would think that even considering such a plan is a total waste of every one's time and is going to cost us ratepayers a considerable amount of money. Another factor that needs to be considered is access, schooling, medical facilities etc.

No houses should be built on the NA07 Land off Drove Lane, because of its abundance of Wildlife, its on the Priority Habitat Inventory bordering SSSI. Its also a 3rd level Flood plain and surrounded by Rivers. Also no houses to be built on NA01 Thodys, New Farm Road. Also a flood high risk due the river and wildlife. There are better alternatives in NA02 and NA06.

Additional infrastructure is required to cater for more houses and more people, ie roads, parking, health services. Central Government Housing calculations per town/City need to be questioned!!!

Green & Blue Infrastructure Policy: The Green and Blue Corridors ignore the vital role the whole of Barn Meadow plays in providing habitat and connectivity for wildlife. Heritage: Historic Environment Policy & Heritage: Locally Designated Heritage Assets Policies: The former water meadow, Barn Meadow at Drove Lane should be included on the Local Heritage List. Landscape Policy: Water meadows should be expressly protected for environmental, flooding and wildlife. Barn Meadow directly feeds into an important chalk stream which we are told account for 85% of the world's chalk streams and therefore the areas around them should have additional protection. Local Green Space Policy: Barn Meadow should not be used for recreational purposes - to do so would be to ruin the wildness of the site and would put additional pressure on the existing wildlife which would move elsewhere if there were footpaths, dogs, litter and pollution. Restraining dogs would probably involve fences which, along with the footpaths, would need to be maintained and would restrict the movement of wildlife. This is an unnecessary development of an important area for wildlife next to SSSI sites. Movement & Access Policy: Road safety concerns in relation to the proposed LCWIP Cycle Route to Barn Meadow and absence of provision for a safer pedestrian route along Drove Lane. The proposed use of some of the site for a cycle repair shop seems ridiculous - people will cycle to the site on a road which is not safe. Town Centre Policy: The Town Centre Policy should seek to prevent business Use Class E outside of the Town Centre. Putting small businesses on Barn Meadow is the wrong approach in terms of traffic, the environment etc. The land adjacent to Alrebery Park is much more suitable for housing than Barn Meadow. However, the 40% affordable housing tenure needs to be truly affordable for those who cannot currently afford to live locally - they should not be sold to people as another home that they can rent out.

More specific data required

Totally mad to build on this land that is a flood plain.

- Architecture & urban design Agree in principle but note that future proofing is lacking regarding incoming climate regulations - climate tech (heat pumps, solar panels, electric vehicle charge points) should be added here.
- Housing Strategy Policy Feel it is hard to judge the need for the 100 additional dwellings when the Sun Lane development is not yet built. I would suggest that take up on the Sun Lane site is monitored before proceeding with land purchase for the 100 dwelling site to avoid the situation we have been in with the Sun Lane lane left abandoned for many years.
- Movement & Access Policy Again, agree in principle, however EV infrastructure is again missing. Is there land available for fast charging hubs? Are you intending to rely on public on street provision for new homes without private driveways? To note: I work in public EV infrastructure, happy to have a chat with someone if that would be helpful.

Item 22 on your plan relates to Alresford Bowling Club in Sun Lane. This is a private members club open only to people who pay the annual subscription. The grounds can only be accessed via a locked gate by paid up members who will have the access code. The land is freehold and owned by its members, with the land being fully registered with the Land registry. It is not an open space freely available to the general public.

It's a bad idea to put houses on an area prone to flooding, and worse where that area is valuable for the environment and for the heritage and beauty of Alresford - I refer to the land off Drove Lane.

Arlesford is a market town nestled within an environmentally sensitive area, home to a rare chalk stream. With only 260 chalk streams in the world, ours sustains brown trout, kingfishers, and an irreplaceable array of flora and fauna. The construction of unnecessary housing, driven solely by profit, would jeopardise this unique habitat and irrevocably alter the essence of the town. While the demand for new homes is acknowledged, we must prioritise development in less ecologically sensitive locations that won't harm our invaluable natural heritage.

The two policies indicated are in my view unbalanced in that they have allowed the current situation.

Architecture & Urban Design Policy: Must enforce green technology usage (solar, air source / ground source / grey water recovery if development is not within the town centre conservation area. Green & Blue Policy - protection of natural state needs to extend along the entire length of the old railway cutting and any development other than to provide a car free byway / cycleway to Winchester should be prohibited explicitly. The area on the north west corner of the boundary (bordered by Drove Lane, the railway embankment 9Sewards Bridge) and Winchester Road should be specifically included for environmental protection not only for wildlife but as a key resource in flood protection for the surrounding infrastructure. Housing: Size, Type, and Mix Policy - there has to be a stronger focus on smaller, 1-2 bedroom housing aimed at small families, single parents families and first time buyers. Alresford has recently had an influx of over 55 builds, there are plenty of 3+ bedroom houses but the the social issues of recent years (separation / divorce / unplanned parenting etc) is adding further pressure on the small housing requirements for young people, not 75+. This must be addressed more directly by NATC as generations are leaving their family town (Alresford) because they cannot afford to live here today. Key Views Policy: Area to the north-west of Drove Lane should be added (to the right of the road approaching Seward's Bridge). This will also be key if developing a shared cycle / pedestrian path on the railway embankment Movement & Access Policy: Living in Alresford is still dominated by a need for private transport (a car). All new development should provision sufficient parking for the housing not (as in past examples) under specify available spaces for more housing numbers. Improvements to traffic management (speed) and an introduction of a cycle way on the avenue should also see the re-route of Route 23 away from the residential roads that are in poor repair and that are not suitable for cycling groups. The addition of traffic calming / cycleways to the avenue will also help to restrict the frequent speeding and accidents (as a consequence) Safeguarded Watercress Way Policy: tougher safeguarding policy required now with compulsory purchase of remaining undeveloped land on behalf and for the population of Alresford. Greater emphasis must be placed on aspiration cycleway using the embankment and rail route to Winchester for tourism and commuting potential. Sustainable Tourism Policy: Watercress Way connection using railway path must be considered as an effective long term boost to sustainable and eco tourism. (See example in Cornwall's Camel Trail. Connecting Winchester to Alresford traffic free could create a whole new economy stream.

We understand that Alresford's water meadow is being considered as a potential housing allocation. We are against this as 1. This is a designated flood plane so any housing development would risk devastation by flooding as sea levels and Alresford's water table are predicted to rise to the point when severe flooding becomes likely. 2. This area is the habitat of many species, such as herons and egrets which rely on this area for their subsistence. 3. Any housing development beyond the westerly end of The Avenue would spoil Alresford's unique position as a small town, surrounded by countryside. It would be an outrage for Alresford to become a "suburb" of Winchester which would be the inevitable result of this possible development which would effectively further fill the land between Alresford and Winchester.

I object to any proposal to build houses on Barn meadow

The Bowling green would be unplayable if the public had general access to the green. The carefully maintained grass surface can only be playable if it is used by flat soled shoes and not at all when wet. That is why the space is gated and locked.

Barn Meadow borders the SSSI, which is a Special Area of Conservation, and needs to be protected from development which would degrade the habitat. There is also a high flood risk, which makes this area particularly unsuitable for development.

The land is subject to flooding. The River needs protection. Wildlife needs protection.

I appreciate there is a directive to build more housing, but the one in Sun Lane is horrendous and completely destroyed this part of New Alresford! Can the local infrastructure support all these new

homes and their occupants. The roads, schools, doctors and more. More housing anywhere here is just unsupportive. The local meadows and all they bring need to be protected and preserved. As for building on a floodplain, what idiot thought that was a sensible idea...?

The Alresford Bowling Club and has no special relevance to the local community. The only community it serves, and is relevant to, is its membership. It is not a haven for wildlife and holds no particular local significance. It is not open to the public. It does not meet the criteria in para. 106 of the NPPF.

While I have agreed with most of the policies, I do feel that the policies lack ambition for the town to become a more sustainable town. The walking and cycling routes into town are fine apart from the condition of the roads that are not repaired correctly by HCC. Where repairs have been done they do not last very long. Therefore the Town Council should be actively getting them to do the job properly and get whole stretches done rather than just potholes. Given the precept that is charged to New Alresford residents, I feel that money is wasted on schemes that are not required. While green spaces are important, they also cost a lot to maintain and I also feel that more can be done to utilise them. Maybe householder groups could take ownership of small areas - perhaps planting herbs/fruit trees and shrubs for people to utilise. The wildflower verges is a lovely idea but not managed particularly well. Some areas that have very few wild flowers, seem to be cut less frequently while other areas are cut too frequently to allow flowers and consequently seeds to be generated and then scattered for the next year.

Alresford Bowling Club has erroneously been included in The Local Green Spaces Plan, putting inappropriate restrictions on future development and potential disposal of the land. The land and buildings are wholly owned by Alresford Bowling Club, through its Trustees and Members, NOT THE COUNCIL. The public do not have access to the Club. It is secured by a locked gate at the entrance, which is only accessible to Club Members. There is no abundance of wildlife, as it is wholly used and maintained for the purposes of lawn bowling by club Members. Please remove this privately owned land from your Local Green Spaces Plan.

Community Facilities Policy - please confirm whether this relates to services such as the doctor's surgery, and school places? I would like to see any development proposals look at the impact on these facilities. Possibly not relevant here but could the Town Council look to protect sites under the Localism Act by designating facilities as 'Assets of Community Value' that would give the community opportunity to control the sale of these assets (and hopefully right to buy under proposed amendments). Employment Policy - does the Town Council have a view on the need for maintaining the Prospect Road site once the new Sun Lane site opens. Is there any policy for relocating employers to the new area, and allowing development within Prospect Road? I ask as a resident facing new farm road where some of the tenants (such as Frieghtways) do not seem suitable with residential premises impacted by traffic at all hours along a narrow and busy road. Surely, residential development of Prospect Road would be preferable over greenfield sites proposed? Several large sites are currently sitting vacant, and I wonder if local residents have been canvassed on this point? Green & Blue Infrastructure Policy - I would propose adding the entirety of Watercress Meadows (from Spring Gardens to Ladycroft) as an existing Green Corridor. Locally designated heritage assets - could some wording be added around 'Assets of Community Value' that the Town Council would support community led approach to the sale and ownership of over private developers? A good example may be the Crickets Inn where it is often considered that the pub group has long term interest in selling this site for residential development at the expense of a community asset. Could the town consider a policy to protect such sites before they are sold out from under us? Housing Strategy Policy - why does Winchester Council get to dictate 100 new home allocations in this area? I do not understand the basis for this and would advocate a community led approach based on need of local residents, available sites, and capacity of local services. Where are the local jobs to support 100 further homes? Does the Town Council simply have to accept this allocation or can it be challenged? Housing size, type and mix: there is nothing in this policy in respect to self/custom build or supporting community led development (such as

through a Community Land Trust or housing co-operative). I personally have been on the Winchester Self Build register for several years, but there are never any suitable or affordable sites coming onto the market. I am a strong advocate of community led approaches and would like to see the establishment of a local CLT with allocation of a site and the mandate to create homes meeting local need. Could the policy also include wording on support for adaptation of existing property to support multi-generational living, and greater support given to development proposals that address the underoccupancy situation i.e. allowing the elderly to vacate larger properties?

Key Views Policy - I don't know who has drawn this up but it feels like there is a deliberate attempts to exclude key views based on sites that have been put forward under this proposal e.g. sites in all directions from the walking route along watercress meadows (in direction of proposed Thodys development), the view for residents on New Farm Road backing onto Thodys site looking west, and north from Winchester Road passing under the railway bridge overlooking Barn Meadow (a beautiful view for anyone walking into Alresford along that road). Landscape policy - I would like to see some mention in here of protection of existing trees (even without TPO) based on experience of Sun Lane and mature trees that were lost when ground works started. We cannot have a landscapes policy that does mention the protection of natural capital and look address conservation in some way. Movement and access policy - could there be an inclusion to the effect of requiring any proposed developments to contribute to upgrade of road infrastructure e.g. the Thodys development could put upwards of 80 cars using New Farm Road, which already carries large lorries and buses, residential parking and narrowing across the railway bridge. It is not suitable to large increase in traffic in the current form and must be upgraded (included a footpath) if capacity is to be increased. Town Centre Policy - has the town council (or Winchester council) looked into new legislation around 'High Street Rental Auctions' that allow the council to rent out vacant premises for the benefit of the community? Might this be suitable for inclusion in this section? Again, some mention to declaring Assets of Community Value or supporting a Community Land Trust/Community Ownership would be good to see here.

The proposed development at Barn Meadow must be a practical joke. To even consider building on this site is ridiculous. Even worse it is environmental vandalism and reckless. 1/ The area is habitat for protected and vulnerable species. 2/ It is certain to impact on the water quality and safety of the Rivers Are and Itchen. These are chalk streams and are internationally important habits. 3/ Did the proposers of this development not consider the risk of flooding, or did they just choose to ignore it. Do they believe that the authorities would be stupid enough to do the same. My comments may seem harsh. That is because they are intended to be. It simply defies logic that anyone other than greedy fools would consider Barn Meadow to be suitable for development. Even in the present economic, political, social and environmental picture, his proposal stands out as the zenith of stupidity.

I feel we should be using the new Taylor Wimpey development, off Sun lane, as an opportunity to finance (Section 106) and construct a community building for the Town's benefit. A communal centre for Youth clubs, Girl Guides, Scouts and other after school activities would be a fantastic positive addition to the town. A swift amendment to the Settlement Boundary would help site NA02 to successfully become part of the new town plan.

The bowling green is a relatively small area which is about 80% occupied by grass which has to be tended and maintained very carefully. It is only walked on by players and members using flat soled shoes. If it was open to the public it would be very easily destroyed by casual walkers, completely eliminating the playing of bowls in Alresford. That is the reason that the gate is locked and we own this small plot of land. The bowling green should not be included in the plan.

Alresford Bowling Club is not public green space. It is private land, fully enclosed and permanently locked to the public - accessible only to Members. In this respect it is no different to the thousands of private lawned gardens in the Town. It has been identified as Local Green Space in error and should be taken off the list accordingly.

<p>It is my understanding that Alresford Bowling Club has incorrectly been included in the local Green Places Plan and restrictions have been placed regarding development and disposal of the land. The Club owns this land and should not be included as there is no public access. The Club must have control over future development and disposal of the land which it owns and should therefore be removed from the plan.</p>
<p>Alresford Bowling Club land is a privately owned green, owned by Alresford Bowling Club, behind locked gates, and allowing entry only to members and their associates. It is not a space for the community, nor an Informal space. Please remove this land from the Local Green Space category</p>
<p>I honestly don't understand what is proposed exactly, but I am very much for preserving this meadow. We are having masses of new houses in the Sun Hill development, and for the time being we do not want more</p>
<p>Alresford Bowling Club own the land, the public do not have access, there is a locked gate at the entrance, there is not an abundance of wild life and as owners of the land we wish to have control over future development and disposal of the land ourselves. Alresford Bowling Club should not be included in this plan and should be removed.</p>
<p>Alresford Bowling club is not a community green space. It is privately owned and should not be included . Not sure building on water meadow in Drove Lane fits in with the housing policy. Not a suitable site</p>
<p>Numerous for so many reasons</p>
<p>Housing policy - there is a presumption of 40% 'affordable' housing, but this isn't defined or enforced at planning / development stage - developers will build expensive houses to maximise profit. Needs proper definition of 'affordable' with target groups and teeth at planning consent stage. Green & Blue infrastructure - this seems like a passive policy to me. Alresford is car-dominated and this will do little to change it. No mention of road run-off, e.g. Drove Lane. There needs to be more engagement with stakeholders - does the Appledown STW have capacity for extra waste water ? How will these developments get P credits this far up the catchment ? Lots of mention of bicycles, but why can't the old railway lines west of town be opened up to the public ? Delivery & Monitoring - not convinced that developments impacting on sensitive areas (NA01, NA07) will be properly monitored for wildlife / ecosystem impacts.</p>
<p>There is no mention of allocating any space to re-locate the Alresford Mens Shed To consider building on the flood plain on Barn Meadow is crazy!!</p>
<p>No notice has been taken of the fact that Barn Meadow is a flood plain, and not enough consideration for traffic access at the Barn Meadow site and definitely not enough regard for green spaces and local wildlife there. In particular on the watermeadows, where the disruption, noise and activity during construction, close to the SSSI, will lead to the wildlife being badly disturbed and leaving their habitat, even before the housing. Occupation would mean even more disruption and loss of wildlife, many species of which are endangered enough already. Animals of various kinds have been found in peoples' gardens in Sun Lane, having been forced out of their habitat by the building work. However, that site is a suitable place for building as not on a flood plain, and poor agricultural soil.</p>
<p>Alresford Bowling Club is privately owned and only available to paid up members. It only serves the community if you are a member. We have the right to use and dispose of this land as we see fit and it should not be included in this plan. We were told several years ago that we were not to be included and are surprised this has to be discussed again</p>
<p>The proposed new settlement boundary takes in the open space off Sun lane and leaves open for future development pressure against the whole agreement of the Sun Lane Plan. any developer would challenge the retention of this open space and council will struggle to retain with increasing costs and reduced government funding. The settlement boundary must exclude this and retain this as countryside.</p>
<p>The proposals do not consider the impact on the character of Alresford. We have a Secondary school which is bursting at the seams and a primary school with empty classrooms. It seems that</p>

the type of housing proposed will only make that situation worse. The road system is already inadequate. It seems to me that these proposals have little of nothing to do with the wellbeing of Alresford and its residents. I suspect that it is a result of the county council obeying a dictate sent down from Whitehall with no regard for the local facts, after all the idiots in parliament don't live here so it matters not to them.

The housing mix must be more specific regarding the numbers of really affordable homes (ie first-time buyers and renters) which must be built. There can be no trade off. Alresford is turning into a retirement village - so many properties now priced between £600K and £1.5m, that you have older people sitting in large homes who can't afford to downsize and stay in the town. Cars will be with us for decades yet, but there is certainly no mention of how they will be accommodated in plans NA01 or NA07. Plans NA01 and NA07 do mention flood risk, but I don't believe they are acknowledging how much greater that is now. The Environment Agency seem to be in continual catch-mode with their plans. Another factor is that insurance for the home in these areas will become astronomic or completely unavailable.

Alresford Bowling Club own the land. There is not public access (unless you are a member), there is a locked gate at the entrance, there is not an abundance of wild life there and as owners of the land Alresford Bowling Club should have control over future development and disposal of the land themselves. Alresford Bowling Club should not be included in this plan and should be removed.

Local Green Space. Item 22. Alresford Bowling Club, Sun Lane. Having attended, and expressed my views at the previous Community Consultation I am amazed that, the assurances I was given, then, that the Bowling Club would be removed from this list seem to have been completely ignored. Having served as a Trustee of the Bowling Club (for 22 years) I can see no reason at all why our bowling green should appear on any town map as a 'local green space'. The Bowling club is private property. The freehold was purchased from the previous owner. It is registered with the Land Registry. The property deeds are legally deposited. At the time of purchase, 1983, four trustees were appointed and they are responsible for the freehold and leasehold of the property. Please ensure that Alresford Bowling Club is removed from the local green space policy immediately.

As a Trustee of Alresford Bowling Club I am concerned at the proposed designation of our green as a LGS. This is privately owned land and registered with the Land Registry under title no: HP772060. WCC 2022 Open Space Assessment Findings categorised the land as a) Informal green space. Its own assessment defines an Informal green space as a publicly accessible and usable space which has not been allocated for any other use and is neither laid out or managed for a specific function. b) Has public access. Patently neither of these conditions are met. The land is not available to the general public. It is a members only club with no general public access with access restricted by a padlocked gate. The land is managed on a regular basis as a bowling green. Para 106 of the NPPF indicates that a LGS designation should only be used where the green space is demonstrably special to the local community and holds particular local significance because of its recreational value. Membership of Alresford Bowling Club is open to all members of the community. Currently membership stands at 70 which represents less than 1% of the Alresford population of 5400. This hardly confirms the area to be of special value to the community. I do not believe this site meets the NPPF's criteria for Local Green Space designation and I seek its removal.

Alresford Bowling Club should not be included in the LGS Policy. It does not serve the community, it only serves its members. As a consequence it is not demonstrably special to the local community nor does it hold any particular local significance nor is it rich in wildlife. Contrary to what is suggested in the LGS policy the Bowling Club does not play an important role in the lives of the residents of Alresford. I would be surprised if as many as 10% of the population of Alresford even know of its existence.

I live in Watercress meadow with 3 SEN children who frequently in the summer play out in the green space my garden is dangerous due to their needs. This proposed plan will affect their mental health and development. They would be unable to play out there as it would become a rat run and busier. We chose to live here as it's not a main road and they can't cope with the noise it

brings. I would be forced out of my home and to up root my children who rely to be in Alresford as my family help care for them. My daughter would be forced if we had to move to change schools and with her additional needs and her EHCP it would have such a detrimental affect. On a wide scales using Watercress Meadow as an access point right by where I live would be very dangerous the opening isn't wide enough for two cars to pass as it is. With increased traffic it will be more difficult to come access watercress meadow for the current people who live here. The wildlife and green spaces would be heavily affected which would be detrimental for the village and planet. With the Sun Hill development being built it is placing added strain on the infrastructure here in Alresford. Schools are becoming full, the GP surfer is wonderful but it's difficult enough to get an appointment so I can only imagine they won't have the ability to cope with all of the new families it would bring. The traffic volume already on New Farm Rd alongside the freight way Lorrie's will affect the roads in the area. The Sun Hill development hasn't even completed yet and we haven't see the full affects will have on the Town. Why is no consideration given to current families in the area. All about money not about people Alresford used to be lovely if this goes ahead it will be proving that.

I would like to raise that the town council have not considered a policy to protect sports infrastructure within the town, there should be reference to WCC NE3 policy in the emerging local plan. There are a number of facility with the school site which should be protected in the future as they have community access. Community facilities policy I would suggest that in the first instance existing provision should be enhanced to meet the need over the creation of new community facilities. I would suggest this is reworded to reflect this and that new facilities would be supported if the evidence is provided.

Given the environmental and Bio diversity of the site, I can only have one blanket answer to the proposal and as such it is NO. I will not entertain any policies dictated by political docturine. In all honesty, I have not read the policy documents. As a long term resident, I cannot agree with the rational of Barn Meadow as the preferred site. This shows very little consideration, a significant amount of ignorance and political pressures. Brown field sites should be developed before considering areas like Barn Meadow. Bar End in Winchester has a large brown field site currently for sale. The footprint could easily accomodate in excess of 100 houses.

New housing should first go to brown field sites. Flood plains should be avoided. Areas of biodiversity and natural beauty should be avoided.

It's unclear, to me, which policy area covers the proposed development of houses and small business units on the current wetland area adjoining Drove lane, but it is to that proposal that I strongly object. Given the recent flooding of large swathes of the country in the past few days, together with huge financial losses and emotional distress of home and business owners, it beggars belief that anyone is even considering building on a wetland area! Wetlands are internationally recognised as vital to reduce flooding and the idea that building on, or near, a wetland tract is plainly ridiculous. Historically building on floodplains has proved disastrous and to develop a wetland area, with consequent ongoing risk of flooding and the loss of wildlife diversity, given what we now know is reckless in my view. I cannot imagine any of the proposed residents or business owners would find flood insurance easy or cost effective to find if this proposal goes ahead. Please think again

WE know Alresford well and think building on or near any water meadow is wrong. there is already an awful develoment up against the by-pass. How that was approved !!!

This is a small town/ large village any more housing far more infrastructure is needed. The area being considered will take away the important wildlife for the area and river. Greed from the landowner should not be driving this dev nor the drive for government targets to pick anything to dev on. A separate community beyond the Golf club away from the river and its wildlife would be better suited.

I don't see what's in it for the town. Plenty of profit for the landowners and developers, what's the community return?

The insistence on building 1950s style red brick houses in 2024 is not acceptable. We need to move on and build 21st century style houses suitable to modern living and preserving the world's environment. There is mention of narrow roads whereas what is needed is an insistence that any roads in housing estates are wide enough for two LGVs to pass each other. There is a fashion now for housing estates to have roads so narrow that the residents are forced to park on the footways thus preventing pedestrians from walking safely.

1) Barn meadow proposal impinges on green and blue corridors 2) Some views not included in local plan e.g North from Sun Lane East Street, North down the Dean 3) Seems little support for local businesses, loss of businesses in the Dean with overdevelopment there

Housing should not be built on flood plains, the clue is in the title and it would cause more disruption to the existing area. Drove lane is a country lane and carries a great number of walkers and cyclists, there to enjoy the countryside. The town has lost farmland on Sun lane already and to build here would cause too much disfigurement to the area of natural beauty. The town cannot cope with the tourists that enter already, due to the lack of parking availability, the council continues to ignore the needs of those that live here already. It is a country market town, keep it in that format, do not let it become another nondescript town.

I feel the Perins Playing Fields are not suitable to be designated local green space as the site is not accessible to the public and is protected by its trust status. I believe it to be the case that in other neighbourhood plans that schools sites are not designated local green space but this needs confirming.

The roads and infrastructure can't cope as it is. We have one doctors surgery which struggles with the population of Alresford at the moment. Lack of parking is an issue. It will be more "rabbit hutch housing" with lack of thought for gardens for residents and parking spaces.

You have simply used 'Weasley words' without any explanation on how you are going to achieve those objectives. Offsetting impact is not realistically possible. It is impossible to reverse damage done by inappropriate development. I am not going to respond to all of the no boxes I have ticked, but suffice to say I do not feel any are deliverable in a way that will enhance or better the town or the people who live here. The community have no real concerns with Alresford as it is, apart from availability of local school places, or GP appointments, but almost all feel very privileged to live in such a beautiful place. Development will be the demise of Alresford, and will not in anyway improve on what it already has. I have commented below on your Green and Blue infrastructure. As an example, how will you protect and enhance the rivers and the pond? How on earth can the enhancement measures you plan increase opportunities? It will only bring pressure on already fragile ecosystems. Rivers are not for recreation. This is misleading at best, potentially damaging at worst. Improve local wildlife habitat?? How? Who will you employ to deliver this in perpetuity? Where will you provide the land to provide this habitat? Improve the parish's resilience to climate change? How? Green and Blue Infrastructure: The parish's rich biodiversity, recreational space, local green space and Green and Blue Infrastructure including the River Itchen, the River Alre and Old Alresford Pond) will be protected and enhanced. This will increase opportunities for all residents and visitors to access recreational and natural green spaces, improve local wildlife habitat and improve the parish's resiliency to climate change. Future development will be water neutral in perpetuity.

Community facilities. There seems to be no recognition of the inaccessibility of facilities given the parlous state of pavements. Monitoring. Is a health check health services? What is NCIL? Movement. Where is Spring Road? Why objections to cul de sacs? Provided pedestrian access is provided they seem like a good idea? Low traffic Neighbourhoods should be in the policy. No commitment to endeavor to improve pedestrian and cyclist safety throughout the town, pointless to upgrade the town centre if you can't get there safely. Sustainable Tourism, Where is there a policy to prevent short term holiday lets and second homes due to the damage to communities?

Community facilities constantly under threat ie rugby pitches. Lack of monitoring over Taylor Wimpey and pop up new builds on gardens. Extensions without planning permission south side of

town. Lack of truly affordable housing. Green spaces not protected. Not fully maintained. Limited marketing.

On Architecture & Urban Design, I'm not particularly convinced of the need to restrict new housing to generally only being one or two storeys. We have plenty of buildings within the town (including within the conservation area) that are more than two storeys in height. This restriction would lead to lower density building, essentially taking up more land to achieve it. On Employment, policy 4 (as written) appears too restrictive: "Flexible and innovative working spaces for coworking and live and work units will be supported, including ancillary home working spaces in residential areas, where it can be demonstrated that they are compatible with nearby uses and amenities. These uses are not supported in Safeguarded Employment Areas" I'm unclear on why coworking space wouldn't be supported within in these areas. In future, were there to be demand for more coworking, but not for use classed identified as being acceptable in these areas, then it's difficult to see why there would be an objection to using coworking units. I'm not sure if this is as intended? The Heritage Policy is a bit of a mess, in my view. The "locally designated heritage assets" seem to be a random selection designed to block development in some locations, rather than having any other significance, in some cases. On Housing Size, Type and Mix, the wording is confusing. Within the main body of the text, emphasis is placed upon affordable homes for younger families. This is clearly a crucial need. But it's not really reflected in the 3 policies in the green box at the top. If it's critical, then I think it should be outlined much more clearly within the policy statement.

This has been proposed by people who have not thought this through. There are many challenges currently in the town that have not been addressed and need to be prior to something new being proposed. I'm in favour of extra housing as some of our local schools will be closed down due to lack of pupil numbers we need young families to come to the area but the proposals are not in the towns interest. The prospect rd industrial estate should be shut down and houses built here - new farm road cannot cope with the excessive HGVs which are speeding up and down the road mounting the footpath with little regard for people or houses.

Q8, Q9 & Q10 | Microsoft Copilot Summary

The responses to Q8, Q9 & Q10 highlight several concerns and suggestions.

Many respondents believe that the area needs improvements to pedestrian safety, traffic management, and overall aesthetics.

There are also suggestions for reducing the speed limit to 20 mph, adding pedestrian crossings, and improving traffic flow at key junctions.

Overall, the feedback emphasizes the need for more detailed and accurate policies that consider the environmental, historical, and infrastructural aspects of the area.

Q8 | Western Town Gateway | Individual Responses

N/A
Improvement to pavement on Perins school side of road
Traffic calming and pedestrian priority
20 mph zone starting from Winchester Road at the junction for Titchbourne and Itchen Stoke
Reduce speed limit to 20 mph.
I would like to see safe crossing facilities as these do not currently exist from North to South side of the roads.
I would like to see safe crossing facilities as these do not currently exist from North to South side of the roads.
Lower speed limit
NC
No comment
Maybe move emergency services to new business development adjacent to A31. Create new homes on existing site.
Traffic lights and pedestrian crossing across the Pound Hill, West Street, Jacklyns Lane and The Dean junction.
None. If it aint broke. Everybody who LIVES in Alreford knows that the western gateway is The Avenue, not Pound Hill, that is the charming and slightly quirky character of the town. Just a job creation scheme.
n/a
None, it's an iconic access from the Avenue into Alresford
Traffic calming/speed restrictions and pedestrian crossing
no comment
Safer junction from the main road into Jaclyns Lane e.g. traffic lights
No comment
I think it's a good idea to improve pedestrian safety, for example by incorporating an additional pedestrian crossing. But there's no point planning for changed road surfaces/pavement surfaces if you can't mend the potholes that are currently there. Please get your priorities right!
No comment
No comment
This area is ok. Care should be taken to preserve the town approach eg trees, bulbs etc since this is a major plus for the town.
Mini-roundabout at Jacklyns Lane crossroads. Plus associated traffic calming measures - pedestrian / cyclist priority.

20 MPH zone additional pedestrian crossing
20 mph speed limit Maybe traffic lights at busy times of day
Stop building
Doesn't need reviewing. Just stop wrecking.
None.
Perhaps the 30 MPH speed limit moved further west to try and slow East bound traffic down before it meets the Dean / Jacklyns Lane crossroads
Clearer speed limit signs denoting the 30mph limit.
A mini roundabout to allow safer traffic flow especially for users from the Dean and Jacklyns Lane. Current crossroads can just about cope currently but with additional development on the The Dean and and around the town generally it will become unsafe
Pedestrian crossing between shapla and co op.
good
None
I would like a pedestrian crossing on the east side of the Jacklyn's Lane/Pound Hill/Dean crossroads. This crossing is much used and extremely dangerous.
Safer road junction
Some simple planters with easy to look after shrubs might help scruffy feel of Pound Hill
Improvement to safely in pathways.
None
It will have to have controls (traffic lights or roundabout) because its already very busy and the new housing will use it as the primary route into town.
Traffic lights moved to the bottom of the hill. Too many people trying to cross at the lower end. Alternatively have a zebra crossing at the bottom by the Dean
Improved access to the Dean.
Pedestrian safety should be prioritised. This is well used crossing for school children close to a busy cross roads junction. Traffic lights are unnecessary as only peak times this is an issue, and focus should be on public realm improvements. The Pound Hill access beyond the eastern most private courtyard access seems obsolete for cars and despite double yellow lines vehicles park and obscure visibility. This should be redeveloped with widened footways, appropriate street tree planting, and raised table/zebra crossing incorporate a distance from the crossroads, in similar form to that across Jacklyns Lane
20mph
A Zebra Crossing across West Streets, in close proximity from the Co-op to the Shapla restaurant.
Already answered at the Meeting
A Pelican crossing
Pedestrian improvements would be sensible.
No parking on grass verges, clearing cut grass after cutting the verges. Stop people waiting for children to come out of school, Albury park car park just as convenient
Some form of traffic control - perhaps traffic lights, perhaps a mini-roundabout at the Jacklyns Lane crossroads.
Flood protection improvement especially with climate change driving greater extreme weather events. Enhancements to West for fire station / perrins entrance to calm traffic entering or exiting - planting, road narrowing perhaps.
A zebra crossing for school children is desperately needed here. There are more houses on The Dean now and much more traffic coming in and out of that road. There is a traffic light crossing further up the hill, but it's too far -children and adults won't walk that far, esp as it's uphill. Many parents park in arlbury park to drop off/collect children and they need a safe space to cross.
Traffic calming measures
I don't know this part of town.

Where possibly increase in capacity for parking at Arlebury Park and certainly better signage for these facilities. I would like to see a 20mph zone through the town, especially approaching the cross-roads. I understand the challenges of introducing traffic controls at this point of the road, but would suggest a trial of a crossing point (zebra crossing) allowing crossing of the Dean. There is too much confusion at this junction.
Improved safety for pedestrians, especially at school pick up drop off times. Traffic Calming Measures for traffic as they enter the Town Centre (maybe make the town Centre a 20 mph?) Possible outdoor seating area for cafe's at the bottom of the hill/shops
none
None
More controls of parking on double yellow lines especially school pick up
Need some way of reducing speed of vehicles coming into town.
Get better way to cross road by the Dean and co op shop. Junction is very dangerous for people on foot. Slow the traffic speed to 20 miles per hour.
The key is to protect the Avenue's trees and informal space. Slowing vehicles earlier and reducing to 20 on approach to a possible Perins crossing would reduce pollution. A couple of benches on the north side (facing south) could enhance the amenity value.
Probably a roundabout
Improved cycle way
NO further development until the full effects of the Sun Hill project can be monitored.
A permanent speed indication sign to slow people down coming up to the crossroads with the dean and jacklyns lane
A zebra crossing at the bottom of town will help greatly especially during busy periods when crossing is nearly impossible. This also give pedestrians priorities, additional planting would make the area look more pleasing. If space allowed a small round a-bout to help traffic flow and slow cars coming down the hill.
Jacklyns Lane junction traffic control and pelican crossing across the Avenue (Perins/ARC).
20 mph speed limit from just before Arlebury park and though out the town.
No
Scrap it
Safer traffic controls - with a 40 space car park due to be built the junction will be overloaded. The Dean only has one access point - any incident at the top would make it impossible for emergency vehicles to get to the large number of properties. The increase in properties over the last few years with one access is a worry.
None
Improve the crossroads crossing. The is currently no safe pedestrian crossing at the moment.
None needed Increased homes and associated increase in traffic will create problems in the future. Drop off/pick up to Perins School is not ideal, but this needs to be addressed by the school and parents should be discouraged in stopping in the road and holding up traffic.
Pedestrian crossing to make crossing the road easier especially for elderly people
Traffic lights at the crossroads with the Dean/Jacklins Lane would improve safety
Part time traffic lights on the pound Hill/ Jacklyns junction to ease traffic flow. Pedestrian crossing outside Shapla for new residents now on the Dean.
Better traffic management and safer crossing.
I don't have particularly strong views on this.

Q9 | Broad Street | Individual Responses

No stopping at any time on the main road preventing disruption.
Better signage and appropriate traffic control on the "S" bend by the Globe Public House at the bottom of Broad Street
There was a plan to make the service road a public footpath or area where cars were not permitted. The deliveries would be controlled using bollards and there was an appetite from the town to see the measures implemented during the pandemic adopted permanently. It would improve the shopping experience and would enable farmers markets and other events etc to continue without the issues with double parking and other traffic offences.
Lower speed limits and pedestrian priority
A better looking Christmas tree
Reduce speed limit to 20 mph.
I would like to see the access road permanently pedestrianised to encourage an enhanced cafe culture and to increase the enjoyment of Broad streets vista.
Keep on street parking asset to market town. Re paint lines for parking and disabled bays.
more benches for seating outside, spaces for the community to sit and chat
I would like to see the access road permanently pedestrianised to encourage an enhanced cafe culture and to increase the enjoyment of Broad streets vista.
parking spaces for shoppers not home owners.
Seek to prevent vans/lorries from driving over the soft ground surrounding the street trees/verge trees, particularly during events. Reason: Prevent soil compaction, to ensure longevity of the street trees. Re-paint all road markings.
NC
No comment
More Pedestrianisation of the area (still allowing motor vehicles). Perhaps the small road outside tesco could be a priority pedestrian area. Delivery times restricted. safer crossing point (zebra crossing?) across West St at the top of Broad St
None
More disabled parking. Better maintenance of the pavements which can be slippery and often broken by heavy vehicles. Proper enforcement of keep clear/no parking areas in front of the entrance to the George Yard/Alresford Builders Merchants.
Improved parking management. In the mornings, between 8.30 and 10 especially, it is chaotic and dangerous especially when people stop their cars, either briefly, or sometimes for longer periods, in the road itself, not in a parking bay. At the very bottom of Broad Street where it becomes the Soke, there needs to be a rearrangement of parking. Delivery lorries stop regularly by the Globe, blocking the road, and this causes risk to cars and pedestrians trying to negotiate it, whether travelling into the town or leaving it.
Free parking permits for all those who work in the retail premises of Broad st., East/West st. to park at Community Ctr. or other designated area, thus losing the admin and cost of parking enforcers, whilst retaining a rural town feel. Again expensive job creation and a huge waste of money, asking someone if we are putting the Xmas tree in the right place, unbelievable.
n/a
Safeguarding pedestrian access and improved parking definition
Paving redone
Means for pedestrians to cross safely from the path leading from St John's church to the top of Broad Street.
Easier to cross the road further down towards the Globe
no comment
Clearer parking markings and parking regulations signed

No comment
I think it would be a good idea to restrict the hours at which large vehicles can make deliveries here. However, you can't remove existing parking opportunities without compromising the viability of Alresford centre - there are lots of people who spend time in Alresford who can't walk or cycle there (and public transport is limited). Many of the stalls in the market aren't good quality. Why not have a good quality market a few times a year rather than try to have a less good one every week?
No comment
No comment
Attention to paving areas, litter and review of parking arrangements.
Better road markings
Ban use as a through-way for heavy goods vehicles.
20 MPH Zone pedestrian crossing, parking improvements.
20 mph speed limit
Stop building
None.
None
No improvements - just the all important character retained !
Improvement in marking of parking bays. Perhaps some parking for residents only. in the front-on parking bays, cars often protrude over the pavement. Somehow make it clearer that vehicles should not park over the pavement areas.
Town square area
yes
None
Signage ref parking restrictions need to be clear and visible
Benches ... we need benches
Permanent outdoor seating areas , even expand pavements in a soft design -it was great in covid times! and more benches perhaps with with a train/ watercress theme style. Ask businesses with upper floors to keep windows looking attractive. Have pavement inset slabs with previous uses of that property listed as done in Chepstow and many other market towns .
Improvement to surfaces of pavement & road surfaces.
More Parking
None - its works well and the wardens have done a great job of opening up the parking.
side road in front of Tesco Express should be restricted to walkers only. confusing who has right of way at the head of Broad St. Also a traffic light should be installed at the turning by The Globe.
More disabled parking.
I would like an additional pedestrian crossing across east street near to the junction of Broad Street. I also think central Alresford should have a 20mph speed limit. We have a lot of elderly people here who struggle to get across the road safely.
20mph should be implemented asap. Zebra crossing
Public realm improvements to prioritise pedestrians/street scene appearance over parking
Better parking provisions. Pot holes fixed.
Clearer road markings i.e. KEEP CLEAR opposite entrance to Alresford Builders. Encouraging car users to reverse into spaces to eliminate reversing into traffic approaching from Old Alresford
The junction of Broad Street with West and East Streets can be difficult for pedestrians to cross due to traffic turning into and out of Broad Street. Perhaps a suitably sited Zebra Crossing would give pedestrians more security.
Already answered at the Meeting
Another bench on the west side of the road. Clear road marking re: parking (white lines marking permitted parking & either a refreshed Keep Clear painted opposite the George Yard entrance, or

yellow cross-hatching). Much clearer indication that motorised traffic & cyclists need to drive SLOWLY through The Soke. White lines (& perhaps symbols of a walking person) painted on the road indicating the best route for pedestrians in The Soke.
Clearer instruction on the use of the carriageway around the shops (eg near Tesco). Easier to follow designation of protected parking spaces to avoid unintentional parking violations. Improvements to blue badge parking. EV fast charging points.
The pavements are in a dreadful state (especially outside the library upto the Horse & Groom) because delivery vehicles and cars just park half way on the pavement and half way on the service road. There used to be bollards but have not been replaced when damaged by vehicles.
Change the available routes so that the road in front of the Horse and Groom ceases to be a through route.
permanent pedestrian area from no 32 (old Pizza express building) up to the barbers. Access for deliveries to businesses to be restricted to certain hours. This will allow the extension of restaurant / pub to outside area in the summer (enhancing potential tourism sustainability). This would also greatly bebenfit the weekly market. redesign KEEP CLEAR area to only allow access for deliveries and into the yard. This shuld prevent the current parking issues that cause an obstruction
Could make a safe pedestrian crossing point halfway along broad street. The one at the junction with west street is also not great, as cars don't notice it because it's just as they are turning in/out of the junction and they have their eyes on the other cars at the junction.
For the town to continue to thrive there must be ample parking and free parking.
I would be supportive of early hours delivery slots for HGVS. I would be careful about removing any existing parking from this area due to potential loss of trading for local businesses who are already struggling.
Better enforcement of the traffic and parking restrictions so as to facilitate trading and consumer use.
Outdoor seating areas for businesses. We have a large space with no sense of a plaza type atmosphere. With better parking/planning maybe we can become an even more attractive place for tourists to come and visit. 20MPH Limit
none
Less parking availability on the west site of Broad St during the summer. An evening pedestrian zone would be fantastic.
None
Parking when it interrupts preparation for market on Thursday and other occasions such as preparation for the town Christmas tree a few days ago. More prominent signs
Make it a pedestrian zone, or at least restrict traffic flows. Current on-street parking is increasingly hazardous.
I like the idea of fewer parked cars and a more pedestrian-friendly, amenity-rich environment.
20mph speed limit in Broad Street and at the approach to the town via the Great Weir with speed bumps at The Soke. There have been two serious motoring incidents here in the last 9 months. One car crashed into the bay window of the Globe pub, and in September a car hit the cars parked outside Pond View Cottages and wrote off four cars. Fortunately nobody was hurt. Speed bumps are needed because cyclists hurtle down Broad Street and The Soke at speeds approaching 35mph which is dangerous both for themselves and pedestrians walking over the medieval bridge.
I think it is fine as it is
Improved soft landscaping and create more shared spaces and space for street cafe tables etc
See above
Unmetered parking must remain otherwise we'll stop going into town to use the local shops. Also applies to West Street,
Road painting of parking spaces and disabled spaces as well as the thursday restriction space better monitoring of the illegal parking in the service road outside tesco

Better surfacing on the road, I believe the parking is sufficient and any reduction would cause issues. I believe the area outside the Tesco/pub could be closed to cars to allow for additional pedestrian space and specific space for the market. Pavements could be improved, as some of the slabs are broken. Additional planting to green the street would be more pleasing current grassed areas could be enhanced.
CCTV, not for traffic enforcement, however, more so to monitor vehicles and footfall.
20mph speed limit from The Globe.
Remove kerbs and use brick pavers to indicate parking bays. Slip road by Tesco etc. to be for deliveries/market only.
Scrap it
Pedestrianised space at the top of the town with businesses arranging delivery times accordingly. Street furniture. The market should be more attractive - off load and park off site as in other market towns. Pavements should be safer.
Improved pavements. Raised flower beds at bottom of broad street. Restrict delivery times
The service road outside of Tesco to be pedestrianised, and used only for service deliveries. Parking to be banned on the large pavement outside of the Horse and Groom to allow pushchairs and mobility scooters to use the drop curb. Motorbikes to be banned from parking on the pavements. A zebra crossing in the middle of Broad street.
Introduce cycle bays so they don't have to be secured to trees.
Broad Street beds to be reinstated to how it was to ease the flow of traffic. The 'kink' in the road mid way that was introduced a number of years ago has caused near misses and confusion, it was not thought out. Reinstating the wider parking bays that were a feature and more in keeping with the Georgian layout.
Parking restrictions outside Tesco. Improved parking bay lines
Stop traffic turning left from Broad St in the slip road by Tesco. Traffic calming measures on Broad St as vehicles constantly waiting/ backing out of parking spaces
The online images cannot be magnified, text cannot be read.
Repairs to road and pavement, clearer parking guidelines
During the pandemic, restaurants made more use of outdoor seating on Broad Street. I felt that this was a positive, although I understand that there is a balance here (ie with the need for deliveries to other premises).
Clearer parking lines and road markings. Reduced speed limit. Possibly another pedestrian crossing.

Q10 | Watercress Arrival | Individual Responses

N/A
A clear one-way system round the Station car Park and defined access to the recycling area.
A clear pedestrian route across the station car parking and pedestrian priority
It looks dated without being charming (Terry & June sitcom era) The car park is depressing, as is the bottle bank. Plant some trees and pick Farrow & Ball colours, research in Bruton in Somerset
Reduce speed limit to 20 mph.
Visibility is, in my opinion, bad at the right-hand side of the access from Station Road to the Station car park. It is difficult to see cars coming round to exit the car park (or for such cars to see those coming up the road to enter). There seems to be some sort of low concrete structure on that corner as well as a tree but I don't know what it is.
Nothing.
NC
No comment
Parking policies that attract tourists
None
Footpath all the way to the Station Car Park. Double yellow lines by the surgery railings to prevent congestion. Creation of a safe drop-off zone for elderly and disabled visitors to the surgery.
All the above.
Question- with the population increase what infrastructure /resource is being put in place to support the local doctors surgery?
n/a
Improved signage and designated safe areas for pedestrians
Pavements updated for mobility access
No specific comments.
More space for turning around. Designated parkin for the surgery
no comment
No comment
I'm not sure what the problem is here. There are perfectly adequate pavements on both sides of the road leading from the station to West Street. An improvement could be made from the station down the hill to Jacklyn's Lane and the railway bridge, and this would provide a better access for people going to the station so that they could avoid snarling up the town centre. I agree a link to the south side of Alresford is a good idea.
No comment
No comment
Enforce parking regulations but some consideration for patients outside doctors.
Regeneration
20 mph speed limit
Stop building
None
None
Improve parking outside the doctors surgery.
More parking for cars
no
One
N/A
I suppose parking essential for eg GP surgery but less parking, wider pavement at least on one side, spruce up outside of public loo- how about a tasteful graffiti style painting of the spies connection!

Pavement and roads surfaces.
More Parking
Cosmetically you could make the entrance into the town from the station, and the public toilets MUCH nicer, but who pays?
Free parking
Public realm improvements to prioritise pedestrians/street scene appearance over parking
Better parking arrangements.
Vehicles parking on double yellow lines must be fined. The type of parking is prevalent on Station Road just by The Swan.
Already answered at the Meeting
Clearer designation of pedestrian zones. Many children visit and much of the waiting area is in the car park.
Improvements around entrance exit of car park around the mill and the surgery. Improved pedestrian access, crossing point / pinch point with planters and a right of way over one direction.
Remove most of the on street parking, but maintain some for disabled users of the doctors surgery. Make the pavement wider. The entrance/exit of the station car park from station road is a pinch point and visibility is poor when exiting the car park from the left (when looking towards station road with the station behind you). This is the correct place to exit, based on the road markings. Just making the road wider at that point would help. The entrance/exit to the station car park from station approach is very narrow with poor visibility too. Could consider making that one way.
No comments
none
None
More disabled spaces near surgery
Reduction of on-street parking, which can make Station Road difficult to drive down
It seems to me that the amenities at the station end are not well integrated into the town. Visitors would need to know they are there. Narrow pavements and poor maintenance at the West Street end make this route uninviting. I'd like to see a series of small improvements to the streetscape to make this a more valuable asset to the town.
A one way system might help, up Station Road and down Station Approach
Improve landscape
See Above
additional pavements which are wider as its very narrow. access through the car park area to the south of town, under utilised green space that is managed by the railway could be enhanced/opened to allow people to walk through to sun lane. The car park is heavily dominated by cars additional parking would look better. Access along the streets outside the car park can be challenging due to the roadside parking particularly during busy times.
CCTV and traffic control at carpark entry/exit. No waiting area outside judes and GP Practice.
20mph speed limit.
One way system to stop cars coming out of Mill pulling straight out regardless of others cars, especially when cars are dropping people off for the Surgery.
Make road a 1 way system
Less confusion over parking spaces and more priority given to pedestrians and cyclists. More EV parking.
Some short stay parking for GP surgery, or at least a drop off so that people with limited mobility can be given a lift. Reduce noise pollution from Gym- music can be intrusive
A two hour parking entitlement instead of one hour.

Update signage in the station car park so visitors can see what is on offer and where. Sort out the confusing car parking so visitors can park all day if they are visiting the railway. Introduce yellow lines outside of the doctors surgery to prevent bottlenecks.

Remove the first parking bay closest to the junction with West Street to facilitate the traffic flow in each direction.

Pedestrian safety at the entrance to the car park needs to be improved.

I don't have particularly strong views on this.

The responses highlight several concerns and suggestions regarding the development of Site NA01 - Thody's, New Farm Road. Many respondents believe that the site has significant constraints that make it unsuitable for development. Here are the key points:

Constraints:

1. **Access and Infrastructure:** The site has limited access via New Farm Road, which is narrow and unsuitable for additional traffic. The New Farm Road bridge further limits safe vehicle access and is not designed to accommodate increased traffic volumes¹.
2. **Distance from Amenities:** The site is over a mile from the town center, shops, healthcare, and other essential services, making it unsuitable for elderly residents or those without private transport¹.
3. **Impact on Landscape and Key Views:** The site lies within a visually sensitive area, with views from and toward the South Downs National Park. Development here would obstruct and detract from protected views¹.
4. **Environmental Sensitivity:** The site is part of a green corridor that supports wildlife habitats and biodiversity, including species dependent on the nearby River Itchen catchment. Any construction risks habitat disruption, loss of biodiversity, and potential pollution of watercourses¹.
5. **Heritage Concerns:** Thody's House, a listed property, would be negatively impacted by adjacent development, harming its historical setting¹.
6. **Inappropriate Cul-de-Sac Layout:** Developing this site as a cul-de-sac would contradict policies encouraging permeable layouts that integrate with the existing settlement¹.
7. **Light Pollution and Dark Skies:** The site is near the South Downs National Park, an International Dark Sky Reserve. Development would increase light pollution¹.
8. **Future Demographic Needs:** With Alresford's aging population, this site does not meet the need for accessible housing close to services¹.

Opportunities:

1. **First-Time Buyers:** The site offers opportunities for first-time buyers².
2. **Public Transport Network:** The site is located directly off the main public transport network².
3. **Housing Fabric:** The locality follows the main housing fabric².
4. **Not a Green Open Space:** The site is not identified as a green open space².
5. **Sustainability & Biodiversity:** The site offers opportunities that would align with sustainability and biodiversity requirements².
6. **Community Integration:** The site would blend in with the community and housing density².
7. **Financial Contributions:** The location offers financial contributions that would benefit New Farm Road².
8. **Accessibility Requirements:** The site suits accessibility requirements².
9. **Local Economy:** The development would enhance the local economy due to its locality².
10. **Infrastructure Development:** The development would offer opportunities in improving and investing in the development of infrastructure².

Overall, the feedback emphasizes the need for careful consideration of environmental impacts, accessibility, and the preservation of green spaces and wildlife habitats.

Q11 | NA01 Thody's, New Farm Road | Constraints & Opportunities | Individual Responses

Preserve the status quo
N/A
<p>1. Access and Infrastructure Constraints The site has limited access via New Farm Road, which is already narrow and unsuitable for additional traffic. The New Farm Road bridge further limits safe vehicle access and is not designed to accommodate increased traffic volumes. There are limited public transport links, making this site reliant on car usage, which is unsustainable and contrary to local movement policies. 2. Distance from Amenities The site is over a mile from the town center, shops, healthcare, and other essential services, making it unsuitable for elderly residents or those without private transport. This conflicts with housing policies that prioritize developments close to amenities to promote walkability and reduce isolation for vulnerable populations. 3. Impact on Landscape and Key Views The site lies within a visually sensitive area, with views from and toward the South Downs National Park. Development here would obstruct and detract from protected views, violating the Key Views Policy and diminishing Alresford's rural charm. 4. Environmental Sensitivity The site is part of a green corridor that supports wildlife habitats and biodiversity, including species dependent on the nearby River Itchen catchment. Any construction risks habitat disruption, loss of biodiversity, and potential pollution of watercourses, which are contrary to Green and Blue Infrastructure policies. 5. Heritage Concerns Thody's House, a listed property, would be negatively impacted by adjacent development, harming its historical setting. The agricultural heritage of the surrounding fields, integral to Alresford's identity, would be permanently lost. 6. Inappropriate Cul-de-Sac Layout Developing this site as a cul-de-sac would contradict policies encouraging permeable layouts that integrate with the existing settlement. It would create a sense of isolation rather than fostering community integration. 7. Light Pollution and Dark Skies The site is near the South Downs National Park, an International Dark Sky Reserve. Development would increase light pollution, degrading the area's dark skies. 8. Future Demographic Needs With Alresford's aging population, this site does not meet the need for accessible housing close to services. It is an unsustainable choice for long-term population growth and well-being. This site offers minimal opportunities due to its constraints and does not align with the goals of the Neighbourhood Plan, Winchester City Council policies, or the community's vision for sustainable and integrated development.</p>
<p>The location makes this site promote unsustainable car use - and would overload the infrastructure - roads with too much traffic. Sustainable development needs to be located away from important landscapes, protected sites and close to amenities. This site fails that important test when considering development schemes. The requirement for 10% Biodiversity Net Gain on this site is questionable as to whether this can be achieved. The access into the site is far too narrow etc</p>
<p>This site has Avery high environmental impact for a poor progress towards the objective of new homes.</p>
<p>Additional traffic on a busy road (freight depot for artics, rat run to & from Cheriton. bus route and a road with significant pinch points</p>
<p>This proposal is feasible. Achievability (economic viability; market factors; cost factors; delivery factors)</p>
<p>Opportunities: - Offer opportunities for first time buyers. - Great benefits of the site being located direct off the main public transport network. - Locality follows the main housing fabric. - Site is not identified as a Green open space. - Site that offers great opportunities that would align with sustainability & biodiversity requirements. - Great benefits from locality of site to be developed on as it would blend in with the community and housing density. - Location offering financial contributions that would offer greater benefit direct to New Farm Road. - Opportunities that suit accessibility requirements. - Using this site for development would not have detrimental impact to the local environment. - Site offering great housing capacity in response to the housing need of</p>

New Alresford. - Development would offer opportunities in improving and investing in the development of infrastructure. - Enhancement to local economy due to locality. Constraints: - Site impacted by sound from the A31 although this is the same impact to all properties along New Farm Road.

We DO NOT SUPPORT THIS PROPOSAL FOR NEW FARM ROAD due to the following points. Vision & objectives – Accessible by walking and cycling. – feel a lot of the pavements are not accessible for wheelchair and buggy users and many are dangerous – long tilts, not wide enough. Damage and areas like bridge on new farm road where pavement stops on limited vision of bend and bridge. River Itchen Catchment area Mitigation measures required for phosphate & nitrate impacts of development. Risks to River Itchen is a huge concern for us personally. Have lived further along the River Itchen all my life and now residing above it in Alresford and now to read the report that it could be at all at risk, is highly concerning and upsetting. The run off from this proposed new development would greatly affect the local rivers and also cause more risk of flooding around the watercress beds and risk the food production in this area. Landscape Assessment is: 12 Highly Sensitive RED Area Protection from development ideal. New planting is not a “cure all” approach and doesn’t screen the site from South downs due the natural valley of the topography. Would majorly affect the wildlife and ecology of the site. Bats, Kites, dormice, newts, foxes and other wild life and love seeing the sheep and baby lambs being born. Would be a real loss of habitats in this field. South Down National Park, the need to avoid or minimise any adverse impacts on the national park; This site will directly affect the views from South Downs National Park. Ruining more of the landscape into a built environment and the affect of more lighting from homes and streets that would affect light spillage to prevent impacts on dark skies and landscape. Screening trees on edges is not an acceptable solution to a poorly designed development. The screening solution proposed does not protect the views from South down National Park and is not suitable for this development or current over looking residents. Proposed Bungalows along hedge line of existing settlements. Designed for older generations or people with accessibilities concerns. Yet from experience many of the bungalows in Alresford are quickly been turned into 2 -3 storey homes. Will there be some sort of restrictions that these can not be extended? If designed for older populations or less abled, this settlement is not in a walking reach of the town centre for less abled people. The pavements along new farm road and surrounding areas are not buggy/wheelchair/mobility scooter friendly and can confirm pushing a buggy along these slopping narrow pavements is extremely hard work and dangerous. Let alone areas along New Farm Road by bridge where pavements stop making very dangerous spots for both drivers/pedestrians/cyclists. Development proposals which include the provision of housing suitable for older residents, including bungalows, sheltered housing, and independent living will be supported in principle, subject to compliance with the Development Plan. Housing designed for an ageing population should be: a. Located within easy access of shops, public open spaces, facilities and public transport services. THODYS SITE DOES NOT MEET THIS REQUIREMENT AS STATED ABOVE. Not close to shops and although semi close to bus routes. With no proper bus stops not suitable for aging population. b. Well-integrated within the wider neighbourhood and be designed in accordance with the HAPPI principles. ON EDGE OF ALRESFORD AND DOES NOT FULLFILL THIS POINT. Settlement Boundary of New Alresford, that maximise opportunities to promote walking, cycling – have you tried cycling around Alresford? Its extremely hilly for one. The roads are terrible, dangerous and bumpy and not wide enough to encourage cycling. I fear ever cycling in this area. I am shocked to read New Farm Road is a cycle route! c. be easily accessible to all – Definitely not with current status of many pavements and roads. Bus routes mentioned along New Farm road, yet no proper bus stops or raised access for limited mobility and some stops are in our neighbours driveways. These bus stops are not accessible or safe to use! This Site affects both green and blue infrastructure by building on green land and potentially damaging blue water ways. Under Employment Policy. - Improve pavements where necessary, since living in area never seen any pavements improved. New Farm Roads pavements desperately need widening and

improving. My brother in laws hand was hit by a cars wing mirror walking on a pavement, By car getting too close. Thank goodness it was not my 4 year old nephew who he was protecting. The pavements and roads are not safe along New Farm road especially due to buses and large vehicles accessing the industrial units and adding houses and more vehicles is only going to increase the risk to this dangerous road where most driveways are hard to get out of as it is!!! 9. 'Thodys' (Arts & Crafts residence. Already under consideration by Historic England for listing Grade II) – Real risk to this property and allowing an access point here would put a real risk to both the house and surrounding area. Demolishing the historic surrounding buildings that were once the vets practice is also really disappointing to hear. b. Avoids cul-de-sac layouts and maximises all opportunities for a permeable site, connecting with the existing public right of way and public realm network. – THIS SITE IS A CUL-DE_SAC with limited views to access main road. Hence this site is not suitable and causes more danger along access to New Farm road and the limited visibility up and down the road. Parking on site – not enough space. And will result in unexpected on-street/pavement parking which is highlighted to avoid. The provision of cycle routes separated from vehicular traffic will be welcomed. They should be designed for use by all people, regardless of age and ability. New FARM ROAD is not wide enough to encourage this so would not be possible hence not meeting your demand for this. Can't believe this says it's a cycle route. Barely seen anyone cycle along it and you would be constantly hit by unsafe and uneven surfaces. Not in walking zone for Alresford so doesn't fulfill that point for access to town. Watercress Way – would love to see more of this accessible as walking cycling routes. It's a shame it hasn't been protected more in Alresford and already built over in many areas and new site on New Farm Road. Site is outside the New Alresford Settlement Boundary and does not meet this requirement. Removing agricultural land would destroy livelihoods of our local farmers who farm the land and provide grass for feeding their sheep and livestock.

If developed this site must retain and protect the trees on NF Road and retain Thodys itself. Should provide pedestrian connection to new allotment site which is adjacent, and connect the proposed orchard to this. No additional development on northern field if only this single vehicular access is provided - cannot deliver 100 houses with only single access. Therefore need assurance that if this site is allocated for 65, the adjacent land will not also result in unsuitable development via a single access. Site is a long walk from town/primary school and is not the most suitable option in the town.

I think this is the best option for housing in Alresford as, other than the need to demolish the garage at Thodys, the access is good and traffic from the development would have direct access to major road network without needing to travel through the centre of Alresford or smaller residential roads. The only constraint is that it will reduce the beautiful views that the larger houses on New Farm Road currently enjoy but unfortunately this would not be reason enough to reject this site when compared to the alternatives.

Great access possible with two roads (in/out) Space for 75 homes will substantially help the target for 100 homes.

Constraints of Site NAO1 - Thody's, New Farm Road

1. Access and Infrastructure Constraints The site has limited access via New Farm Road, which is already narrow and unsuitable for additional traffic. The New Farm Road bridge further limits safe vehicle access and is not designed to accommodate increased traffic volumes. There are no nearby public transport links, making this site reliant on car usage, which is unsustainable and contrary to local movement policies.
2. Distance from Amenities The site is over a mile from the town center, shops, healthcare, and other essential services, making it unsuitable for elderly residents or those without private transport. This conflicts with housing policies that prioritize developments close to amenities to promote walkability and reduce isolation for vulnerable populations.
3. Impact on Landscape and Key Views The site lies within a visually sensitive area, with views from and toward the South Downs National Park. Development here would obstruct and detract from protected views, violating the Key Views Policy and diminishing Alresford's rural charm.
4. Environmental

Sensitivity The site is part of a green corridor that supports wildlife habitats and biodiversity, including species dependent on the nearby River Itchen catchment. Any construction risks habitat disruption, loss of biodiversity, and potential pollution of watercourses, which are contrary to Green and Blue Infrastructure policies. 5. Heritage Concerns Thody's House, a listed property, would be negatively impacted by adjacent development, harming its historical setting. The agricultural heritage of the surrounding fields, integral to Alresford's identity, would be permanently lost. 6. Inappropriate Cul-de-Sac Layout Developing this site as a cul-de-sac would contradict policies encouraging permeable layouts that integrate with the existing settlement. It would create a sense of isolation rather than fostering community integration. 7. Light Pollution and Dark Skies The site is near the South Downs National Park, an International Dark Sky Reserve. Development would increase light pollution, degrading the area's dark skies. 8. Future Demographic Needs With Alresford's aging population, this site does not meet the need for accessible housing close to services. It is an unsustainable choice for long-term population growth and well-being. Opportunities: None This site offers minimal opportunities due to its constraints and does not align with the goals of the Neighbourhood Plan, Winchester City Council policies, or the community's vision for sustainable and integrated development.

This site has Red High Sensitivity landscape and requires a HRA both of which are constraints.

Objection. New Farm Road is very narrow in places, particularly over the railways bridge, and is on a main bus route. A large increase in traffic to enable the development and/or resulting from any such development, would be dangerous and have serious detrimental impact on the quality of life of those living in and around the area, not to mention destroying the wonderful aspect which is currently there.

1. Arbitrary Housing Allocation The allocation of 100 houses to New Alresford is seen as disproportionate, especially when compared to larger towns with better infrastructure. The town lacks the capacity to handle such development, and there are concerns about strain on existing facilities like healthcare and parking. Alresford is a small, quaint market town, which is at risk of losing its character if further development is permitted. Facilities like the doctors surgery in particular, and parking in town, are not well equipped to handle further development. The addition of the Sun Hill development (300+ houses) has already introduced extra strain that the community has not yet felt. 2. Light Pollution The proposal could significantly increase light pollution, violating the Architecture and Urban Design Policy, especially given the proximity to the South Downs National Park, which is known for its dark skies. 3. Water Course Issues The development risks disrupting vital watercourses critical for biodiversity, flood management, and ecological preservation, with potential negative impacts on water quality. 4. Access and Bridge Concerns The proposed development would exacerbate existing access issues on New Farm Road. The access point to the proposed development is on a hill and a blind spot, with buses coming both up and down the road which is already narrow. The proposed entrance at Thodys is narrower than it appears in the indicative plans. The Movement and Access Policy discourages designs reliant on cul-de-sacs and emphasises sustainable layouts that support non-motorized transport. This proposal does not meet those criteria. 5. Distance from Shops and Services The site is over a mile from the town center, making it inaccessible for elderly or disabled residents, which violates the Settlement Boundary and Housing Size, Type, and Mix Policies. 6. Impact on Scenic Views The development would obstruct key views from the South Downs National Park and surrounding areas, conflicting with the Key Views Policy, which protects significant vistas. 7. Unsuitability for Aging Population The location of the site, being outside the Core Walking Zone, is unsuitable for the aging population and disabled individuals, with poor pedestrian infrastructure, who would face significant challenges accessing essential services. In addition, this touches upon Road Safety Concerns, as the pavements along Grange Road that are used to walk to town are in a bad state and not appropriate for wheelchair users or anyone with a buggy or otherwise. The alternative route of walking down New Farm Road towards the avenue, means passing over the New Farm Road bridge, which does not have a pavement and is narrow and dangerous for pedestrians,

especially with a buggy or wheelchair. 8. Heritage Concerns The development threatens the heritage value of nearby fields and Thody's House, a listed property, and would damage historical elements, which contradicts the Heritage Policy. It is not only the Thodys building that has heritage value, but the entire setting. The site access would demolish the sheds down the side of Thodys, which were once used as part of the Veterinary practice, as was the land in the field behind. 9. Inappropriate Use of Cul-de-Sacs The proposed cul-de-sac layout is contrary to the Movement and Access Policy, which promotes permeable, sustainable layouts rather than isolated designs. 10. Reliance on Screening with Trees The proposal's reliance on tree screening to mitigate its design issues conflicts with the Landscape Policy, which discourages this approach.

Conclusion on New Farm Road Proposal The development on New Farm Road raises multiple concerns regarding flooding risks, biodiversity loss, pollution, road safety, landscape sensitivity, and community feedback. The Neighbourhood Plan consultations emphasize preserving areas like Barn Meadow as Local Green Spaces, and the proposed developments undermine these goals. The site, NA01, was one of the worst performers in the Winchester Local Plan due to severe access problems, inadequate infrastructure, and environmental risks. The development would negatively impact heritage assets, such as Thody's House, and increase traffic strain on New Farm Road, which is already used as a cut-through for heavy vehicles.

General Conclusion The proposed developments on New Farm Road and Barn Meadow contradict several key policies in the Neighbourhood Plan, particularly those related to sustainability, accessibility, and community integration. These sites should be removed from consideration, and future developments should prioritize more suitable locations that align with the town's needs and policies. This proposal raises substantial concerns regarding Alresford's environmental, historical, and community integrity, and should be reconsidered in favor of sustainable, community-supported alternatives.

Main constraint that I am aware of is the narrow railway bridge towards the Avenue end of New Farm Road. It is difficult to see how it would be possible to accommodate an increase in traffic over this bridge without it being both dangerous and damaging to the bridge.

Dreadful access.

High visibility impact and poor accessibility

Opportunity to provide a reasonable number of houses. Looks good consideration for trees on open space; broad range of tree species including medium and large trees (e.g. Dutch elm disease-resistant elms, field maple, small and large leaved lime). Proposed layout should take into account existing and future growth of trees, for example avoiding rear gardens from being dominated by existing on/off-site trees e.g. proposed properties midway down eastern boundary of site.

This site is highly constrained by its landscape setting. It falls within the Itchen Valley landscape setting on rising ground which is highly prominent from the South Downs National Park. The potential to mitigate against this obvious landscape impact appears to be limited. The site is poorly connected to the town centre and will be highly reliant on the use of the private car.

No comment

Object. The tight access and impact to the westerly aspect of the town would be detrimentally impacted. The ransom strip access road is narrow

This is a suitable site for development and housing and I support the proposed development here. It is well sited for communications and services and given the location is likely to appeal to families, it is a considerable walk into the town centre from here, but not too much more than the residents of the successful near by already seem to manage quite well. However this site is not without its difficulties. It is near areas of natural importance, it is also a sloping site, draining to watercourses. Access on to New Farm Road, already busy and given to excess speed from motorists, must be carefully managed. Management of human waste is imperative here, the mains drains in the area are already subject to overflow and if this site is developed it must manage its own waste with a private waste management system.

This one is alright.

The main constraint is the access. New Farm Road is already very busy (bus route, increasing number of very large lorries) and introducing more cars, at the junction with South Road would be ill advised. Whilst it is good for the town that the Freightways business seems to be booming, the number of their lorries, but also others, is increasing all the time. The site is also right on the edge of the town, too far for children to walk to Sun Hill and even for most people to walk to the shops. It is currently used for grazing sheep and provides a natural boundary for the town.

NA01 = Thodys. A much larger site. On arable land but NOT within the "flood plain" current or anticipated. Some 20 - 30 feet above that. 180 degrees of natural and existing screening. Thodys building to be preserved. A decent mixture of property design and thoughtful use of space, nice aspect etc.. A good grasp on the sensitivity of The Itchen with design water interceptors included, that is a non negotiable. The provision of off street parking. Additional community enhancements. There would need to be some serious traffic calming bearing in mind the road set up and the open space living the project is trying to convey. I appreciate some residents of New Farm Road, especially on the west side, will object to this happening adjacent to them. But the same could be said for residents of Sun Lane, of which I am one, who are currently suffering from the noise and disturbance that is construction. So NIMBY, is not a valid argument. Another certainty.

Access via New Farm Road Environmental impact on Wildlife.

This green space/pasture field is an established wildlife corridor between Alresford and Tichborne. As a result, any significant development would have a negative impact on this. When you consider the aims of the Council in the Neighbourhood Plan - biodiversity net gain, resilience to climate change, conserving and enhancing the landscape (a must), this site meets none of those objectives. Another policy is to avoid screening trees - 'screening trees on edges is not an acceptable solution to a poorly designed development', and trees will be used in this way on the proposed development. Aside from this, the overdevelopment of the land would increase traffic on New Farm Road, and on the busy junction at the top onto Winchester Road.

A. Green space

I object to the development of this site, which is beyond the current settlement boundary. My objection is based on currently available information and compromised site access from New Farm Road. WCC and HCC have subjected this site to thorough scrutiny and a high level assessment against a list of key considerations to consider whether the site was suitable for development and met the soundness threshold This site did not meet the necessary requirements. The assessment noted a number of constraints, in particular, the following two issues:- NA01 is in close proximity to a SSSI site, which has international and European protection. Mitigation of the issues was considered impossible, due to the topography of the two sites. Access to the site is currently a single width grass track with a five bar gate, sandwiched between residential properties, off New Farm Road.

This site offers no good planning opportunities due to its visual impact from the National Park, its distance from the town and its contravening of several policies. Light pollution and inadequate access over the bridge on New Farm Road and its proximity to the listed and significant property Thodys are relevant issues. Access beside Thodys is poor and narrow. Proposed tree screening is not a solution to salvage the visual impact. A green buffer zone between existing properties on New Farm Road would further alienate any new building and emphasises the lack of suitability of the location. Provision of housing for an ageing and/or disabled population is not met due to the distance from shops and services, the poor walking access along New Farm Road over a narrow bridge with no pavement, the broken and bumpy pavements along the route Grange Road offering no alternative for wheelchair users. The current plan uses cul de sacs which do not integrate into existing communities and provide a poor, closed environment. The habitat supports Red Kites, deer, hedgehogs and various species of bat - which would be lost and detrimental to wildlife populations. The lie of the land is likely to become a flood risk and that has serious impact on the River Itchen. To fail to protect this land would be to fail New Alresford in preserving its rural

character and would expand the settlement with no regard to its unique setting and closeness to the National Park. I strongly object to this land NA01 being included in future planning for housing.

Vehicle access would cause too much traffic in New Farm road

Having been rated as RED by WCC's Landscape team, the impact of any future development is clear. As per their own definition, protection from development should be the preferred option. The negative impact on our local river system from any development would be an appalling legacy for the existing community to leave for future generations.

Comments emailed to townclerk@newalresford-tc.gov.uk as MS Word document. Constraints 1. The site is not covered by any statutory or non-statutory designations, although it does fall within the impact risk zone (IRZ) for the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). IRZ's are zones around a SSSI which 'reflect the sensitivities of the features for which the site is notified and indicate the types of development proposal which could potentially have adverse impacts and need further consideration'. The types of development include residential schemes of greater than 10 properties, and so includes this scheme. There is no reference in the Site Information Pack to consultation with Natural England. Although the Neighbourhood Plan is the first step in the planning process, it establishes the principle of development and therefore the potential for impacts should be understood to inform the decision making process. A Habitats Regulations Assessment will be required to support any planning application. This is noted in the TROY Planning and Design report. 2. There are sensitive wetland habitats included within the SSSI and SAC designations which lie within approximately 80m of the site. They are likely to be supported by both surface and groundwater sources. Given that the scheme will require some land re-profiling to enable development an assessment of the potential impacts on surface and sub-surface hydrology will be essential. 3. Under 'Site Considerations' (page 6 of the SIP) there is a bullet point relating to ecology which states 'Surveys completed, revealing a low population of reptiles'. There is no further reference to the surveys in the document, or how habitat for reptiles will be re-provided in the masterplan for the scheme. Opportunities 4. The inclusion of a green buffer on the southern side of the site is welcomed. In relation to Biodiversity Net Gain there is a statement on page 14 of the SIP that on site improvements will meet the minimum 10% BNG requirement, although 'Some improvements may be delivered off-site via financial contributions to schemes identified through stakeholder engagement.' This area will also support a sustainable drainage system, community orchard and additional tree planting, as well as pedestrian access and a children's play area. It would be helpful to see the BNG calculations, particularly in relation to the on site calculations.

Site NA01 failed to meet key objectives within the Winchester local plan. Of particular concern are the 3 areas with significant negative impact – objectives 9, 12 and 13 coupled with impacts to 1, 2, 7 and 10. Overall this site was one of worst performers compared to the other sites being considered for development in Alresford. Site NA01 simply does not make sense for development of any kind and should remain as agricultural land indefinitely. Any required development in Alresford must focus on alternative locations due to the following: - Access is a severe problem for the site. The proposals from the developer suggest a narrow entrance adjacent to Thody's which is unsuitable. Thody's has been selected as a suitable asset to be included in the local heritage list as part of the neighbourhood plan yet development at this site would have a negative impact on the very asset we seek to protect and preserve under the heritage policy. - The bridge on New Farm Road is not suitable for additional traffic and pedestrians resulting from the development. It does not provide full width pavement for wheelchair users and pushchairs. With the site entrance on a sharp corner right by the narrow bridge it makes it would make it incredibly dangerous. - New Farm Road is often used as a cut through for HGVs and other traffic. This development would put unnecessary strain with extra traffic upon an already busy road used by children, young families, elderly and disabled. - The Movement and Access Policy suggests that of cul-de-sacs should be avoided yet the proposed development incorporates one which does not

meet the policy. The site does not appear to have any alternatives and therefore cannot be considered viable for development. - The close proximity of the watercress beds and Itchen river pose significant risks to important watercourses, natural water and could have severe long term impacts for the site - The development directly conflicts with the Architecture and Urban Design Policy as it does not help to minimize light spillage. - The South Downs national park is designated as and international dark sky reserve and would be threatened by the development due to it's close proximity to the site. - The Landscape Policy within the plan explicitly rejects reliance on tree screening yet this is exactly what is being proposed. The use of tree screening at this site only highlights the challenges this site has for development lending further weight to it being removed from the plan. - The site is around a mile from the Alresford town centre and therefore falls outside of the core walking zone making it unsuitable for an ageing population within Alresford. This contravenes the Settlement Boundary Policy and the Housing Size, Type, and Mix Policy, both of which prioritise development in accessible locations close to shops and amenities. Some of the other sites being suggested for development are far better suited to meeting these policies.

Light pollutionTraffic increaseViews impactedWild newts and dormice impactedBiodiversity negatively impactedDangerous HillTraffic on new farm road single lanedAffordable housing out of reach of familiesBats negative impactNew allotment overlookedSSI River pollution likelyit is an agricultural field Covenants are on our deedsAgricultural ties to fieldSite is proposed unsuitableDoes not enhance character of townMineral and chalk soil negatively impactedThe development is just for one family's greed not the town,It is an untouched geological siteAncient woodland would have been here once upon a timelit is a sensitive landscape areaA air ambulance used the field recently as somewhere to land for an emergency. close access to the patient in need.Wildlife is commonly spotted in the fieldStar spotting could be impactedVarious wildlife foundations are against the developmentNegative PR will be a result of the build to AlresfordIt will not add any employment for the siteOther build areas are unsuitableThere is privacy issues for the existing housesThe proposal destroys the existing houses natural light Opportunity - NONE

The site is outside the natural settlement boundary and will have a major impact on the ecology and wildlife of the Titchbourne valley. Whatever offsets are put in place there will be an impact on the water courses. The plan also contravenes many local polices. The access to the site adjacent to Thody's is narrow and has poor site lines. Onward access to the town by foot is poor with narrow and non existent footpaths initially and unsuitable for parents with buggys, the elderly and those with disabilities. in particular the old railway bridge in New Farm Road is potentially dangerous and further traffic and pedestrian volumes should be avoided

No comment

I have not seen any detail on this but having previously lived on that side of New Farm Road I would say that adding further traffic will be a constraint to the success of a development, on a road already busy with lorries and buses as well as cars.

I am strongly against any development on land adjacent to the river and water courses.

Probably one of the better sites for new houses.

Environmental Impact: Surface Runoff and Water Pollution: Development on this site would increase surface runoff, potentially carrying pollutants such as oil, chemicals, and soil into the watercress meadows and local rivers. This could have a detrimental impact on the delicate ecosystem of these waterways. Impact on Water Quality: Increased runoff could lead to sedimentation, nutrient enrichment, and altered water flow patterns, negatively affecting water quality and the health of aquatic life. Impact on Local Character: The development of Thody's would have a significant negative impact on the character of the town. The watercress meadows are a defining feature of the local landscape and contribute to the area's unique identity. Building on this site would destroy this important part of the local heritage. Before considering development on greenfield sites like Thody's, it is crucial to exhaust all opportunities for

redevelopment of brownfield sites within the local area. This approach would minimise the impact on natural habitats and green spaces.
We are not commenting on sites other than NA07 as this site has particular concerns to us due to its proximity to the aquatic environment of the River Alre and River Itchen and the associated SSSI and SAC corridors.
No comment
No objection.
Impact on the surrounding landscape
Constraints - I recognise the high sensitivity views at this site I believe this is the second least appropriate site
Destruction of Green space
Stop building
From the Councils Policy Doc - Restraints 1) Architecture and Design For proposals within the setting of the South Downs National Park - the need to avoid or minimise any adverse impacts on the National Park 2) Green & Blue Infrastructure ' the Arle and Itchen are recognised as highly valued chalk streams - SSSI etc 3) Heritage Assets ' avoid loss of significance to heritage assets through -- new developments including their setting 4) Housing Size , Type and Mix Policy ' housing designated for an ageing population should be a) located within easy access of shops etc 5) Key views Policy ' there are key views from the National Park that this NDP specifically protects. 6) Landscape Policy ' proposals that specifically rely on tree screening will not be supported + Screening development with trees is not acceptable etc. 7) Local Green Spaces Policy - these play an important role in the lives of residents in New Alresford ----- tranquility, heritage [Site is agricultural and hosts sheep every year & copious wildlife] 8) Movement & Access Comment - site is outside of the Core Walking Zone 9) Boundary Policy - Development outside the New Alresford Settlement Boundary will be exceptionally be permitted - Comment is this site exceptional if other sites within the Settlement Boundary are available ?
The Housing sites allocation diagram for site NA01 shows it adjoining site NA05, which is not included in the allocation plan. Presumably this is a mistake? Site NA01 is quite a distance from New Alresford town centre and an extension to the built up area - presumably many residents of NA01 will drive to the town centre but where will they park their cars? town centre parking is already very crowded and will become more so with the Sun Lane development. a dense development of 75 dwellings on this site would change the whole character of this area and be very visible from the north-west approach to New Alresford.
yes
Access to New Farm Road in not good
This second least appropriate site: Landscape Habitats Regulation Assessment requirements
Clearly access is a problem. Without knocking down Thodys (which would be a disgrace) access is very limited, even if you squeeze a road to the side of Thodys. At the other end the present farm track is too narrow, and a possible route through Watercress Meadows would be very dangerous for families living there. It is also very close to springs feeding the river, and the river itself. It's probably closer than the proposals for Barn Meadow. Run off from the building will affect the river, the brand new allotments, and the existing springs. The land is good agricultural/pasture land. In addition increased traffic on New Farm Road will be a problem, not only at the pinch point over the railway bridge, but also at the bottom, which in effect is a single track road as cars are parked along one side already.
Borders areas important to wildlife especially SSSI associated with river and watercress beds. Disturbance during building and then subsequent occupation of so many houses.
This is a unique environment and needs to be preserved for future generations let alone for the biodiversity which we must maintain. It also appears to be in a floodplain.
Narrow access main road - parking does slow traffic i guess but perhaps given throughflow of New Farm Rd should be stopped ? Support more brown field being used though!

I disagree with building houses on this land because it will disturb the existing wildlife and nature.
I disagree to building houses on this wildlife and nature rich area. there are better alternatives
The Bridge is a challenge with high sided vehicles (Lorrie's and buses)
Access from New Farm Road
Care is required given this is sensitive landscape and ecological edge sloping westward to ward the River. The main issue with this site is it's distance to the town centre and facilities and services. This is a deficiency with the housing site assessment undertaken as part of the background work and should be considered as a priority alongside other key considerations such as landscape, ecology, heritage and flood risk.
I don't know where Thody's is. There is the space that could be used that has been yielded by the removal of the old railway line that ran to Winchester.
no houses to be built on NA01 Thodys, New Farm Road. Also a flood high risk due the river and wildlife. There are better alternatives Additional infrastructure is required to cater for more houses and more people, ie roads, parking, health services. Central Government Housing calculations per town/City need to be questioned!!!
To have the site well screened from higher viewpoints outside the town
WCC and HCC have subjected this site to a high level assessment against a list of key considerations to indicate whether the site was suitable for development and met the soundness threshold. The site did not meet the necessary requirements. The assessment noted a number of constraints; in particular the following two issues. NAOI is in close proximity to a SSSI site which has International and European protection. Mitigation of the issues was considered impossible due to the topography of the two sites. Access to the site is currently a single width residential driveway off New Farm Road. The balance of the sites' boundary to New Farm Road is a line of mature Chestnut trees that have TPO protection. Other access options have been investigated but found to be undeliverable.
Ensure that there is a footpath is provided from Bishops Sutton and into Alresford/school
It provides the land for a large development, however there is a risk of pollution from this site affecting the River Itchen at the lower level.
This site is a good oppurtunity as it should not greatly impact any of the key views over Alresford, it sits within exisiting boundaries, has good and safe access to New Farm Road as well as not being at risk from flooding or disturbing any special SSI or other wildlife area in the local town.
Good opportunities as it's close to current amenities. Possible flooding as near watercress beds?
This is part of the Itchen flood plain, which acts as an environmental "green lung" for Alresford. This makes it particularly unsuitable for housing development.
I have no issues with this site. (The question as posed is completely meaningless to any ordinary citizen of Alresford)
This area on the western fringe and outside the existing built up area would be on a greenfield site and potentially have an environmental impact being so close to the River Itchen. With more houses accessing onto this already busy circulation route along with buses causes concern too. The site is also quite a distance from the town centre and would inevitably involve more car journeys to town rather than proposed developments closer into town.
Why must we push settlement into our surrounding countryside. It will get to the point where it is fully urbanised within the A31. I am not supportive of this site. I moved to this area to be surrounded by nature, and from my home in Jesty Road I can hear the sheep that are kept in this field. New Farm Road cannot currently handle a potential increase of 60+ new vehicles per day, the railway bridge is a bottle neck. I love the view over these fields when I regularly walk along watercress meadows. Is there potential for run-off from this development to affect the watercress beds (thinking of the water runoff we have seen from Sun Lane into surrounding areas). It is a large site and so, the only benefit as far as I can see, if that some affordable homes are mandated to be delivered.

Good opportunity, and can help Cricketers gain more business. Affordable housing would be key here too.
View west on paper of New Farm Road and better pedestrian where road narrow by bridge over old railway line
Probably a good place to put new houses. Concerned about the potential for pollution from construction or waste water / run-off after build to run down the slope into the Cheriton stream. Needs a thorough impact assessment to protect nearby chalk stream SSSI.
This site has been put forward under previous plans and offers opportunity to provide a larger number of houses in a single site , if rejected under this plan it will only be put forward again in the future.,
See comments re Sun Hill development
Contraints: Construction traffic access; Flooding; access to/from New Farm Road; 'affordable' should be defined as a number - the term is vague and susceptible to misuse. Opportunities: none to existing residents,
flooding considerations must be mitigated properly does this make it inevitable that the development behind New Farm road will go all the way up to the railway in the future thus no longer making new farm road the boundary of Alresford housing
The site entrance is on a particularly busy road, so access needs to be thought through carefully. The housing site is already location in a built up area with easy access to the facility the town offers. It would be nice to have open space further to the front of the development which will encourage other members of the public to use the spaces.
WCC should develop Bar End in Winchester before considering "off loading" the political docturine of housing requirements in Alresford.
Best place for development. Access is no different to those in Grange Road to the new developments there. Ideal with the pedestrian access opposite Perins Close.
Scrap it
Too far away from town centre - would rely on car rather that walking and bus routes. Access onto New Farm Road for an additional 75 houses would create problems with the railway bridge.
Access and polution.
This site was rejected at the time of the Winchester & District Development Plan 2016 on the grounds that there was no suitable access. Clearly that reason was an excuse so that the Sun Lane site would stand out as a preferred site.
More parking, introducing a park and ride scheme.
Access through the road is already restricted due to on-street parking. The area by the railway bridge is very narrow and the public footpath is a safety risk currently.
A lot of heavy traffic uses New Farm road, more vehicles trying to turn onto it causes more safety issues
Access is completely inadequate. The proximity to the railway bridge at the north is unacceptable, and the southern access too narrow. How many residents would walk to town, it seems to far to support sustainable travel
I would note the projection that 75 dwellings could be provided here, which would meet most of the requirement within this Neighbourhood Plan. As long as proper screening and protection for the river was put in place, I would have no objection to development in this location.
New Farm Road has become a nightmare to live on in the last couple of years. Traffic flow is heavy and fast and the heavy goods vehicles from the industrial site are disturbing residents, creating pollution and wrecking the road. At present, more people and vehicles in the area will only create more footfall, congestion and pollution and until the industrial site is reduced in size and activity, I can't see more homes on New farm Road being a positive addition. The existing industrial site seems to have empty units and overall is an eyesore, could it be put forward as a brownfield site?

Q12 | Considering NA01 Thody's | Individual Responses

Status quo
N/A
I would like to see no development here. A. the site should remain as green belt and open landscape as a buffer to protect our local rivers and protected landscapes. C. the site should not be put forward for development - therefore no design guidance or codes will be reinforced. D. No improvements - there is very little room for BNG and/or public open space the impacts outweigh the possible minor benefits. E. - no allocating the site will integrate with the existing landscape - thus no development means the landscape is protected alongside the protected sites and it wildlife
I is draining to the Itchen Valley and will very likely damage the sensitive environment of the Itchen
A. Ensuring the height and space of development respects that of the local community. B. Incorporation of flats and high multi occupancy type properties. C. Sustainability, biodiversity and renewable energy usage. D.Planting, traffic management in reducing the speed to Winchester road, street lighting, community integration etc E. Ensuring provision of public space and strong pedestrian and cycles links with the community.
A. All of site. The views across the site are beautiful to South Downs National Park and will destroy the view back. The wildlife and ecology. Landscape Assessment is: 12 Highly Sensitive RED Area B. A street in middle of development- directly in line with our house and seeing street lights ruining our views. . Access to the site is extremely poor and visibility lines on New Farm Road is already very dangerous. C. see notes above box D. Nothing. E. Buildings that don't look like buildings - green roofs. No development. PUT the park at top of hill not at bottom.
See above.
The house along New Farm Road are very mixed in style and character with many being properties from the 60s-80s so I don't think there is any particular vernacular style that should be adhered to. The main design point would be to have larger gardens than the current trend with tree lined streets to tie in with the many trees on that side of Jacklyns Lane and to reduce the visual impact for existing residents.
A. What aspects of the site are most important to protect or preserve? The site's connection to the River Itchen Catchment, biodiversity habitats, scenic views from and toward the South Downs National Park, and its heritage as part of Alresford's rural landscape. B. Are there specific design features or types of development to avoid? Avoid cul-de-sac layouts, excessive lighting disrupting dark skies, high-density housing, and designs that obscure or harm key views and natural habitats. C. What qualities/features should design codes reinforce? Maintain open green spaces, low-impact infrastructure, integration with natural features, and architectural harmony with Alresford's historic and rural character. D. What improvements could enhance public realm quality? Provide accessible walking and cycling routes, native landscaping, community spaces, and improved drainage systems to manage flooding sustainably. E. How can development integrate positively with the landscape and historic character? Use sustainable materials, preserve key views, protect heritage assets, and prioritise layouts that blend seamlessly with existing rural and historic features.
Maintain the landscape as best as possible if development was unavoidable.
The peace, tranquility and views in this area would be seriously damaged for everyone who loves our countryside. As a regular walker I fully appreciate the damage this would cause.
A) - most important thing is to protect the views and heritage of Alresford as a small market town. Biodiversity and Habitat Loss The proximity of both New Farm Road and Barn Meadow to conservation sites, including the South Downs National Park, means housing development would disrupt ecosystems, wildlife corridors, and habitats. These areas serve as critical green and blue

<p>infrastructure, which should be preserved in line with the Neighbourhood Plan's policies. Red kites, slow worms, mice, deer, hedgehogs and bats are regularly seen in the area, as well as the sheep that use the field. Road Safety Concerns Access to New Farm Road mirrors the issues at Barn Meadow, with constrained and unsafe road conditions, particularly under the New Farm Road bridge. Increased traffic from developments will exacerbate risks for drivers, pedestrians, and cyclists, directly contradicting the Movement and Access Policy.</p>
<p>I regularly walk in the countryside around Alresford. The views to here would be spoilt by this development.</p>
<p>Dangerous access.</p>
<p>Rural fringe site so avoid planting small, ornamental trees and focus on providing space for Dutch elm disease-resistant elms, field maple, small and large leaved lime etc.</p>
<p>see above</p>
<p>No comment</p>
<p>This simply seems to be too much in an already built up area. There is no space for building car, bus, walking infrastructure</p>
<p>A) Fortunately the site is well screened from the main approach roads, so a careful scheme of planting of natural british trees should ensure the site integrates well into the landscape. B. This site would be unsuitable for flats or town houses, and priority should be given to a more rural scheme of terraced and detached cottage style housing. C. Barn style housing, with black weatherboarding, is to be avoided at all costs, it's not suitable for the area and the various developments that have tried this style, Barton Farm etc, have not settled well into the landscape. D Better traffic management on New Farm Road, perhaps with a pedestrian crossing. More useable open space in the public realm by creating play areas and public green space. E. Carefully manage the style of building built there, noting that there's a housing estate in close proximity balanced by a run of large detached family houses with large gardens. Careful planting of specimen trees to complement the existing mature trees on New Farm Road.</p>
<p>A. Trees and the river at the bottom. B. No shops or cafes. They should be kept in the centre of the town and there are already plenty. C. Affordable Housing must be included. D. None E. I don't know.</p>
<p>As above</p>
<p>See comments above for more detail. A - biodiversity, wildlife corridor, traffic on New Farm Road; busy junction on Winchester Road. B - n/a c - n/a d - none e - see above</p>
<p>A. Views from the direction of The South Downs National Park. Light pollution. B. Over density of development. C. Substantial and permanent landscape screening around the site. D. N/A E. This site sits at the "gateway" to New Alresford as viewed from the A31/Winchester Road/South Downs National Park. Preservation of the landscape and town heritage are paramount.</p>
<p>A. The site cannot preserve the habitat and rural character of New Alresford. B. This site contravenes planning policies and should not be considered in the Plan. C. D. E. There is no way any development can integrate with the landscape due to its visual impact and it harms the historic nature of a rural town.</p>
<p>A: 1. Hydrological links to important wetland habitats in Itchen Valley. 2. Landscape/views from Spring Gardens; rural character. B: Two storey/taller buildings at the higher elevations. C: Buffer area; hedges; existing trees. D: None specifically - not currently public realm. E: As for point C</p>
<p>A: Thody's and the land directly around it which should not be altered for access to the site B: Cul de-sac C: Significant additional natural screening and green zone behind the houses along New Farm Road with any potential houses set up much further back from the existing ones to minimize impact D: The site should not be developed E: This is not possible. The site is totally unsuitable for development</p>
<p>Light pollutionTraffic increaseViews impactedWild newts and dormice impactedBiodiversity negatively impactedDangerous HillTraffic on new farm road single lanedAffordable housing out of reach of familiesBats negative impactNew allotment overlookedSSI River pollution likelyit is an</p>

agricultural field Covenants are on our deedsAgricultural ties to fieldSite is proposed unsuitableDoes not enhance character of townMineral and chalk soil negatively impactedThe development is just for one family's greed not the town,It is an untouched geological siteAncient woodland would have been here once upon a timelt is a sensitive landscape areaA air ambulance used the field recently as somewhere to land for an emergency. close access to the patient in need.Wildlife is commonly spotted in the fieldStar spotting could be impactedVarious wildlife foundations are against the developmentNegative PR will be a result of the build to AlresfordIt will not add any employment for the siteOther build areas are unsuitableThere is privacy issues for the existing housesThe proposal destroys the existing houses natural light
Open fields, wildlife diversity and views around the valley should be preserved. It is not suitable for any development as it forms and natural edge to the Alresford settlement area
N/c
By not building on this site.
B. Can it be confirmed that mains drainage will be available at this site ? The developer information pack is silent on this topic. If the 100 houses at NA01 had to use septic tanks with a drainage field, that drainage field would inevitably impact the Itchen / Cheriton stream below the Thodys site.
Any development should be climate positive and carbon negative through use of sustainable building techniques, such as timber frame, as opposed to traditional methods with embodied carbon.
No comment
No comment
No objection
A. Wildlife Bio diversity B. Any development C. Trees planted to help reduce CO2 D. None E. Do not develop.
Stop building
A - Its agricultural heritage and wildlife haven - water course just below the site & Thody's setting. C - Potential development would be very damaging to views from the SDNP and put the fragile River Arle at further risk to an already endangered habitat.
Any development would have to be low density. NA01 would be an undesirable extension to built up envelope of New Alresford.
keep land how it is and leave it alone for animals and wildlife
It doesn't
Please see my previous answer
A. Thodys; the aspect as you approach Alresford from the West. B. Avoid high density housing, avoid imposing housing at top of the field. C. Low density + single story housing at the top of the field so that it blends in with the existing development. Perhaps a green belt at the top of the hill, as proposed some years ago.
See previous response ref SSSI and wildlife. Should not build on this site.
No Ikea like buildings. Brick built . Broken up sightlines.
Not sure that so much development is good when concurrent with so many changes at once
Could offer a lot more community land than on the map and connect up with a walking/cycle path to the ford
- Careful tree/shrub screening to views from outside the town - Careful design of the road access to New Farm Road
A. Views from Southdown National Park. B. High density development. C. Landscaping and lighting. D. Not applicable. E. Substantial landscape screening incorporated in the 106 agreement.
Maximum of two storeys for all dwellings.
A: the view of existing properties on New Farm Road B: no large 4+ bedroom houses - there are plenty already - this should reduce the pressure on car parking also C: Community Orchard /

managed wildspace and new play area to service that side of the community E: Tree planting is essential as well as NATC / planning must enforce the protection of current mature specimens.
Agree with developing this site.
This is not a suitable site for the above reasons
This is a greenfield site and should be maintained as such in my opinion. I will not support any development here.
D. A path through from the new site to the allotment area would mean people don't have to cycle/walk along the road and could use this path instead. E. Special note should be paid to character and bespoke housing.
NO DEVELOPMENT in this area especially Barn Meadow . It is a flood plain and a view of outstanding beauty. The river Arle is one of the most biodiverse and sensitive reaches within Itchen catchment. An internationally renowned chalk rivers and Special Area of Conservation
D - opportunity for native broad-leaved woodland edge at boundary
I do not have an opinion on this site
safeguard the landscape views beyond and river areas.
Not required by local people
No housing, but open up to public access.
avoid it being an extension of watercress meadows and make it an individual design
Link the orchard to the allotments, to allow easy access across both sites.
WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.
So long as trees and shrubs help it blend in with the landscape.
No changes to current landscape should be made at all
Views. prevent large buildings. Countryside, river, nature. Can't think of any positive for D or E
The most important aspects of the site are the views and its proximity to the countryside. As these views from the existing large houses at the top of the site will be likely lost, applications for development in their existing gardens will no doubt follow.
Of all the areas considered this would be the best as it's a brown field site and will have minimal detrimental impact to the local area.
A. Preserve wildlife. B. Not high rise. Design in keeping with local buildings. C Needs to fit in the landscape and not be an eyesore D. None. E. Difficult as developers do as they please, note the mess on Sun Lane
With extreme difficulty
I'd be mindful of proximity to the river here and the need to ensure that this was protected.
Please see my answer above.

The document contains a collection of public comments regarding the proposed development of NA02 (Land off Perins School) in New Alresford. These comments reflect a wide range of opinions, concerns, and suggestions from members of the community.

Support for Development

Many commenters express strong support for the development, citing various benefits such as the positive use of unused land, proximity to local amenities, and financial benefits for Perins School. They believe it is a win-win situation for the community and the school 1. The development is seen as an opportunity to provide much-needed housing for local workers and teachers, with few constraints noted 2. The site is considered accessible with low impact on conservation, landscape, or historic character 3. Some view the proposal as feasible and beneficial for first-time buyers, without changing the fabric of the local community.

Benefits to Perins School

The financial benefits to Perins School are a recurring theme. Commenters highlight the potential for a cash injection to improve school facilities, including the construction of an essential Astro-turf pitch 6. This development is seen as a way to support and sustain the school for the future, potentially providing affordable housing for teachers. The sale of the land is expected to benefit both the students and the wider community.

Concerns and Objections

Despite the support, there are significant concerns and objections. Access to the site, particularly via Bridge Road, is a major issue. Commenters note that Bridge Road is narrow, congested, and has poor visibility, making it unsuitable for increased traffic 10 11. Some believe that the development would severely damage the quality of life for existing residents due to traffic disruptions 12. There are also concerns about the impact on sports field provision at Perins and the difficulty of offering green space within the development.

Environmental and Biodiversity Considerations

Several commenters emphasize the need to consider biodiversity and environmental impacts. They note that the site supports mature scrub and trees, providing valuable habitat for breeding birds and reptiles. Achieving the mandatory 10% biodiversity net gain (BNG) on-site may be challenging. Suggestions include retaining as many trees as possible and using native species in the planting scheme.

Suggestions for Improvement

Commenters offer various suggestions to improve the development. These include enhancing access to the scout hut, improving the entrance to Bridge Road, and ensuring that the housing design fits with the local vernacular. Some suggest that the development should provide smaller housing units to address the need for starter homes and downsizing opportunities.

Summary of Opinions

Overall, the document reflects a mix of support and opposition to the proposed development. Supporters highlight the benefits to Perins School and the community, while opponents raise concerns about access, traffic, and environmental impacts. The comments provide valuable insights into the community's views and suggestions for the development of NA02.

Q13 | NA02 Land off Perins School | Constraints & Opportunities | Individual Responses

Status quo
N/A
NA02 is a wholly positive use of unused land within the settlement boundary with ideal close access to local amenities and services for the likely demographic - as well as a good source of funding for the school. It's a win-win.
The opportunities for the secondary school is huge - a cash injection to the facilities for the children and the housing will provide much needed housing for local workers and teachers. There seems to be few constraints as there is access onto the site and the off sets required for BNG can be met by off site - though can that be achieved locally?
Accessible and with low impact
Unused part of the School premises; the other side of the road is residential: this is a good infill
This proposal is feasible
Opportunities: - Offer opportunities for first time buyers. - Developing this land would not change the fabric of the local community. - Great benefits from locality of site to be developed on as it would blend in with the community and housing density. - Great benefits of the site being located direct off the main public transport network. - Locality follows the main housing fabric. - Opportunities that suit accessibility requirements. - Using this site for development would not directly harm the local environment. - Site offers development solutions that would benefit those with accessibility requirements not just with a development solution but also its locality to the centre of New Alresford. - Development would offer opportunities in improving and investing in the development of infrastructure. Constraints: - Whilst this could have an impact to sports field provision at Perins I would have to assume that site assessments have taken this on board i.e. the rugby pitch has been discounted from the sports pitch provision. - Ability to offer green space will be difficult.
I support the use of Perins land for the allocation of houses and the benefit to Perins School financially.
Land not currently used or safe for Perins to use due to visibility. Close to town allowing good access and bus stop at end of road on The Avenue. Good potential site for development. Although a shame to loose green space I don't feel this space is being used to its potential. 8 low risk amber status better to build on than red sites.
accessible, limited impact on conservation, landscape or historic character
I support the use of Perins land for the allocation of houses and the benefit to Perins School financially.
Surface water needs consideration. And whether school requires land for expansion in future.
It's a good site although limited in size. If the access to the scout hut could be improved as part of the development it would be of benefit to the local community.
Great site for development, currently wasted space that is not utilised. Key worker accommodation to attract & retain teachers invaluable.
This is a good opportunity with the right amount of access and situation.
Perins School has said that it does not use this land and would use the capital generated for projects to improve their facilities. That in turn would enhance community assets. It is reasonably near to the town centre and is on the bus route, so provides good potential for sustainable development. There appears to be an opportunity to combine this site with the Scouts' land at NA08. This could potentially provide a site that is more than the sum of its two parts. The two parties should be encouraged to explore whether they could increase their potential allocations by joining the sites together.
Objection. Bridge Road is entirely unsuitable for more traffic relating to a development in this parcel of land. The residents who already live there have to park in the road which requires single

passing and means this is already very difficult for commercial and utility vehicles. Access from Bridge Road would be a nightmare for everyone coming into the town from this direction.
Seems like a good candidate for development. Unused land located close to town and the amenities with no obvious detrimental impact to the community
This is a sensible option - it is located very near to existing housing and would fit in well.
Although this site would have appealed to me as the most suitable for development it is totally impractical due to the vehicular access being from Bridge Road. On one side of this road there is a terrace of Victorian houses, as these have virtually no parking there are always cars parked solidly down one side of the road. This essentially makes this part of the road single track. I am sure site visits are carried out but I would urge anyone considering this application to stand and observe the traffic difficulties on this road at all times of the day.
Perfect opportunity to develop.
This seems to have fewer downsides, although only offers potential for 12 houses
Existing street trees shading rear gardens of H8-11. H1-5 seem similarly affected. Opportunity for reasonable number of houses in close proximity to good access.
This site is an obvious sight for redevelopment. It is well contained and is flat, and is reasonably well related to the town centre. Its yield will inevitably be limited but with care three storeys is potentially achievable and this will make best use of this sustainable site. It does not appear to have any functional value as part of the school playing field and therefore is not a loss in that sense
No comment
safe travel infrastructure is not in place and there is not enough space to increase it in a manner that fits with Alresford town
Traffic and need sufficient parking in an already over (car) populated road [Bridge Road] which is narrow and affords poor visibility.
Fully support this. It's very central and very close to schools, shops and services, entirely sensible location for housing. This is a premium location in Alresford and would be expected to offer high quality housing reflective of the area.
Good site.
This site has been 'unused' for some years now. If the school do not wish to use it as a sports ground, then it should be used for new housing.
NA02 = Perins. Although a site of limited size and by that token, limited dwellings. If you were to call it a shortcoming, that would be the only one It has natural screening and will not attract any major alteration to road or traffic. The designs proposed are thoughtful (solar etc.) The provision of off street parking is excellent. It meets with policy criteria. Very close to the town centre i.e. walking distance, so reduced traffic movements and strain on parking. It is an unwanted burden on Perins and the finances would go back into the community. A caveat that would be well received to add to any planning approval would be, "That some of the funds raised are used to extend the Watercress Way down towards Ellingham Close from the west side of Bridge Road." This ensures the opportunity for visitors to experience the town, which I believe is part of the "end game". This could be enabled and assisted by a small repositioning of the school boundary. Slam dunk yes.
As a former pupil of Perins, this land is never used by the school and seems suitable for development
This would appear to be a good use of this site, which will also assist the school with funding.
Too many vehicles along the avenue damaging it's integrity
Very good site. The money the sale of this site will produce for Perins will be of more benefit to Perins than this derelict land is.
Comments emailed to townclerk@newalresford-tc.gov.uk as MS Word document. My response only covers biodiversity comments and is based on the information provided in the Site Information Pack (SIP) (Perins MAT, 2024). Constraints Biodiversity is not mentioned as a constraint or opportunity in the SIP. The site has remained unmanaged and undisturbed by the

<p>school for a number of years. It supports mature scrub and trees around the margins which are likely to provide valuable habitat for breeding birds and reptiles. The pre-development baseline is likely to have a high BNG value which means that achieving the mandatory 10% uplift on site may be challenging. Opportunities The proposed masterplan shows the trees on the boundary as retained, but otherwise there is limited green space within the development. Use of native species in the planting scheme for communal areas and information provided to home owners encouraging wildlife friendly gardening would help to achieve some on site BNG. The wider Perins site offers opportunities for habitat creation and the school itself may be interested in supporting wildlife friendly gardening educational materials.</p>
<p>Great spot for building as it is not being used currently and the school might well benefit from the sale of the land? It does not cause upheaval to locals as it is easily accessible for work/building.</p>
<p>Of all the sites being considered, this seems like the most sensible due to it being unused land close to amenities</p>
<p>Great to be built on perfect near town land not in use.</p>
<p>This seems like one of the more suitable locations to me.</p>
<p>N/c</p>
<p>As long as it fits in with the surrounding properties. Affordable accommodation for Perins staff would be nice.</p>
<p>Again, only a small site, but probably a good one for new housing.</p>
<p>No comment</p>
<p>No comment</p>
<p>No objection</p>
<p>Probably the most suitable site for development</p>
<p>Perfect site to develop with benefit to the community and the school.</p>
<p>Confirmed as a good site to encourage Teachers into Alresford with affordable housing.</p>
<p>Stop building</p>
<p>That's ok as it abuts a housing estate</p>
<p>This site has not been a contributor to the town for many years other than for use on one occasion to house a large tent!</p>
<p>Well, it was playing fields which the school. Presumably Perrins want to sell the land to invest in the school facilities. As only 13 houses proposed, is it worth losing this open space to development?</p>
<p>yes</p>
<p>Again access to Bridge road not against in principle but hope it's affordable.</p>
<p>This seems an appropriate a site for development.</p>
<p>Site NA02 holds huge opportunity for the Perins MAT and therefore for the whole community of Alresford; through the sale of this piece of land there are multiple benefits. It will enable the building of low-cost housing for local people, attracting quality teachers, on a piece of land which is currently unused. The proceeds of the sale will enable the building of an essential Astro-turf for the pupils and also local clubs. (current astro has reached end-of-life and is essential to promote sport, health and well-being amongst pupils). Our young people, currently at school in the 7AS (7 Alresford Schools) partnership, deserve and need this facility when they go to secondary school. We owe it to them to do our utmost to provide it and therefore I wholeheartedly back this scheme to sell the land for housing as proposed and construct as soon as possible the new astro pitch.</p>
<p>Access from the main road, or side road. Looks a reasonable site to develop.</p>
<p>I approve of this development providing there is adequate parking as bridge road is already congested with cars</p>
<p>Benefit to students of local schools, particularly for sport. Addition of much-needed low-cost housing for school staff</p>
<p>One of the better sites for Housing</p>

This site I feel has been neglected on bridge road side on purpose. It is an oasis for birds including Herons nesting on Arlebury park side of avenue .
Access onto bridge street
Current "derelict" this is a natural site for development being within developed areas of the south side of the Winchester Road and, arguably, releasing value for the school. Very supportive of this proposal.
The constraints must include recognition that any new building in Alresford would put increased pressure on Perins School to provide for more students and that in turn means more space.
Better position out of all current options
An opportunity to create housing that is truly sustainable.
It's a school playing field! The school authorities have deliberately underused this site because it's quite obvious that want the developer's money. Access onto Bridge road is poor due to road width
I see no problems with this site. If the school hopes to have teachers housed here, careful consideration of tenure arrangements will be essential.
Excellent opportunity for smaller affordable housing in an already built up area.
Looks good and the sale of the land would allow the school to renew their Astro turf which would benefit not only the school pupils, but the wider community too, who use the school facilities.
The health and wellbeing of school pupils and the wider community would benefit from upgraded sports facilities ie astroturf, which is already a very popular and well used facility all year round.
Good site. Agree with developing this site.
This will benefit the students at Perins
Opportunity - offers affordable housing to attract the best teachers for Perins
Privacy and safety for Perins students when in school.
Support and sustain Perins school for the future which will benefit the entire town. Potentially provide affordable key worker housing to help teachers buy houses.
This land could potentially provide 12 houses on land that is not presently used by Perins school with close access to the town centre
A small site, but close to town and good road access
The opportunities are to provide benefits for students and the community by the scheme, as well as providing teacher accommodation at reasonable prices
This is a good opportunity to turn this unwanted space into affordable housing. 1/2 bed flats on this site would be great and welcome in the town.
Opportunity to improve local education by retaining staff better through affordable local housing provision
This plan (to fund a new astroturf pitch) will I think provide huge benefits to both the community as well as the pupils at Perins
Seems like an obvious site for housing, with the added benefit to the pupils at the school and the community, rather than just the developers. Fully support.
The plan to fund a new Astroturf pitch will provide huge benefits to the students of the school and the community more broadly. There is also the potential that any new housing could provide accommodation for teachers.
The benefits to Students and the local community are huge as the sale will facilitate a new Astroturf pitch. I am also pleased to see plans for a provision of subsidised housing for teachers.
Lack of sufficient road access to Alresford Rd and changing the entry nature of the road into a unique market town of outstanding beauty and removing many very beautiful beech trees. Alresford has recently been voted in the National newspapers as one of the 25 best towns in England. Please leave this area of a large number of listed properties and a large conservation area as it-is. The terms of building houses in the area seems a total no brainer -NO
Sensible place to put housing

Very sustainable site located to town and natural street infill
Not required by local people
Constraints: 10 homes in total would be better for the space available. Define 'affordable' as a number.
constraints of access
I support this site being allocated as it will enhance the schools facilities which are also open to the public.
WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.
Too small and they may need the site for all the pupils attending from new developments.
Leave it alone
Help to fund the much needed improvements to Perins. Homes for key workers
Adjacency to town centre Essentially a brown field site
This land should clearly be developed for housing, it is an ideal site for development and the revenue will be useful for Perins School, I am highly supportive of granting permission for this site,
Whilst Bridge Road is narrow and has access difficulty at the top end, the only concern would be the loss of existing street trees.
Leave it as it is, let it re-wild.
This site is not being used by the school, but proceeds from its sale would materially benefit the educational and sports facilities of Perins
Restricting access to outdoor space near any school is not ideal, especially as there is evidence highlighting the increase in obesity in children. This land should be used to encourage the whole community to get out and get active.
Access?
This would be the best use of this land. Great opportunity and the school could do with the income.
Lack of parking on Bridge Road. The terrace parking as always full after about 5 and the parking off bridge road is barely adequate. We would need double yellow lines both sides of Bridge Road north.
This site seems entirely suitable for development, given that the land is no longer used by the school.
Within existing settlement boundary. Low bio diversity.
Good location, easy walk to town

Q14 Considering NA02 (Land off Perins School) | Individual Responses

You can't !
N/A
The outline proposal deals well with any concerns
A - the hedgerows, woodland and scrub areas can be retained and protected B. good well designed afforded homes - C. the site is located close to town - means that traffic movements can be minimised for short journeys. D. - I don't think that the public realm can be brought to the site - that does not matter as it is should be a private housing development E. the integration of development is within an area of disused land which is shielded by mature tree lines and hedgerows.
This is an accessible and developable site with lower environmental impact
A. The wall, trees and planting B. Ugly Barratt homes, New Alresford has ceased to be a pretty Georgian town C. Good award winning design D. More planting E. The development remains behind the wall

A. Maintaining of green boundaries- noting TPO's on trees which can be applied for removal but crucially developing a landscape proposals will require careful consideration. B. Incorporation of flats and high multi occupancy type properties. C. Sustainability, biodiversity and renewable energy usage. D. Enhancement to Bridge Road entrance. E. Sensitivities to coordination of development with green boundaries.
Houses should be in keeping with local vernacular, not high rise and suitable for first time buyers.
a. The trees and bushes and natural environment. e. consider the sounding style of houses and be sympathetic to the style of houses.
Houses should be in keeping with local vernacular, not high rise and suitable for first time buyers.
See above.
As many trees as possible should be retained, particularly between the development and the school fields
The Avenue is one of the town's main assets. It is important that any site should be landscaped to protect the approach to town and also provide BNG in relation to any lost habitat. Both of these would seem to be achievable without enormous problems.
Objection. There is no remotely feasible access for this site. Bridge Road is already full of residential parking as the houses there have no garages, as a result of which it already causes problems as a result of effectively being single track and totally blocked when there are service or commercial vehicles making deliveries etc. Increasing traffic volumes in this area would be hugely disruptive to everyone and severely damage the quality of life for existing residents.
I would like this site to include smaller housing units to provide much needed starter homes / opportunities for downsizing but they shouldn't be too crowded.
There really is no proper access to this site. Even for use to pick up/drop off a few scouts is (in my experience) difficult and at times dangerous as there is no pavement. The scout hut is well used and would have to be replaced in some way.
Perfect site for development.
A: Surrounding tree cover. B: Reduce housing density so that pressure to fell/prune surrounding trees is avoided.
see above
No comment
A. There are only a few large trees that need protection. B. The proximity to the Avenue could be an opportunity for planting of suitable trees, in time creating a pleasant aspect and screen that matches, in a limited fashion, that offered by the magnificent trees of the Avenue. C. The area is fronted on Bridge Road by a number of 1960/70's houses, before a terrace of Victorian/Edwardian cottages. D. Better utilise currently little used space, as well as providing the opportunity to enhance the entrance into Alresford. E. discussed above.
Depending on where the access was located (Bridge Road is already busy and very narrow), a mini roundabout on the Avenue might be needed.
As above
It would be a good idea to plant some trees and bushes so houses can't be seen from the road and the avenue
We oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford. However, in common with both the South Downs National Park Authority and Winchester City Council's Ecology & Biodiversity reports, we would welcome carefully considered public access to the site for the community to enjoy its rich wildlife and beautiful landscape. The landowner has prohibited public access to the land for many years, but we would welcome the construction of bird watching hides and a path through the site, potentially to the south side, behind the existing homes and away from the more sensitive river margins. However, this is not dependent on any development, so we suggest that the land be otherwise left for the wildlife to remain undisturbed. This site is entirely unsuitable for housing or any other construction due to many reasons, including the flood risks associated with a floodplain site,

unsafe access, the impact on wildlife, the environment, heritage and its landscape as follows:

Flooding · This site is located entirely on the floodplain. Much of the site is the highest risk Flood Zones 2 and 3. We have clear evidence of extensive groundwater flooding even in the proposed construction area within Flood Zone 1. The evidence from the Environment Agency shows that this flooding will worsen significantly in the future as an effect of climate change.

Disturbance and Displacement of Wildlife and Loss of Natural Habitat · This water meadow is within the immediate Impact Risk Zone of the Upper Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Two thirds of Barn Meadow directly borders these sites that have been granted the highest levels of conservation protection because of the important landscape, habitat and the rare species of animals and plants they support.

Pollution Including the Release of Nutrients into the River Itchen Catchment · Pollution will be exacerbated by the fact that the land has no connection to mains foul drainage.

Road Safety · This stretch of Winchester Road has a troubled history of road collisions, which continue to occur regularly along the stretch of road where the access to the development is proposed.

2 · High sided vehicles pass in the middle of the road under the railway bridge 60 metres from the proposed entrance.

· Over many years, New Alresford Town Council has consistently committed to support the calls from Winchester Road’s residents for improved road safety and only recently agreed to further road safety measures at the exact location of the proposed site access junction.

· The proposed development access would increase all of the existing risks and no doubt create new ones all of its own

Landscape · Winchester City Council’s high level Landscape Sensitivity Assessment rates the landscape of Barn Meadow as ‘High Sensitivity Red’ for all aspects and recommends that “protection from development is the preferred option”.

Impact on South Downs National Park Setting · The development would be within 70 metres of the South Downs National Park and would adversely affect its immediate views.

Destruction of Alresford’s Agricultural Heritage · Historically known as Barn Meadow, with its structures largely still in tact, this former water meadow forms an integral part of Alresford’s rich agricultural heritage.

Local Green Space · New Alresford Town Council appears to be attempting to block the community’s desire to designate the land as Local Green Space, as overwhelmingly evidenced in the 2nd Community Consultation.

The sheer volume of text on the Design Code assessments points to the significant constraints of the site. The same applies to the Design Code maps; the keys of which fail to cope with the important and overlapping details about the area’s designations and features, to such a degree that it is impossible to interpret the maps with any degree of accuracy.

Any one of these significant issues in their own right might make the development of Barn Meadow unjustifiable for the relatively small impact that 8 or 9 dwellings will make on the overall requirement to find greenfield sites for 100 homes. Combined, the numerous detrimental impacts make it inconceivable that such a development is in New Alresford’s best interests, or in line with commitments to safeguard the town’s natural environment. So that it is clear, none of the proposed dwellings will be Affordable Housing. The landowner has misquoted the findings of the 1st Community Consultation and made repeated misleading references to affordability in its slick flyer. That affordability claim is directly contradicted at paragraph 6.23 of the landowner’s own Information Pack, where it has clearly stated that “No Affordable Housing is proposed.” Paragraph 6.24 goes on to make it clear that the provision of Affordable Housing would make this proposal unviable.

A: Existing trees, and ideally at least some of marginal scrub habitat B: None specifically C: Proximity to the school and playing field offers environmental education in relation to wildlife friendly gardening D: None specifically E: None specifically

Build houses of a similar style to those that are already there. Allow space for greenery and wide pathways. Include space for children to play.

no comment

N/c

As above.

Any development should be climate positive and carbon negative through use of sustainable building techniques, such as timber frame, as opposed to traditional methods with embodied carbon.
No comment
No comment
No objection
Should have appropriate landscaping to screen it from The Avenue.
A. Not in use for years B. Yes grey buildings, it needs to fit with the surrounding C. Consultation on final design D. Teachers E. Consultation
Stop building
Building there ok
let perils sell land they don't need it
Screen from The Avenue.
I like the proposed design as per your conceptual design brochure attached, and I trust the relevant bodies to choose the correct design appropriate for this land, bearing in mind low-cost at all times.
Lots of parking space, Bridge Road needs to be kept clear.
If trees / bushes have to be removed plant more native ones
This represents a sensible site that has limited constraints. A key worker/affordable only scheme would be an added benefit. The link to funding enhanced sports facilities for educational and community use is also an advantage. The access needs to avoid affecting healthy trees, and would agree parking to the rear should be encouraged.
Current proposals look like good use of the land.
Be honest all anybody seems to care about is profits for developers. It's not about integrating, it's about squeezing as many dwellings onto any plot as possible. The development at the top end of New Farm road near the cricketers illustrates this perfectly.
Too late. I am unable to find that the archaeological assets were properly explored. The site is now destroyed from that point of view.
No great problems with this site.
A: must retain trees surrounding area B: remove 4 bedroom housing, keep the sizing down - Alresford has plenty of larger houses C: mature trees, parking away from road, must have sustainable power and heating sources (solar / air source)
A -the retention of the trees is sensible and shields the development from the school. B- the flats being too tall and overlooking the school children doing sports. C- in keeping with the local area and affordable for teachers and others who can work in the school D-would allow the school to purchase new Astro turf which is desperately needed. E- keep the trees!
It could benefit the school by encouraging g teachers to live in this area
Keep house design interesting and various - avoid red brick homogeneity.
Houses should be in keeping with the houses in the road.
Existing trees should be protected
A - the provision of a combination of affordable and commercial housing B - Site should be used for housing C - None D - keeping the parking off Bridge Road E - Keep the existing trees around the land
C. Maintain as many small units as possible.
Leave as it is
C, E - need to understand impact on traffic when designing exit to Bridge Rd - this junction gets busy in the morning
I do not have an opinion on this site
create new street frontage retain trees,
Not required by local people

Keep as many trees as possible. Define affordable. Some teachers, particularly those at Perins, may not want to live so close to the school.
WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.
It is a limited site. Access on to Bridge road needs to be dealt with properly.
Near to The Avenue, conservation area. Large modern buildings. Stay in keeping with the other Bridge Road developments. Develop an underused site that is within easy access of all facilities. Keep trees and hedging.
Would recommend that the developer is given the ability to maximise the value of the development.
A. Loss of existing street trees. B. Property design should fit in with existing properties. C. The development should ensure that vehicle parking is contained within the site.
The concept plan is designed to be a sympathetic development of appropriate style and density and protects the mature tree belt.
The whole site should be preserved and protected for the use of school pupils and the wider community.
Same applies as Thody's
I don't see anything particular that would constrain development here: access could either be from Bridge Road or the Avenue.
Low cost housing for local people. Not massive houses that are generally unaffordable.

This document discusses the constraints and opportunities of developing land adjacent to Arlebury Park in New Alresford. It includes various opinions and suggestions regarding the feasibility, benefits, and potential impacts of the proposed development.

Feasibility and Opportunities

The proposal for this area is considered sensible due to its proximity to local amenities and its potential to deliver a significant number of new homes without spoiling key views. There is an opportunity to redevelop the ARC and deliver 50 to 60 houses, which would be beneficial for the town. The site is deemed feasible for housing development due to its location within the town boundary and its short walk to the town center.

Benefits and Accessibility

The site offers various benefits, including opportunities for first-time buyers, excellent accessibility to public transport, and the potential to blend with the community and housing density. 6 It is close to sports facilities and can accommodate 60 residential properties. 6 The development could improve local infrastructure and enhance the local economy. 6 Road safety crossing should be part of the development to ensure pedestrian safety.

Community Support and Design Preferences

Many respondents support the development due to its proximity to the town center and local amenities. They believe it would be a sustainable location for housing. 9 10 The proposed design by Alfred Homes is appreciated for its thoughtful integration with the town's character and the inclusion of affordable housing. 11 The site is considered the best option for housing development in the town due to its connectivity and minimal impact on existing homes.

Objections and Environmental Concerns

Some objections highlight the historical significance of The Avenue and the potential negative impact on the town's character and environment. Concerns are raised about the impact on wildlife, particularly nesting birds, and the preservation of green spaces. The site is also seen as a valuable recreational space that should be protected for future use.

Design Features and Integration

To ensure the development integrates positively with the existing landscape and historic character, it is suggested to preserve mature trees, enhance green spaces, and use architectural designs that reflect the historic charm of New Alresford. The development should include sustainability measures and improve pedestrian and cyclist access. High-quality affordable homes with good design and suitable facilities should be included to make the homes sustainable.

Final Recommendations

Overall, the document presents a balanced view of the proposed development, highlighting both the opportunities and constraints. It emphasizes the need for thoughtful design and community collaboration to ensure the development benefits the town while preserving its unique character and environment.

Q15 | NA06 Land adjacent to Arlebury Park | Constraints & Opportunities | Individual Responses

N/A
The proposal for this area makes a great deal of sense. Its proximity and accessibility to local amenities is excellent, especially considering the likely demographic mentioned in planning documents. Its location is also unlikely to spoil any key views or those of neighbouring residents.
There is real opportunity here to deliver a significant number of new homes located close to the town. Further opportunity to redevelop the ARC - a redesign and upgrade to the current building and with the delivery of a good number of houses here - 50 to 60 or more
Obvious location for housing development in. The town boundary
Good site for development: short walk to the town centre, good visibility splays for vehicles
This proposal is feasible. Achievability (economic viability; market factors; cost factors; delivery factors)
Opportunities: - Offer opportunities for first time buyers. - Great benefits of the site being located direct off the main public transport network. - Locality of site offers great accessibility offering due to its closeness to the New Alresford Towns Centre. - Appreciate that the location of proposed site is the other side of Winchester Road but its locality will mean it is set back from the main drive into town having little to no impact to the avenue. - Site that offers great opportunities that would align with sustainability & biodiversity requirements. - Great benefits from locality of site to be developed on as it would blend in with the community and housing density. - Location offering financial contributions that would offer greater benefit direct to New Farm Road. - Opportunities that suit accessibility requirements. - Using this site for development would not have detrimental impact to the local environment. - Site offering great housing capacity in response to the housing need of New Alresford. - Locality to New Alresford Sports Facilities of football, tennis & Rugby. - Site offers the ability to accommodate 60 residential properties. - Development would offer opportunities in improving and investing in the development of infrastructure. - Enhancement to local economy due to locality. Constraints: - Site is identified as a Green open space.
I support the development of houses on this site. Road safety crossing should be part of the development.
Good site close to town. Would not affect so many local residents and would be in walking distance with good pavement links down the Avenue to town. Would be better to build on Amber site rather than a red site. Alfred Homes is much more keeping with the style of Alresford over other building designs.
Accessible
I support the development of houses on this site. Road safety crossing should be part of the development. Advantageous as the site is close to the town centre and leisure amenities.
Site is best option for housing in the town. This is the most sustainable location and would fit well in the settlement pattern. The proposal put forward is well designed, high quality development which would boost housing supply in a positive way.
Close to the centre and facilities and like the inclusion of lots of trees in the design. The access is already established but a WCHAR would be needed to establish the impact on walkers, cyclists etc. using The Avenue,
Great site Existing access is provided Land for 60 homes No risk of flooding
An excellent opportunity. The proposed development by Alfred Homes in New Alresford presents a promising housing opportunity for several reasons: 1. Thoughtful Design and Integration The scheme comprises 60 units, with 40% designated as affordable housing, thoughtfully designed to reflect and enhance the period character of this architecturally significant town. ALFRED HOMES 2. Strategic Location Situated between the Recreation Centre and Arlebury Park, the development offers residents convenient access to local amenities, promoting a balanced lifestyle that combines modern living with community engagement. ALFRED HOMES 3. Community Collaboration

<p>Alfred Homes is actively promoting this land in collaboration with New Alresford Town Council for inclusion in the forthcoming Neighbourhood Plan, ensuring that the development aligns with the town's strategic vision and addresses local housing needs. ALFRED HOMES 4. Enhancement of Local Infrastructure The proposal includes an extension to the public car park at the town's recreation centre, addressing existing parking challenges and supporting increased usage of community facilities. ALFRED HOMES 5. Preservation of Town Character By focusing on sympathetic architectural design, the development aims to preserve and enhance the historic charm of New Alresford, ensuring that new constructions contribute positively to the town's aesthetic and cultural heritage. ALFRED STRATEGIC In summary, this development offers a well-considered addition to New Alresford, providing much-needed housing while respecting and enhancing the town's unique character and community needs.</p>
<p>This site is near enough to the town centre that people would be likely to walk to the shops. It is also on a bus route. These factors make it a sustainable site. The trees along the Avenue would help to screen the impact of a development set back from the road.</p>
<p>Objection. This site adjoins the Avenue which is an historic piece of land given to the people of Alresford over 150 years ago for their benefit. It is the gateway to the town and provides access to the town's main sporting and recreation facilities. Any large development which is visible from the road would change the nature of this peaceful approach and be a complete betrayal of all who live here.</p>
<p>Seems like a good candidate for development. Close proximity to town, good access, and not impacting existing homes.</p>
<p>I don't agree with developing this side of The Avenue any further, it is a special part of Alresford which will be ruined if built upon.</p>
<p>Top choice for development.</p>
<p>This site seems to have fewer downsides, so would from my perspective be a more preferable site for development</p>
<p>Opportunity to provide reasonable number of homes in close proximity to centre of town and access. The Avenue trees will cast significant shade to the southern parts of the site however this is largely avoided by using much of this section as a communal garden.</p>
<p>This site appears to be the best and most obvious site to develop. It is flat well contained and is the best connected to the town centre. Some heritage impact will arise as the site forms part of the original parkland to Arlebury Park. However, this heritage impact is considered to be limited as a significant area of undeveloped Parkland would be retained to the West. It would also be an erosion rather than loss of value.</p>
<p>No comment</p>
<p>This location is can provide what Alresford needs. The access and travel detail is not covered well enough.</p>
<p>Fully support this. It's very central and very close to schools, shops and services, entirely sensible location for housing. This is a premium location in Alresford and would be expected to offer high quality housing reflective of the area.</p>
<p>This one is good for walking to town.</p>
<p>It is close to the centre of town which makes it probably the most desirable of all the locations.</p>
<p>NA06 = Arlebury Park - decent size development. Will have a visual impact on The Avenue, both the landscape and vista, looking north from the pedestrian walkway. Looks like a thoughtful design, befitting the town and use of space. No extra activity to accommodate access for traffic. Will impact negatively on the iconic Avenue. We are already able to meet requirement numbers without needing to sell part of our beauty. Definitely, not.</p>
<p>This also seems a good place for housing as it is close to the centre of Alresford so residents would not be overly reliant on cars.</p>
<p>Protection of Wildlife and Wildlife Habitat: 68. Connectivity to the Upper Itchen SSSI and Special Area of Conservation which are directly adjacent to this site. 69. 'High Sensitivity' Landscape: This</p>

land has been assessed as 'High Sensitivity Red' for all aspects and recommends that "protection from development is the preferred option." Physical Protection of the Site Itself: 70. Previous attempts to build on the floodplain locally at Field Chase in Farringdon have ended in disaster, with the houses being demolished – see link [Chase Field - Farringdon Village News](#) 71. Ongoing development on another floodplain site at Warminster has resulted in the chalk river itself becoming choked by sediment – see link [. Unlike rivers fed by water tumbling down from mountains and hillsides, powered by gravity, chalk rivers are fed from groundwater springs that push water up from the ground before flowing away relatively gently from its source. As a result, they are considered as 'low energy' river systems, lacking the power to flush away large quantities of sediment. 72. Therefore, damage such as that at Warminster is difficult, if not impossible, for the river to recover from by itself. That site is some distance from the River Avon SAC. Barn Meadow shares its banks with the River Itchen SAC, so any such impact on its protected habitat would be immediate and long-term. 73. The repeated surface water run-off events since August 2024 from the Sun Lane development site bear testimony to the fact that even the best laid construction management plans can prove inadequate in the face of sustained rainfall. 74. While the significant negative impact to residents of Nursery Road may have been acted upon by the Sun Lane developers in this case, no such rectification measures would be possible for the River Itchen SSSI and SAC site. Therefore, any similar incidents at Barn Meadow would lead to long-term devastation of the surrounding protected river system. 17 Protection of Alresford's rich agricultural Heritage: 75. As set out in greater detail above, aerial photos and LiDAR show that the field structure seen in the form of the ridges and furrows of the irrigation channels of the water meadow extending over the whole of the site, is still in place to this day. This structure should be preserved in its entirety. Preserve the Potential for Nature Based Solutions: 76. The opportunity to re-flood the meadow offers potential solutions for reclaiming increasingly rare wetland habitat as well as fighting climate change, providing Natural Flood Management and nutrient and mineral sequestration opportunities. These will not only help the environment around New Alresford to recover, but the whole of the Itchen River system downstream and, in the case of nutrients mitigation opportunities, it will have for the Solent Marine Sites \(SEMS\) beyond. 77. The SEMS are designated as internationally important sites for their habitats and species and is the final destination of the majority of pollution from our river, including excess nutrients that lead to eutrophication, whereby the body of water becomes enriched with nutrients, leading to excessive growth of algae and other plant life and in turn oxygen depletion and 'dead zones' that are unable to support life. 78. Many of the reasons for our response to this development have already been covered in the excellent objection from the influential Alresford Society to an application by the same landowner, for a site on the floodplain of the same Upper Itchen Catchment, just 1.0 km away from Barn Meadow at Abbotstone. The objection to application 19/02128/FUL can be found at Appendix A. 79. Many aspects of the Alresford Society & Friends of the Arle's objection to that application in its original form are particularly relevant to the proposal for Barn Meadow, albeit that Barn Meadow is a strictly 'greenfield site', whereas the one at Abbotstone is very much 'brownfield'; requiring extensive remediation, including the removal of almost 1,000 tonnes of concrete. Extending over a total of 4ha., the concrete hardstanding and former-watercress beds alone make up an area approximately two thirds the size of Barn Meadow. 80. That application was originally titled "Redevelopment of redundant watercress beds at Abbotstone and building 10 units of holiday accommodation". Following strong local objections, the construction element of the proposal was withdrawn and the application was granted permission under a revised title to use the land "for the creation of wetland and other habitat as an environmental mitigation bank including nitrate and phosphate credits, and BNG \[Biodiversity Net Gain\] units." 81. Such an outcome at Barn Meadow would not only provide the most suitable use of the site's floodplain location and protect its wildlife, but it would also bring substantial financial benefits to the landowner through public funding streams, such as Environmental Land Management Scheme \(ELMS\), BNG units and the nutrient credits referred to above. This would seem to be a very](#)

satisfactory outcome for both the landowner and the community. 18 B. Are there specific design features or types of development that you would like to avoid at this site? 82. We would like to avoid buildings of any type other than sensitively located bird and animal watching hides located on higher ground, such as the raised bank between Winchester Road and the southern edge of Barn Meadow. 83. Once the floodplain itself has been built upon, it would make it most unlikely that any nature based solutions involving re-flooding of this site would be possible in the future. C. What qualities/ features at the site would you like design guidance/ codes to reinforce? 84. Protection and enhancement of the existing natural habitat and the agricultural heritage asset of the remaining water meadow structures, seen in the form of the ridges and furrows of the former water meadow's field structure of irrigation channels. 85. Wildlife hides to be constructed in a rural vernacular which adopts a scale, massing and appearance that is in keeping with the high sensitivity landscape they would overlook. 86. A path or boardwalk could be considered along the back of the properties on Winchester Road and Drove Lane to allow the public to travel more safely between the two roads and to enjoy the meadow. D. What improvements could potential development bring to enhance the quality of public realm at the site? 87. No development. For all the reasons set out in this response, it is clear that development would not enhance the quality of the public realm at this site. 88. A balance must be found between protecting the wildlife and allowing the public to enjoy its richness without disturbing it. Careful management of the floodplain together with opening up of views across the high sensitivity landscape from Winchester Road and Drove Lane through the sympathetic management of the overgrown hedges. 89. Bird and animal watching hides could be installed to allow the community to experience the Great White Egret, Heron, Red Kite, Swift, Snipe, Lapwing, Sandpiper, Water Rail, Buzzard, Kestrel, Starling murmurations, Barn Owl and the many other birds and mammals, such as deer and otters, that would remain if the human presence was a gentle one. A path or boardwalk could also be considered along the back of the properties on Winchester Road and Drove Lane to allow the public to travel more safely between the two roads and enjoy the meadow. 90. The very cautious comments of the South Downs National Park Authority (SDNPA), laden as they are with several provisos, apply only in the event that New Alresford Town Council fails to designate the land as Local Green Space. 19 91. If the will of the Alresford community - so clearly expressed at the 2nd Community Consultation - is followed and Barn Meadow is designated as Local Green Space, the SDNPA would support only the delivery of a nature conservation area with public access and an extension to the Itchen Way/Watercress Way, citing the South Downs Local Plan Policy CD20 (Walking, Cycling and Equestrian Routes) and the contribution to nature recovery, as envisaged in the original Local Green Space proposal made by the Friends of Barn Meadow – see link. 92. This would provide all the enhancements for the benefit of both the wildlife and the community, without the need to take the reckless decision to build on the floodplain next to the SSSI and SAC sites. 93. The report from the 1st Community Consultation concluded that there was “overwhelming support for the designation of Local Green Spaces.” The outcome of the 2nd Community Consultation provides overwhelming evidence of the land being demonstrably special to the local community and all other requirements of Local Green Space designation are more than adequately covered elsewhere in this note. Therefore, unless there is equal and opposite overwhelming support for Barn Meadow to be developed for housing, it is clear that the land should be designated as Local Green Space under the emerging Neighbourhood Plan. 94. Should New Alresford Town Council continue to ignore the outcome of its own Community Consultations, it would then require sufficient evidence and reasoning to show that it was entitled to reach the decision that it did. So far, we have seen no sign of either of these. Without them, the decision making process – and any subsequent neighbourhood plan – would be left wide open to legal challenge. E. How can we ensure the development positively integrates with existing landscape and historic character? 95. See response to part A. Leave this land alone, completely, subject to potential for the improvements for the wider benefit of the wildlife and the community, set out in part D, namely sensitively located bird and animal watching hides and pathway or boardwalk.

<p>Viable as closer to the town centre, walkable therefore possibly fewer cars on a daily basis.</p>
<p>Our town is visited by tourism and the Avenue area should not be touched</p>
<p>Comments emailed to townclerk@newalresford-tc.gov.uk as MS Word document. My response only covers biodiversity comments and is based on the information provided in the Site Information Pack (SIP) (Alfred Homes, 2024). Constraints The are no nature conservation designations within or in close proximity to the site, although it does lie within the SSSI Impact Risk Zone. The implications of this are covered in the response to NA01. As the site is level it is reasonable to conclude that there will little or no re-profiling of the site. Habitat loss will therefore be confined to the footprint of the scheme. The grassland is not classified as priority habitat, although it may have some botanical value. It is unclear whether the developer intends to meet the mandatory 10% BNG on site. However, the pre-development baseline value of the site will be lower than the other sites within the Plan making this potentially feasible. Opportunities Overall, this site has the least potential implications for existing biodiversity, and offers opportunities for enhancements through a sensitive planting scheme.</p>
<p>Great spot. It isn't being used and it has no wildlife / environmental constraints. easy access from the Avenue so no new roads needed. It doesn't affect how the town already looks</p>
<p>This site is a good choice for development as it does not directly impact many existing houses and is close to local amenities and the facilities on offer at Arlebury park with good access to the river walks</p>
<p>Great to be built on perfect near town land not in use. Great for old generation and young families.</p>
<p>This location is a terrible terrible idea that will irrevocably change the relaxing calm characteristics of Arlebury Park and the surrounding natural area.</p>
<p>N/c</p>
<p>Must be able to connect to mains drainage and be low level.</p>
<p>What is this site currently used for? It would be a shame to lose land used for community recreation and sport.</p>
<p>No comment</p>
<p>No comment</p>
<p>Not clear where this is located.</p>
<p>Impact on the surrounding landscape</p>
<p>This seems like the most appropriate site to develop.</p>
<p>This site should be half the size stopping at NA09 boundary as much green space should be conserved as possible leading to the chalk streams any influence to the land any closer could have detrimental effects to the environment</p>
<p>Stop building</p>
<p>Disturbs nesting birds.</p>
<p>This site is very near to the town and as such would promote walking to the local facilities. On the negative side it is behind a historic flint wall.</p>
<p>This is the worst of all the development proposals. Development of this site would completely ruin the attractive views along The Avenue and the western approach to New Alresford. It would be a blight on the landscape. As the consultation points out, this is a greenfield and is outside the built up area. The area to the north of The Avenue is occupied by Arlebury Park and parkland areas and playing fields. Housing on the site would ruin the character of the area. The proposed developer, Alfred Homes, builds good quality home but their design is a pastiche would not fit in at all with the architecture of New Alresford.</p>
<p>Isn't this a play area?</p>
<p>sure know just don't touch the river</p>
<p>Again access the builder builds exclusive housing Alresford already has many Luxury houses</p>
<p>Looks a reasonable place to develop, especially as it has good access, and is close to town centre</p>
<p>We note the requirement to build further housing in the town but would suggest that grey field sites should be looked at first. For example some of the industrial premises around Prospect Road</p>

could move to the new industrial area of the Sun Hill development freeing up suitable land for residential use. We wish particularly to comment on Site NA 06. We are aware that planning for this site was declined in November 2016 for a number of reasons, all of which still appear to be relevant. I would specifically like to refer you to the following:

1. Site access. The proposed access to this site is over a private road and it is a single track and not fit for traffic serving more houses. The increased use of this access onto the Avenue would also increase the potential for accidents. Indeed since we have lived here we have personally witnessed 2 accidents in under 12 months at the junction of the lane and the main road. Please note that although the plan shows the lane widening on the road side of the flint wall, in fact, this bit of the lane (on The Avenue) is owned by the Town Trust and vehicular access is narrow and single file. The development would create a huge increase of noise and of danger in such a narrow lane. It would be out of proportion to what we and the other neighbours are currently used to living so close to, and it would be quite unreasonable to allow it.
2. Environment. The countryside. The surrounding fields of the site make the unique character of this part of the Upper Itchen Valley. That landscape sets off the town of Alresford and the uniqueness of the protected landscape setting around this site is gained from the long views across historic parkland, hedges and onwards to the surrounding hills. It is hard to believe that the council would allow such a despoliation of this heritage landscape which has endured relatively unchanged since Arlebury House and its estate were first established around 300 years ago. The run off towards and into the river would be extremely detrimental to the Arle which is a feeder to the Itchen which is one of the finest chalk streams in Europe. The development would damage the environment and would have a very negative effect on the area's character and appearance, river landscape and wildlife.
3. Loss of Residential Amenity. The current plans would certainly impact our reasonable enjoyment of our property, our outlook and privacy, and the noise and disturbance that would result should this site be included in your plan.
4. Historic Environment. The Arlebury Estate of which our house was once part is of historic interest to the town of Alresford and the council's responsibility should be to contribute to and enhance the natural and historic local environment and not destroy it.

The River Alre will need protection if any development is considered for adjacent land.

This is a beautiful natural space next to a chalk stream, enjoyed by many as an unspoilt walking area. It should be left as green field site.

One of the better sites for housing

Wildlife and view , sunsets wildlife

Access onto the Avenue

This site protects views and charm on the entrance to New Alresford. The land to the north of the flint wall allows views up the the hill beyond and is iconic. Potentially a large development it would make Alresford feel more like a housing estate and less like a classic Georgian village. Only sparse development, with materials to include knapped flint throughout, as per the dwellings to the west at Arlebury Park.

This is the least sensitive site in terms of landscape and ecological impacts as it is well contained and separated from river corridor by existing sports pitches. It also represents the best opportunity of maximising walking to the town centre given the proximity. A stronger western and northern vegetation boundary should be provided to assist with containment and visual separation from Arlebury Park House. A separate pedestrian link should be provided to the south-east linking with the footway adjacent to the sports pitches, rather than a shared route through the extended community use car park. There is an opportunity to improve the entrance to Arlebury Park by reconfiguring the car park taking into account the additional parking spaces, which should be justified.

There is land close to the ARC for consideration but this must exclude those areas used as rugby and football pitches, both an important social provision.

Better position out of all current options

It's a recreational area. Stop all this over development and resist government edicts. Do not ruin the special nature of Alresford.
I would prefer this site is not developed.
Excellent opportunity to provide more housing close to town with excellent transport access on an area that would not greatly impact views or the environment
Doesn't seem in keeping with the area. Don't feel it's the right place.
Good site. Agree with developing this site.
The plans look like a good development already prepared by the developers.
A large site, good transport connections and access from the Avenue.
With all the recent housing development in the vicinity Perins School could lose any extension both of buildings and playing field when the population of Alresford has grown substantially, the majority has been young families with children seems to be a no brainer.
Concerned about the potential for pollution from construction or waste water / run-off after build to run down the slope into the Alre. Needs a thorough impact assessment to protect nearby chalk stream SSSI.
The main constraint would be to build sensitively to not detract from the Avenue
Wildlife will be dangerously impacted as their habitat will be destroyed
The most suitable and suitable site being suggested. Close to town and well located.
Not required by local people
Constraints: reduce the number of homes and define affordable as a number. No trade offs.
I like the design for this and think it fits in with the area well
This site should not be developed, this is a great opportunity for the town council to negotiate a deal with the land owner to protect this site for future recreational space. Unfortunately the town will continue to grow and currently none of the developments are proposing formal recreational space. This site is perfectly located to allow for this growth in the future as ancillaries are easily accessible.
WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.
Over development for that side of the road. Lovely as it is.
Greenfield site. Close to town centre and public transport. Must protect views
Very good for town centre access. Should have sufficient scale to require a social housing aspect. Good, safe access onto the avenue.
With the growing population of Alresford and surrounding areas, more land will be needed to provide for sports and recreation and this site is ideal for such purposes. It is adjacent to existing facilities and central within the settlement area. Given that the town's current car parks are not publicly owned, the land which accommodates them could at some time in the future be reclaimed by their owners. As a consequence, future car parking facilities need to be given more priority. Housing development on this site should be rejected. The site is level and in the past adjoining ground has been utilised for sports and recreation E.g. Alresford Carnival
Leave it for what it is, let the sports continue there.
As with above, green spaces need to be protected. There is so little open spaces in the local area. These need to be preserved for everyone to enjoy. The park runs along the river which is an important biodiverse element of the local area and with the decrease in ecosystem, we need to promote this everywhere we can.
Opportunities for developers obviously
Attractive in that it is close to the town, and would provide adequate open space.
I think that this site would be well suited for development: in effect, the development of the Alresford Recreation Centre has extended the town centre in this direction already. The site would have good road access out on to the Avenue and is within easy walking distance of the town centre, making it a sustainable location.

Great access to town.

Again, no problems with access & a good sized plot for development
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Q16 | Considering NA06 Land adjacent to Arlebury Park | Individual Responses

Status quo
A. What aspects of the site are most important to protect or preserve? The views from and toward Arlebury Park that contribute to the town’s aesthetic and recreational appeal. The mature trees and ecological features that support biodiversity within the site. The historical and cultural connection of Arlebury Park to the broader town of New Alresford. B. Are there specific design features or types of development to avoid at this site? Overly modern or generic designs that clash with the architectural heritage of New Alresford. Excessive hardstanding or large-scale parking areas that reduce green space or disrupt drainage patterns. C. What qualities/features at the site would you like design guidance/codes to reinforce? Architectural designs that reflect the historic charm of New Alresford, using materials and styles that are in harmony with the local vernacular. Retention and enhancement of green spaces, including tree planting and landscaping that integrates seamlessly with the surrounding environment. Pathways and connections that encourage pedestrian and cyclist access, improving integration with the town center and local amenities. Inclusion of sustainability measures, such as energy-efficient housing and sustainable drainage systems. D. What improvements could potential development bring to enhance the quality of public realm at the site? Improved pedestrian and cycle paths, connecting the site to Arlebury Park and the town center. Community-focused amenities, such as outdoor seating, green play areas, or small-scale event spaces that enhance public enjoyment of the site. Thoughtful landscaping that strengthens the site’s role as a transition between the urban area and the countryside. E. How can we ensure the development positively integrates with existing landscape and historic character? By conducting thorough landscape and heritage assessments to guide design decisions. Ensuring that building heights, materials, and layouts reflect and complement nearby structures and the broader townscape. Preserving and incorporating key natural and historical elements into the development, such as mature trees, viewsheds, and pathways. Engaging with local residents and stakeholders to ensure that the development aligns with the community's vision for the area. Incorporating green buffers or screening to maintain the rural feel of the surrounding area and protect the park’s recreational value.
A. the upkeep of the Avenue can be secured through the development B. Good quality houses with extensive views and open space for the residents - expanded car parking, and redevelopment of Arlebury Park for the benefit of the town's residents and visitors D. plenty of improvements can be brought into being through the development of the site E. an allocation to include high quality affordable homes with good design and suitable facilities to help make the homes sustainable.
Adjacent to the existing urban development and accesible from the existing highway
A. The wall, trees and planting B. Ugly Barratt homes, New Alresford has ceased to be a pretty Georgian town C. Good award winning design D. More planting E. The development remains behind the wall
A. Provision of great open spaces for public realm B.Incorporation of local materials like flint in any development proposal. C. Sustainability, biodiversity and renewable energy usage. D. Planting, traffic management in reducing the speed to Winchester road, street lighting, community integration etc E. Spacial arrangement of development and local materials proposed.
Road safety crossing should be part of the development. Advantageous as the site is close to the town centre and leisure amenities.
Setting back from Avenue. Alfred homes designs more in keeping with design of Alresford home style and attract the right type of costumers to Alresford.
Tree boundaries should be maintained, again low rise housing and suitable in part for first time buyers.
I do not feel that views from the Avenue across this site are a constraint. Nor do I consider the heritage issue (registered park) be sufficient to prevent development of the site. The majority of

dwelling would not be visible from the Avenue. It's a good location in easy walking distance of schools, GPs, grocery stores.

A. What aspects of the site are most important to protect or preserve? The open character and green spaces surrounding Arlebury Park, which provide a sense of tranquility and connection to the countryside. The views from and toward Arlebury Park that contribute to the town's aesthetic and recreational appeal. The mature trees and ecological features that support biodiversity within the site. The historical and cultural connection of Arlebury Park to the broader town of New Alresford. B. Are there specific design features or types of development to avoid at this site? High-density housing that would overwhelm the site's character and strain infrastructure. Overly modern or generic designs that clash with the architectural heritage of New Alresford. Excessive hardstanding or large-scale parking areas that reduce green space or disrupt drainage patterns. Developments that block key views or encroach on recreational areas, diminishing public enjoyment. C. What qualities/features at the site would you like design guidance/codes to reinforce? Architectural designs that reflect the historic charm of New Alresford, using materials and styles that are in harmony with the local vernacular. Retention and enhancement of green spaces, including tree planting and landscaping that integrates seamlessly with the surrounding environment. Pathways and connections that encourage pedestrian and cyclist access, improving integration with the town center and local amenities. Inclusion of sustainability measures, such as energy-efficient housing and sustainable drainage systems. D. What improvements could potential development bring to enhance the quality of public realm at the site? Additional parking facilities to support the recreation center and alleviate existing parking challenges in the area. Improved pedestrian and cycle paths, connecting the site to Arlebury Park and the town center. Community-focused amenities, such as outdoor seating, green play areas, or small-scale event spaces that enhance public enjoyment of the site. Thoughtful landscaping that strengthens the site's role as a transition between the urban area and the countryside. E. How can we ensure the development positively integrates with existing landscape and historic character? By conducting thorough landscape and heritage assessments to guide design decisions. Ensuring that building heights, materials, and layouts reflect and complement nearby structures and the broader townscape. Preserving and incorporating key natural and historical elements into the development, such as mature trees, viewsheds, and pathways. Engaging with local residents and stakeholders to ensure that the development aligns with the community's vision for the area. Incorporating green buffers or screening to maintain the rural feel of the surrounding area and protect the park's recreational value.

Objection. Land adjacent to the Avenue should not be developed under any circumstances as occupies a unique, historic and precious position which is at the heart of all that Alresford is. This was made clear when alternatives were being considered to the massive Sun Lane development. Any building here would be a visual disaster, destroy the character and feel of the town and cause unacceptable levels of noise and pollution. Access from the Avenue - the main road into the town from Winchester - to build here would be totally impractical and cause untold damage to both residents and businesses.

This site should not be developed.

This land adjoins "The Avenue" land given by the Bishop of Winchester in 1869 for the benefit of the people of Alresford. It is a special area, used by many for day to day recreation purposes. Apart from "Trees" there is no building next to the road on this side of The Avenue. Any small development to date is a long way back from the road. A large development would change the whole nature of this peaceful avenue.

Meets Alresford development needs.

Housing that has some character, not the poorly designed typical housing estate boxes

E: Street trees between parking spaces e.g. by the communal garden would be better placed in the hedge/shrub-line immediately adjacent; better growing conditions, reduced physiological stress

caused by vehicles driving onto the soft ground, potential for more parking space. Should be able to demonstrate future tree canopy cover of minimum 16.5%.
The indicative layout provided appears to show a sensible layout that retains all the perimeter trees and maintains a suitable buffer to the Avenue. This means that the important gateway vista from the Avenue would be largely maintained.
No comment
Cherished green lung to the town, impact to The Avenue
A. Few aspects if any. The site is well screened by a wall and existing mature planting on the Avenue. B. Housing should reflect the mix of housing in the area. C. Bringing private land into the public realm close to the town centre by providing more public open space. There is also an opportunity to provide further public parking, a pedestrian crossing to Perins School and potentially a school bus drop off point. E. Given that the proposed development sits between an ugly Italianate villa converted into flats at Arlebury Park and the eyesore that is the Recreation Centre and public car park I am not entirely sure this is a cause for concern.
A. Sense of space and views across the valley. Style of housing in keeping with centre of town as much as possible. B. Adequate parking. As much Affordable Housing as possible.
As above
A: Trees and hedges on boundary. B: None specifically C: Compatibility with historic setting given proximity to Arlebury Park D: None specifically. E: See point C above.
The location access is also a concern. This place is a rare wildlife rich meadow. The housing will have an affect on the park and various other views that is popular with walkers and people roaming the area for relaxation and respite. Access will clog up the Avenue. Even though there are trees around the site, it cannot be guaranteed that all of these would be saved. It must not be underestimated the impact this will have on changing the character of the park which is a community asset and essential for people's relaxation. This will hugely change the character.
N/c
Should definitely not be built on. Superb natural environment.
Any development should be climate positive and carbon negative through use of sustainable building techniques, such as timber frame, as opposed to traditional methods with embodied carbon.
No comment
No comment
Not clear which area this is.
Sustainable location near to shops and no significant impact on wildlife.
A. As above Green space leading to the chalk stream B. Posh expensive houses C. Fit with surrounding Barn type structures D. Nice 2/3 bed flats would work here. E. Barn type looking structures.
Stop building
No building. Birds nest there.
A. The wall and views from the other side of the river B. Over-development E. I think the Alfred Homes design with the twin lodge style buildings either side of the entrance is probably the best that can be achieved.
a) It is most important to protect the open character of the Avenue. The brick and flint wall running along the northern side of The Avenue, is the dominant feature on the approach to New Alresford and housing in NA06 would become the dominant visible feature. b) Avoid pastiche design and high density building. c) Any development of the site would spoil the area. d) None, the amenity of open space, currently greenbelt, often grazed by sheep, is best for the public realm. e) Impossible, the site will be too visible from The Avenue.
the river its essential
This space is more idilic fr our town

<p>A. Environment. The countryside. The surrounding fields of the site make the unique character of this part of the Upper Itchen Valley. That landscape sets off the town of Alresford and the uniqueness of the protected landscape setting around this site is gained from the long views across historic parkland, hedges and onwards to the surrounding hills. It is hard to believe that the council would allow such a despoliation of this heritage landscape which has endured relatively unchanged since Arlebury House and its estate were first established around 300 years ago. The run off towards and into the river would be extremely detrimental to the Arle which is a feeder to the Itchen which is one of the finest chalk streams in Europe. The development would damage the environment and would have a very negative effect on the area's character and appearance, river landscape and wildlife. B. Not a modern housing estate but in character with the area. Using flint walls to match existing walls around the site C. No windows overlooking others houses D. None it is in the wrong area for development. E. Unsuitable site</p>
<p>See comments above.</p>
<p>Do not build on it.</p>
<p>Views are precious but seems logical place to use. Restrict building materials to blend in with Alresford and use permeable surfaces .</p>
<p>Keep with National parks guidelines in mind. I don't know the area so can't comment.</p>
<p>It would make a great community facilities location</p>
<p>A. Must be in keeping with the conservation area design (even if outside) as it will be next to a historical building and part of the first impression. Avenue tree line must be preserved. B: large, 4+ bedroom houses. Potentially concentrate on high quality 2-3 bedroom houses focused on older couples (families moved out looking to downsize as easy walking distance to town AND excellent public transport access. D: developer to look at traffic calming around the entrance to the development, potentially enhancing the current road to slow traffic in the vicinity E: Maintain the avenue trees, keep the development set back from the road. Use design cues from conservation area.</p>
<p>A-should be kept as green space for the community to use. B-avoid houses here, and certainly not that many. C- D-none E-maintain the trees at the front.</p>
<p>Given that it is in a Conservation area then the development needs to have houses that are built to preserve the character of the town.</p>
<p>Would want to see lots of tree planting on the site, and perhaps single height building so as not to interrupt views north from the avenue.</p>
<p>Protect land for the school Non Protect future development for the school which already has approximately 1200 secondary pupils None</p>
<p>No house building and especially no commercial properties</p>
<p>retina views to countryside beyond.</p>
<p>See above</p>
<p>Ensure there is sufficient parking ... at least two spaces per home.</p>
<p>the style of buildings must be similar to those around it - a neoclassical design would be best dont make the affordable housing into flats , make them houses with gardens thus attracting young families</p>
<p>WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.</p>
<p>Leave it as it is</p>
<p>Views, landscape. Modern design. The conservation area, use of flint and red brick. Additional recreational space, beautiful houses. Sky lines and protecting views.</p>
<p>The biodiversity of the area needs to be protected and preserved. The community needs access to open spaces as there are so few within the local area.</p>
<p>Similar to Thody's</p>
<p>The wall on the Avenue could be refurbished</p>

I'm not convinced by reference to the "integrity of the parkland" being affected. This site is currently beyond a wall, thus already blocked from view of most residents within the town itself. The parkland concerned doesn't seem to have any regulatory designation.

Low cost housing for local people. Not massive houses that are generally unaffordable. As this is closer to town, consider affordable housing appropriate for the elderly.

Views

The feedback document discusses the proposed development of Barn Meadow, highlighting various constraints and opportunities associated with the site. The document is primarily composed of individual opinions and objections regarding the development.

Constraints and Opportunities

Environmental Concerns

Barn Meadow is located on a floodplain, with much of it classified as Flood Zones 2 and 3, making it prone to flooding. Groundwater flooding has been extensively documented and is projected to worsen with climate change, exacerbating local flooding issues and harming existing properties and infrastructure. The site is within the River Itchen Catchment, a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), and any construction could lead to pollution and disruption to water quality. The site supports biodiversity near the River Itchen, and development would disturb wildlife and cause habitat loss for protected species.

Safety and Accessibility

The proposed entrance on Winchester Road poses significant safety risks due to high traffic volumes and frequent accidents in the area. The nearby railway bridge further complicates access, particularly for high-sided vehicles. Winchester City Council's Landscape Sensitivity Assessment rates this site as "High Sensitivity Red," recommending protection from development.

Heritage and Community Impact

Historically known as a water meadow, the site forms an integral part of Alresford's agricultural heritage. Development would result in the irreversible loss of this culturally and historically significant landscape. Community consultations have consistently demonstrated strong support for designating this land as a Local Green Space, and proceeding with development here would undermine public trust and disregard the community's wishes.

Summary of Individual Feedback

Opposition to Development

Many individuals oppose the development of Barn Meadow due to flooding risks, wildlife disturbance, pollution to the River Itchen Catchment, road safety concerns, and the site's high landscape sensitivity. There is a consensus that the site is unsuitable for housing and should be preserved as a green space.

Suggestions for Improvement

Some suggestions include opening up the land for public access, constructing bird watching hides, and creating paths through the site to enhance the quality of public realm. However, these improvements are not dependent on any development and should be considered separately to protect the wildlife and natural habitat.

Conclusion

The feedback document overwhelmingly indicates that Barn Meadow is not a suitable site for development due to its environmental, safety, and heritage constraints. The community strongly supports preserving the site as a Local Green Space and protecting its ecological and historical significance.

Q17 | NA07 Land off Drove Lane | Constraints & Opportunities | Individual Responses

Highly sensitive area of internationally rare chalk stream habitat that cannot survive any form of domestic or industrial development
I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored
1. Flooding Risks The site is located entirely on the floodplain, with much of it classified as Flood Zones 2 and 3. Groundwater flooding has been extensively documented, even within areas classified as Flood Zone 1, and is projected to worsen with climate change. Development here risks exacerbating local flooding issues, harming both existing properties and infrastructure. 2. Proximity to River Itchen Catchment The site is within the immediate Impact Risk Zone of the River Itchen, a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Any construction could lead to pollution, increased runoff, and disruption to water quality in this ecologically significant area. 3. Wildlife and Habitat Disruption The site is a critical part of the green corridor supporting biodiversity near the River Itchen. Development would disturb and displace wildlife, causing habitat loss for protected species, and contravening local and national biodiversity policies. 4. Unsafe Access The proposed entrance on Winchester Road poses significant safety risks due to high traffic volumes and frequent accidents in the area. The nearby railway bridge further complicates access, particularly for high-sided vehicles, creating a hazard for both residents and through-traffic. 5. High Landscape Sensitivity Winchester City Council's Landscape Sensitivity Assessment rates this site as "High Sensitivity Red," recommending protection from development. The site contributes to key views, including those toward the South Downs National Park, which would be permanently degraded by development. 6. Impact on Heritage and Agricultural Character Historically known as a water meadow, the site forms an integral part of Alresford's agricultural heritage. Development would result in the irreversible loss of this culturally and historically significant landscape. 7. Local Green Space Designation Ignored Community consultations have consistently demonstrated strong support for designating this land as a Local Green Space. Proceeding with development here would undermine public trust and disregard the community's wishes. 8. Limited Opportunities The site's constraints significantly outweigh any potential opportunities for sustainable development. Its designation as a floodplain and its ecological and heritage importance render it unsuitable for housing. Opportunities: None Given the site's severe environmental, safety, and heritage constraints, development here would conflict with local and national policies and fail to meet sustainable development goals.
The main constraints are the highly protected sites along the boundary and the historic water meadows. There maybe an opportunity to open up the land but this feels like over compensation for the purpose of delivering a very small number of homes - the precedent of development on the site will lead to pressure to increase the number of homes on the land - it is a flood plain afterall so the site should not be allocated for development.
Not a suitable site for development.
The worst possible environmental impact for the lowest number of homes delivered.
This is flood-labile land: not attractive to older residents (too far from centre); open access space is too minimal to be of use; and suggestion that a workshop for cycle repairs is unworkable: a similar shop in the centre of the town failed
I object for reasons Floodplain site being highest risk Flood Zones 2 and 3, with groundwater flooding elsewhere, leading to comparisons with the ill-fated Farringdon Chase Fields scheme in the 1990s, Wildlife disturbance, displacement, loss of habitat . This would have a devastating environmental effect. Barn Meadow borders the Upper Itchen and Arle, it is special area of

conservation, designated to protect the important landscape, habitat and the rare species of animals and plants, Pollution to the river Itchen catchment Road safety at Winchester Road entrance Landscape high sensitivity red Local green space ignored This is outside of the existing town boundary, therefore not sustainable

NOTES: - Local plan presentation presented a 12 residential development with small offices and cycle workshop etc but the main local plan presentation identified the site for 51 residential properties - clarity on this is required. - Concern that the identification of development with small business, cafe, cycle workshop etc is a ruse for more houses as there would need to be a full and proper business case to prove the viability of this proposal - should really be discount from assessment. Opportunities: - Offer opportunities for first time buyers. - Offering diversity in residential housing location. Constraints: - Site is identified as a Local Green Space - note the Local Green Space presentation board is incorrect in it does not note the site as a Local Green Space. - Noting the sites name has Meadow in it and living on Drove Lane the land is wet from latter part of October through to around April. Marram grass is all over this piece of land and a clear indicator that the land is wet. As a note we struggled to get home insurance when we first moved to Drove Lane as the area was identified as flood plain. We are aware that the Environment Agency Flood Plain assessments are out of date and not property accounting for this site NA07. - Of all the sites NA07 has major wildlife considerations that need to be factored in when compared to the other sites - it is the only site on the Priority Habitat Inventory, plus borders an existing SSSI where water voles, native crayfish, otters, Egrets etc all have their habitats. Any development close to this would have determinant impact. - The Hampshire & Isle of Wight Wildlife Trust supports opportunities to secure Barn Meadow for nature recovery and further protection of the river Itchen catchment area. - Pollution to River Itchen Catchment - Site is not connected to the main services like sewage so residential house would require septic tanks which pose pollution risk in event of floods. - Road Safety at Winchester Road entrance - Landscape 'High Sensitivity Red'. - Site location is the furthestmost from the town centre making it less desirable for accessibility.

I do not support development of this site. It is a sensitive site, adjacent to SSSI and SAC designated areas, a previous water meadow that has potential for flooding events, foul drainage will be an issue as there is no mains sewer at that part of Winchester road. Furthermore, there would be a dangerous access and exit point onto Winchester road for just a few proposed units; other proposed sites will return more units with less environmental damage.

Red High risk zone. The only thing I think is good about this site is proposed paths to allow access to walk around the space and experience nature. Have you looked the the site. Drove lane is a steep hill going to sides of Valley. These proposed dwellings are just going to be at risk of flooding. Not supporting this proposal, like many of points of New Farm road.

This has significant nature conservation importance, huge impact for small number of housing.

I do not support development of this site. It is a sensitive site, adjacent to SSSI and SAC designated areas, a previous water meadow that has potential for flooding events, foul drainage will be an issue as there is no mains sewer at that part of Winchester road. Furthermore, there would be a dangerous access and exit point onto Winchester road for just a few proposed units; other proposed sites will return more units with less environmental damage.

A sensitively designed and very limited scale scheme may potentially work with the constraints on the wider site. The opportunity to deliver public access/walking route at barn meadow would be welcome. Don't see the justification for any commercial use however, seems incongruous and contrary to town centre first approach.

This site seems pointless, it provides very few houses, is built within a flood zone adjacent to water meadows. Will negatively impact the house on that side of Winchester Road and the proposed new access would require the removal of trees and it is unclear where it would be placed in relation to the Alresford welcome sign.

I strongly oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: · Flooding risk (which is proven) No main

drainage. Living adjacent to this area we already have an issue with our existing soak away which needs to be drained every six months · Wildlife disturbance and displacement and loss of habitat · Pollution to River Itchen Catchment · Road Safety at Winchester Road entrance · Landscape 'High Sensitivity Red' · Local Green Space consultation ignored

Constraints of Site NA07 - Land off Drove Lane

1. Flooding Risks The site is located entirely on the floodplain, with much of it classified as Flood Zones 2 and 3. Groundwater flooding has been extensively documented, even within areas classified as Flood Zone 1, and is projected to worsen with climate change. Development here risks exacerbating local flooding issues, harming both existing properties and infrastructure.
2. Proximity to River Itchen Catchment The site is within the immediate Impact Risk Zone of the River Itchen, a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Any construction could lead to pollution, increased runoff, and disruption to water quality in this ecologically significant area.
3. Wildlife and Habitat Disruption The site is a critical part of the green corridor supporting biodiversity near the River Itchen. Development would disturb and displace wildlife, causing habitat loss for protected species, and contravening local and national biodiversity policies.
4. Unsafe Access The proposed entrance on Winchester Road poses significant safety risks due to high traffic volumes and frequent accidents in the area. The nearby railway bridge further complicates access, particularly for high-sided vehicles, creating a hazard for both residents and through-traffic.
5. High Landscape Sensitivity Winchester City Council's Landscape Sensitivity Assessment rates this site as "High Sensitivity Red," recommending protection from development. The site contributes to key views, including those toward the South Downs National Park, which would be permanently degraded by development.
6. Impact on Heritage and Agricultural Character Historically known as a water meadow, the site forms an integral part of Alresford's agricultural heritage. Development would result in the irreversible loss of this culturally and historically significant landscape.
7. Local Green Space Designation Ignored Community consultations have consistently demonstrated strong support for designating this land as a Local Green Space. Proceeding with development here would undermine public trust and disregard the community's wishes.
8. Limited Opportunities The site's constraints significantly outweigh any potential opportunities for sustainable development. Its designation as a floodplain and its ecological and heritage importance render it unsuitable for housing. Opportunities: None Given the site's severe environmental, safety, and heritage constraints, development here would conflict with local and national policies and fail to meet sustainable development goals.

Please see my personal response sent by email. For the avoidance of doubt, this is the least appropriate site of them all by some margin.

Objection. This is a truly beautiful spot enjoyed by many, many members of the town and visitors alike as they walk down Drove Lane and loop round the river back to the town. A less suitable place to consider development is hard to imagine. The flood risk must be enormous and the ground totally unsuitable, not to mention the damage to wildlife, nature and everyone's mental well being through having this space and vista to enjoy. There are safety issues at the Winchester Road entrance, there would be massive pollution of the beautiful clear chalk streams of the river Itchen and the local Green Space consultation has been ignored.

This site should not be developed. It is a flood plain, is essential space for wildlife and encroaches too far into countryside.

I strongly oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to Wildlife disturbance and displacement and loss of habitat

This beautiful former water meadow is at the confluence of the Arle and the Itchen. Like many I walk down Drove Lane regularly and look every time at this wonderful view. It would never have occurred to me that this could possibly be built on. I am both astonished and horrified at the prospect. I oppose this development because; Flooding - high risk. Wildlife disturbance and

displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored
Repeatedly saturated floodplain, needed as a soaraway for nearby properties and road. poor visibility on entrance/exit due to fast road and railway bridge - at least two fatal motor accidents there in recent years. Threat to wildlife habitat and pollution flow to the wider area. The losses of habitat, floodplain and public safety is not commensurate with the number of houses that would be built on the site. I believe only 6 to 8 dwellings are proposed for this site - this few additional properties does not, I believe, justify the loss of this land and its benefits. Having lived in this area for over 44 years, I believe this site/piece of land is totally unsuitable for additional development. Any properties built here would be subject to repeated seasonal flooding, causing misery for the proposed future residents and a poor return for the loss of the habitat irrevocably lost.
Three Road traffic accidents on Winchester Road in past six months at entrance to proposed development site concludes access is extremely dangerous.
I disagree with the development on this site for a number of reasons.
I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: · Flooding, Wildlife disturbance and displacement and loss of habitat. · Pollution to River Itchen Catchment and Road Safety at Winchester Road entrance · Landscape 'High Sensitivity Red' · Local Green Space consultation ignored. Drove Lane has no pavements and is used regularly by walkers. It is already dicey to walk there. It would become more dangerous if there were more vehicles using the road. We need to protect our chalk rivers and surrounding habitats. These are rare habitats globally
Adjacent SSSI, SAC constrain development at this site. The proposed access does not seem ideal. The location on The suggested 'opportunities' do not stand up to scrutiny. Access to the public will only increase disturbance and lower its value in terms of its ecology; it will no doubt become over-run by dogs, trampling, rubbish etc., with erosion caused to the river banks, causing harm to the SSSI/SAC. The small number of houses and business units can be accommodated elsewhere, without impacting on this landscape.
This site appears entirely unsuitable for development. It is highly sensitive in terms of flood risk, landscape impact, biodiversity and access. The suggestion that public access to this site would appear to be flawed. There is no meaningful assessments of what impact public access would have on this Water Meadow area or the impact it might have on its wildlife. The town has multiple gateway points to the surrounding countryside and there is no obvious need to provide what would be a relatively short circular walk in what is a highly sensitive location. Public access would also require a level of engineering which may include features such as boardwalks. These would have a highly urbanising impact on the landscape and should be avoided. Its biodiversity and landscape value appears to lie in its current largely untouched nature. Access to the site also appears to be problematic. Trees would be lost and significant engineering would be required to address the changing levels from the road to the site. Again this would be highly urbanising and harmful to the undeveloped nature of the site. The proposed housing will not provide any affordable housing. This is at odds with claims made in the promotional material. It would appear look by proposing 9 units a concerted effort has been made to fall below the affordable housing threshold thereby avoiding any provision. There is a further suggestion that a cafe and shop may also be provided. In this location this appears to be unsuitable given the relative proximity to the town centre which has vacant units capable of accommodating such uses. In addition, the suggestion that small affordable start up business units might be provided is unlikely to be achieved. Specifically, new build units will typically carry a premium and therefore unlikely to be affordable for small start-up enterprises.
Constrained by flood risk. Constrained by river pollution risk. Opportunity to retain historic water meadows.
Why on earth would this site be considered as suitable for housing. It is a water meadow. In all of my 71 years of living in Alresford this area has always been soggy and damp and prone to

flooding. Suitable only, at drier times, for grazing cattle. The area is bordered by 3 rivers and is subject to flooding. If this area was given permission for housing there will be a huge risk of pollution entering the River Itchen Catchment area. There will be huge disturbance to the wildlife including loss of habitat. The Landscape is High Sensitivity Red. Having read a great deal of correspondence, I understand that Local Green Space Consultation is being ignored. God forbid that construction is granted because road safety at Winchester Road will be an issue. There will never be "Affordable Housing" either. This area is a wonderful and natural water meadow which is host to a variety of fauna and flora as well as a variety of wildlife. It should forever remain as such. In terms of overall area it is not huge, but the devastation to wildlife and nature would be a disaster.

This location runs against almost all Alresford Town's planned objectives regarding security for the natural environment. As a historic flood meadow it should be preserved and cared for.

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored

Object, biggest concern being: Road Safety at Winchester Road entrance Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Landscape 'High Sensitivity Red' Local Green Space consultation ignored

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance

As per my previous comment any housing development on land off Drove Lane would be a disaster due too it being on the flood plain and adjacent to the SSI. So in essence there are no improvements/feature can mitigate the development.

I do not support this proposed site. It is entirely unsuitable for housing, being too close to our main chalk stream watercourse, posing a pollution risk and with not inconsiderable access issues for traffic. For the avoidance of doubt 55% of the site boundary is a Special Area of Conservation 65% of the site boundary is a SSSI 100% of the site is on the Priority Habitats Inventory - its Good quality semi improved grassland has excellent potential for restoration to species-rich meadow Barn Meadow offers vital connectivity to the wildlife of the River Itchen SSSI and SAC sites, designated for species including: Water vole Southern damselfly White-clawed crayfish Otter

I don't want anyone to build here because it will make all the nature leave.

Road safety concerns at the junction with Winchester Road, as this is already a bad turning to come out of. Disturbance of wildlife. Water meadows should be left as they are. Access to hides for viewing wildlife would be acceptable Why build on a water meadow when there are other, not appropriate sites available. The age appropriate housing is totally in the wrong place if it is being suggested for older residents. It would need to be closer to the town, perhaps Arlebury Park would be a better placement. This is definitely NOT a site to be considered.

I am a Friend of Barn Meadow. I agree with the long document from our group. This is the worst place to build. I've lived here 58 years and we've always seen it there flooded and there is great wildlife there to protect. There has been so many accidents on Winchester Road where they want the entrance. This is crazy to have a new junction there. Some of the accidents have been fatal and we would hate that happen again.

This is by far the least suitable or desirable site for any development of all those listed. It is a. the furthest from the centre of the town and the properties proposed are suggested for the older people. This would be a totally impractical site for them as it is not within easy walking distance of the shops. b. The idea of having a cafe and a cycle shop does not seem sensible. Alresford is already full of coffee shops. Another one is not needed and it would be unlikely to be very profitable. There was a cycle shop in the centre of the town until about 5 years ago when it closed because it became unviable. c. To spoil a site of already designated SSSI, and already recognised

<p>as a place of precious biodiversity would be wrong. We know that wildlife of all kinds in this country is struggling badly. This space should be left as it is, so that wildlife can have a place where it is not interfered with, and the current level of agricultural use is continued. In addition, many people value being able to walk along Drove Lane and to enjoy looking at the tranquility of Barn Meadow. It is an area that many people cherish and it forms a significant part of a green belt around the town that should be maintained.</p>
<p>Only 8-9 dwellings possible. High ground water levels and the river may inundate them and necessitate their removal. Remember Farringdon Fields!</p>
<p>Flooding and the ongoing relative costs if properties flood, we are constantly advised of this re climate change. Also Wildlife Disturbance concerns me. And Infrastructure not efficient enough for increased population.</p>
<p>NA07 = Barn Meadow Small amount of accommodation used as a precedent to construct other buildings purely for financial gain. It does not meet the NPPF 706 criteria i.e. Not providing at least 10 percent of requirement as a minimum. Therefore immediately disqualified. Further NPPF Para. 90 - Town centre Para. 94 - Impact Para. 142 - Green belt Para. 167 - Flood risk Para. 180 - Conservation Fails to meet the criteria of all the aforementioned. Further the proposed access and exit from the site is both dangerous and absurd. Purely a commercial venture, no value to the larger community. One hopes that any person with affiliation, associations or any other connection to Grange Estates removes themselves from any input or positions of influence on any of the official bodies overseeing this. Might be worth asking the question. A resounding no by not meeting official criteria.</p>
<p>This is the least appropriate place I have ever seen being put forward for building. Not only is this a flood plain but it is also an incredibly important habitat and building work or any disturbance will have catastrophic consequences for the wildlife living and hunting there.</p>
<p>I am totally opposed to the development of this site and feel it is the least appropriate site. This area is full of wildlife, not just in the river but on the land as well. Pollution could seriously damage the river, which is a very important ecological chalk stream river.</p>
<p>This is a natural flood plain with the merging of the river Arle and Itchen. Impact on the Upstream and Downstream flow and wildlife.</p>
<p>Objection. Rare water meadow/wildlife and a flood site! Along with safe road access off Winchester Road where traffic speeds. Other build locations on this survey such as Alebury Park is more appropriate.</p>
<p>I oppose the development of Barn Meadow - it's the worst of all sites - due to flooding / road safety at Winchester road entrance / wild life disturbance & loss of habitat/ pollution to a river Itchen catchment</p>
<p>Constraints. flood risk, rare water meadow (not many left), wildlife, road access (speed of cars on Winchester Road). Opportunities - seeking an alternative site which is more appropriate.</p>
<p>None as this is a Natural and beautiful Wet lands . It IS A FLOOD PLAIN Protect The Habitat and wildlife is the most important.</p>
<p>I believe this would be a terrible space to build on as I have seen it flooding myself even on the bits which are meant to be dry. This morning I watched a barn owl over the meadow and a great white egret has been out there too. There is always wildlife in the meadow close to the chalk river and it would be disastrous to sacrifice the wildlife. I'm a Friend of Barn and have read the submission and I agree with it.</p>
<p>I completely oppose this development. Of all the suggested sites, this one the worst and should not go ahead for the principle reasons as follows: 1. The area is prone to persistent flooding. My field is lies directly parallel to the area of proposed development and has been soft to walk on the throughout the last few years principally due to rainfall and has become prone to flooding. 2. Any development is likely to lead to potentially higher pollution in the river directly below leading to further habitat issues 3. The proposed entrance to the area is potentially a road safety issue .</p>

There are other issues as well but only recently did I learn that some years ago the area was completely flooded and over 60 swans had taken up residence in that area.

This site is a 'highly valued element of the landscape'. An established wildlife corridor with chalk streams. The Council policies are clear that any development needs to give a biodiversity net gain and resilience to climate change. Recreation, water management, health and well-being must be improved, as well as the microclimate conditions of New Alresford. In many ways the 'Water Meadows' is a snapshot of how much of Alresford would have looked a century ago. This proposed development will not 'conserve and enhance the landscape'. There are other implications. One access route is from Drove Lane, a single track road already used as a cut-through by traffic (Winchester and Old Alresford). It will increase traffic further, in particular at the busy junction onto Winchester Road. The second access road (from Winchester Road) is even more of a concern. The speed limit is 40mph and there have been several accidents and near accidents in recent years. This will only increase the likelihood of more. In what way will this 'conserve and enhance the landscape'?

Area likely to flood especially taking into account climate change. Possible pollution of the river and adverse effect on the wildlife with loss of habitat. Planned entrance to site seems to be in a dangerous place and could lead to traffic accidents.

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored

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We oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford. However, in common with both the South Downs National Park Authority and Winchester City Council's Ecology & Biodiversity reports, we would welcome carefully considered public access to the site for the community to enjoy its rich wildlife and beautiful landscape. The landowner has prohibited public access to the land for many years, but we would welcome the construction of bird watching hides and a path through the site, potentially to the south side, behind the existing homes and away from the more sensitive river margins. However, this is not dependent on any development, so we suggest that the land be otherwise left for the wildlife to remain undisturbed. This site is entirely unsuitable for housing or any other construction due to many reasons, including the flood risks associated with a floodplain site, unsafe access, the impact on wildlife, the environment, heritage and its landscape as follows:

- Flooding · This site is located entirely on the floodplain. Much of the site is the highest risk Flood Zones 2 and 3. We have clear evidence of extensive groundwater flooding even in the proposed construction area within Flood Zone 1. The evidence from the Environment Agency shows that this flooding will worsen significantly in the future as an effect of climate change.
- Disturbance and Displacement of Wildlife and Loss of Natural Habitat · This water meadow is within the immediate Impact Risk Zone of the Upper Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Two thirds of Barn Meadow directly borders these sites that have been granted the highest levels of conservation protection because of the important landscape, habitat and the rare species of animals and plants they support.
- Pollution Including the Release of Nutrients into the River Itchen Catchment · Pollution will be exacerbated by the fact that the land has no connection to mains foul drainage.
- Road Safety · This stretch of Winchester Road has a troubled history of road collisions, which continue to occur regularly along the stretch of road where the access to the development is proposed.
- 2 · High sided vehicles pass in the middle of the road under the railway bridge 60 metres from the proposed entrance.
- Over many years, New Alresford Town Council has consistently committed to support the calls from Winchester Road's

residents for improved road safety and only recently agreed to further road safety measures at the exact location of the proposed site access junction. · The proposed development access would increase all of the existing risks and no doubt create new ones all of its own Landscape · Winchester City Council's high level Landscape Sensitivity Assessment rates the landscape of Barn Meadow as 'High Sensitivity Red' for all aspects and recommends that "protection from development is the preferred option". Impact on South Downs National Park Setting · The development would be within 70 metres of the South Downs National Park and would adversely affect its immediate views. Destruction of Alresford's Agricultural Heritage · Historically known as Barn Meadow, with its structures largely still in tact, this former water meadow forms an integral part of Alresford's rich agricultural heritage. Local Green Space · New Alresford Town Council appears to be attempting to block the community's desire to designate the land as Local Green Space, as overwhelmingly evidenced in the 2nd Community Consultation. The sheer volume of text on the Design Code assessments points to the significant constraints of the site. The same applies to the Design Code maps; the keys of which fail to cope with the important and overlapping details about the area's designations and features, to such a degree that it is impossible to interpret the maps with any degree of accuracy. Any one of these significant issues in their own right might make the development of Barn Meadow unjustifiable for the relatively small impact that 8 or 9 dwellings will make on the overall requirement to find greenfield sites for 100 homes. Combined, the numerous detrimental impacts make it inconceivable that such a development is in New Alresford's best interests, or in line with commitments to safeguard the town's natural environment. So that it is clear, none of the proposed dwellings will be Affordable Housing. The landowner has misquoted the findings of the 1st Community Consultation and made repeated misleading references to affordability in its slick flyer. That affordability claim is directly contradicted at paragraph 6.23 of the landowner's own Information Pack, where it has clearly stated that "No Affordable Housing is proposed." Paragraph 6.24 goes on to make it clear that the provision of Affordable Housing would make this proposal unviable.

Poor road access

Access to this site is bad whether from the main road or Drove Lane which is a very narrow lane with no footpaths. A danger to pedestrians.

The fact that this area borders an area which has been established to protect water voles, otters etc this site is not suitable, also access proposed onto the main road into Alresford is, in my opinion, dangerous

Overload of vehicles in the area damaging the environment of an ecologically important area

Access into & out of this area will be problematic for vehicles. This is also a flood plain area and a haven for wildlife.

I fully support the detailed submission made the Friend's of Barn Meadow, however for completeness include the high level constraints here. More detail is available within theirs, and others', submissions, which I wholly endorse and request to be included within my own submission. We oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford. However, in common with both the South Downs National Park Authority and Winchester City Council's Ecology & Biodiversity reports, we would welcome carefully considered public access to the site for the community to enjoy its rich wildlife and beautiful landscape. The landowner has prohibited public access to the land for many years, but we would welcome the construction of bird watching hides and a path through the site, potentially to the south side, behind the existing homes and away from the more sensitive river margins. However, this is not dependent on any development, so we suggest that the land be otherwise left for the wildlife to remain undisturbed. This site is entirely unsuitable for housing or any other construction due to many reasons, including the flood risks associated with a floodplain site, unsafe access, the impact on wildlife, the environment, heritage and its landscape as follows: Flooding · This site is located entirely on the floodplain. Much of the site is the highest risk Flood Zones 2 and 3. We have clear evidence of extensive groundwater flooding even in the proposed

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Not suitable for housing at all! An obvious flood risk as it is a water meadow.

Comments emailed to townclerk@newalresford-tc.gov.uk as MS Word document. The site lies on the River Arle which forms part of the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) (Figure 1). The SAC is protected under the Conservation of Habitats and Species Regulations (2017)(referred to as the Habitats Regulations), and recognises the importance of the site as a spring-fed chalk river. The river supports a wide range of aquatic plants, invertebrates (including the protected white-clawed crayfish) and fish , and qualifies as a SAC for supporting beds of the aquatic plant, water crow-foot. The river is also designated for supporting populations of otter, and the associated ditches and fen habitat support Southern damselfly. The SSSI designation includes the river and land on the northern bank at the confluence of the Arle and the Candover Brook. In addition to the chalk stream habitat the SSSI

designation (protected under the Wildlife and Countryside Act, 1981) recognises the importance of the lowland fen habitat which adjoins the river. The unit of the SSSI in which the site lies is described in the SSSI citation as supporting 'good quality examples of lowland floodplain fen meadow, which are dotted throughout the lower lying damp sections. Along with sheltered reed-fen and pools. Under the Regulation 63 of the Habitat Regulations 'a competent authority, before deciding to undertake, or give any consent, permission or other authorisation' ... 'must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives'. The application of the Habitats Regulations involves the precautionary principle; that plans and projects can only be permitted once it has been determined there will be no adverse effect on the integrity of a Relevant site. In this case, the competent authority is the local planning authority. It is the responsibility of the developer to provide the technical information to support the appropriate assessment. Policy CP16 of the Adopted Winchester District Local Plan states that the LPA 'will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following: protecting sites of international, European, and national importance, and local nature conservation sites, from inappropriate development. The land covered by the SSSI designation is also classified as Priority Habitat: Lowland fen priority habitat, whilst the footprint of the proposed development is Priority Habitat – Good quality semi-improved grassland (Figure 2). These are amongst a list 56 threatened habitats identified under the UK Biodiversity Action Plan for which public bodies have a duty (known as the 'biodiversity duty') to conserve, under the Natural Environment and Rural Communities Act (2006) and more recently the Environment Act (2021). Policy CP16 of the Adopted Winchester Local Plan provides for the protection of biodiversity. In addition to the protection of statutory designated sites it states that 'planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys'. The Site Information Pack (SIP) for NA07 (ProVision 2024), identifies the SSSI designation (paragraph 2.2), but does not state the reasons for the designation. The SAC designation and the priority habitats are not mentioned, although they are covered in the constraints and opportunities study undertaken by TROY Planning and Design on behalf of New Alresford Town Council. The priority habitats are not picked up in either the SIP or the Troy Planning and Design study. I consider that the following issues make this site unsuitable for development: 1. The river and associated fen habitat has a complex hydrology and hydrogeology. The engineering works required to support the proposed development, which is likely to include land raising and re-profiling, will result in the loss of some of this fen habitat and risks disrupting surface and groundwater movements through the site. Although not within the SAC and SSSI designations, the wet grassland habitats within the site are integral to hydrological system on which the river habitats depend. 2. The habitats and species for which the site is designated as an SAC and SSSI depend on extremely good water quality. The earth works that would precede construction of the houses are likely to generate silt in the surface and ground water draining into the river. Even with good practice measures during construction this will be impossible to fully control given the complexity of the hydrology. There is also potential for run off from parking areas and other sealed surfaces entering the wetland habitat. There have been no hydrological investigation into proposed development, and therefore based on the precautionary principle it must be assumed that the development will have a detrimental effect on the protected habitats. 3. The development will result in the direct loss of over 6ha of priority good quality semi-improved grassland habitat. Policy CP16 of the Adopted Winchester Local Plan places a duty on the planning authority to have due regard to priority habitat. In essence, the duty places an obligation on public authorities, including local authorities, to help halt the loss of biodiversity within their jurisdiction, and where possible, enhance it. This is the only site within the Neighbourhood Plan which will result in the loss of priority habitat. 4. All of the sites proposed in the plan will need to demonstrate that they are able to achieve 10% Biodiversity Net Gain (BNG) as required under the Environment Act 2021. This means that the biodiversity

value of the site following development must exceed the pre-development baseline by 10% using a standardised metric . The high biodiversity value of the existing site is likely to prevent the 10% uplift from being achieved on site, which means that the developer will need to purchase biodiversity units from an approved off site scheme. Given that priority is given to achieving BNG on site, this site is likely to be less favourable than other sites in the plan which have a lower pre-development biodiversity baseline and can achieve the 10% uplift with on site measures. 5. The concept design plan shows a footpath link along the river bank and refers to ‘river bank improvements’. The details of these improvements are not described here or in the SIP report. The river and the surrounding fen habitat are currently hydrologically connected, allowing water to overflow from the river channel during periods of high flow. For a footpath to be accessible and useable it would require a level of hard engineering of the river bank, ranging from wooden stakes to support a boardwalk to the introduction of spoil to create a raised landform. Whilst a boardwalk would have a lower impact, there would still be some disturbance and disruption of the river bank and associated habitat. Boardwalks and sealed paths will also fragment the wetland habitat with the potential to reduce its overall integrity. 6. Once open, increased use of the river bank by footpath users has the potential for further impacts on the designated site including disturbance to roosting birds by dogs, compaction of soils to the introduction of invasive species from angling. In conclusion, the development of land at NA07 has the potential for impacts on the surface and sub-surface hydrology of the river and associated habitats which are protected under both the Habitats Regulations (2017) and the Wildlife and Countryside Act (1981). There will also be direct loss of good quality semi-improved grassland, a priority habitat under the Natural Environment and Rural Communities Act (2006) and Environment Act (2021). There is potential for impacts on water quality through direct run off from construction sites and from the development itself once built. Given its high existing value for biodiversity there is limited potential for achieving the mandatory 10% BNG on site, requiring off site credits to be purchased. This will be viewed less favourably by the LPA than sites where 10% BNG can be achieved on site. Creation of a riverside path also has potential to disturb habitat during construction and cause the spread of invasive species. The SIP document fails to identify the SAC designation, and the presence of priority habitat, including on the site itself. As a consequence it does not provide sufficient information for the public to make an informed decision regarding the suitability of the site as a development area. The SIP states that ‘the proposals are at a very early stage’. However, for this consultation to be a robust process it is essential that potential impacts from the development are identified and given due consideration, particularly where there is potential for impacts on an SAC. Without this information it is impossible for the LPA to undertake an appropriate assessment or for the site to be allocated in the emerging NP.

This is the least appropriate site for building on for a number of reasons. It is flood plain and a beautiful place of wildlife. It seems like a ridiculous idea to disrupt all of that for the sake of a handful of houses.

A small development at this site would be sensible as it allows for further expansion in the future and is not directly visible from existing residents. It could act as a hidden corner of Alresford, hardly noticed by many

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: · Flooding · Wildlife disturbance and displacement and loss of habitat · Pollution to River Itchen Catchment · Road Safety at Winchester Road entrance · Landscape ‘High Sensitivity Red’ · Local Green Space consultation ignored

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It seems a nice idea to create a conservation area however im not sure that this warrants adding housing to an already wildlife sensitive area. When I walk here I often see different species.

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding - this is a natural flood plain and water meadow - which are part of a wider system of biodiversity. New housing and the additional run off it would generate increases stress on the current floodplain or if drained away simply pushes the problem further down the natural chain. The River Itchen is one of the few chalk streams left in the world and so precious that people are working to have these bioregions protected. Do we really need to disrupt, disturb and pollute these rare chalk stream environments. Building will disturb the natural environment and the many species that make up this biodiverse space. The entrance off the Alresford Road adds another junction close to the bridge, the turn to Drove Lane, New Farm Road, just after Ladycross Crossroads and access to and from the businesses and homes on both sides of the road - bringing a concern about road safety.

There are 3 major constraints to the proposed development on this site:- (1) the site incorporates a SSSI and a SAC. These are specific designations designed to protect those special environments. Building on them is contrary to DEFRA. (2). There is a significant potential hazard to the river Arle and the river Itchen from the human waste water discharge from this proposed development. This cannot be permitted at a time when these chalk rivers and their aquatic environment are under serious threat from human pollution. (3) there have been three road accidents on the B3047, including one fatality. With this proposed development, with the likelihood of at least 40 vehicle movements in and out of this site, will markedly increase this hazard.

I strongly oppose Barn Meadow as a development opportunity and feel it is the worst of all the sites. Development on this site would give result in a high risk of flooding and displacement of wildlife.

This is not a suitable site for housing development. It is an important area for the natural environment and on a flood plain.

There have been two crashed by the building area recently. More houses = more cars = increased road risks. When i walk near the area i see hedgehogs, deer, owls, foxes and geese. They live in this area and it would such a shame to be destroy their habitats. The council says these will be affordable houses, but with the location and view there is no way that many will be able to afford it.

As this land is flood-plane for both alresford and winchester, surely by building on it you are going to cause worsened floods throughout both areas. Furthermore, the area will suffer from increased road risks. In the last six months, there has been two crashes that caused blockages on the road, directly by your potential building plot. If there is currently a lack of safety, then surely the increase of local residents and cars will just worsen this. I would also like to address the effect that this build will have on wildlife. Having walked past the area on numerous occasions, I have seen geese, deer, hedgehogs, herons, foxes, buzzards and wild orchids, all of which rely on this beautiful landscape. Building here would destroy many ecosystems and greatly reduce the number of animals and wildlife seen in Alresford.

I think it is an arfull idea to build here for many reasons all the animmial in that field it would ruin there life and if it floods there gardens would be destroyed and then it may even flood three house another reason is that there has been three crashes here in the last year

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of a rare habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored

This is not a suitable area for housing. A large part of this area is a water meadow and consequently at a high risk of flooding the incidence of which over the plan period is likely to become much greater. The proposal for this area assumes there is mains sewage. I really don't think this is the case, so not much research has gone into this.

Whilst the suggested type of development seems to have some merit, the suggested location for it does not appear suitable. This is clearly a water meadow and flooding risk seems inevitable.

And importantly the natural environment which the meadow is part of should be preserved and cherished. Our chalk stream landscape is so important. I am also concerned about the proposal to create a new junction onto Winchester Road right near to the railway bridge.

As above, plus high risk of pollution of the river and water courses.

Site of Special Scientific Interest should be protected. Building on a floodplain is more than a constraint. In the light of rising water levels (climate change) we have insufficient experience to judge to what greater extent this area will flood in the future. If it does, who pays for future flood protection etc? Invertebrates are in steep decline on the Arle and this has an inevitable impact on wildlife. This is a major constraint. Provision of sewage systems. Would any housing on this site be using some form of septic tank? If so this will allow more pollution to seep into the ground and so into natural water systems.

This site is not suitable for development.

Environmental Constraints: Flooding Risk: The site is located on a floodplain and surface run-off would flow directly into the chalk stream below. Contaminants from both the building phase and from residential usage could have irreversible impact on the river's fragile ecosystem. Wildlife Habitat Loss: Barn Meadow is a valuable habitat for wildlife. Development would destroy this habitat and displace the animals that live there. Other Constraints: Landscape Impact: Barn Meadow is a valued part of Alresford's landscape. Development would have a negative impact on the character of the town. Planning Policy Conflict: The site is designated as Local Green Space, and development would conflict with local planning policies. Disregard for Consultation: The consultation process for designating Barn Meadow as Local Green Space was ignored. Additional Considerations: Short-sighted Decision: Building on Barn Meadow would be a short-sighted and irreversible decision that will have a lasting negative impact on the environment. Brownfield Sites: Before building on any greenfield sites, all brownfield sites within Alresford should be exhausted. This could include redevelopment of the Prospect Road industrial area into residential dwellings. Environmental Impact of Construction: The construction process itself would have a negative impact on the environment. Promises by developers to mitigate environmental damage are often not kept. Once wildlife habitat is destroyed, it is gone forever.

We are not commenting on specific sites other than NA07 as this site has particular concerns to us due to its proximity to the aquatic environment of the River Alre and River Itchen and the associated SSSI and SAC corridors. There are major environmental constraints to the development of this site for housing, business units and a cafe, as previously identified in Item 7 and as discussed below. The opportunity for this site as it is without development is to recognize its historical and ecological importance. It can be left as it is, or designated as a Local Green Space if applicable. In its current natural state it should be recognized as part of the town's Historic Environment and added as a heritage asset.

Due to the requirement for a new junction on a stretch of Winchester Road within 60 metres of the towns railway arch entrance this would be unsafe and dangerous and should not be allowed. However it appears planners are prepared to make exceptions when it suits them as happened at the Stiles yard exit on West Street

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As I have stated it is a water meadow, adjacent to a site of special scientific interest, an important green space, a wildlife corridor and a community asset as it is

Flood plain Arle valley environment. Definitely requires careful attention.

Strongly object and oppose to developing this site for housing. It is completely inappropriate for housing due to the disturbance to wildlife & habitat loss; the flood risk to any proposed housing as it is on a water meadow ; landscape sensitivity to the surrounding area; potential pollution risks to the surrounding chalk streams/river Itchen; proposed entrance onto Winchester Road unsuitable on safety grounds as it is just by the railway bridge. Access via Drove Lane is also unsuitable. It really won't address the need for affordable housing in the town

I have grave concern about building on a water meadow and ignoring the alert level this area has to flooding. How can this make sense ? Precious wildlife habitat loss is also a concern.

I believe this site to be entirely unsuitable for development for the following reasons:- The proposed development would be adjacent to and negatively impact the valuable chalk stream environments of the rivers Arle and Itchen both during construction and subsequent occupation of buildings due to contamination by disturbed nutrients and domestic chemicals. Wildlife habitat depleted and /or degraded by construction works and subsequent human activity. Access to site from and egress onto Winchester road between the railway bridge and Drove lane would pose a significant risk of serious accident due mainly poor sight lines on the bend, the noted tendency of traffic coming from the A31 to not have slowed to safe speed and the volume of traffic already using this stretch of road (which we expect to increase after completion of the sun lane development) I believe Barn Meadow would be better placed under the management of Hampshire and Isle of Wight Wildlife Trust or similar organization as wetland reserve to restore the amphibian and waterfowl habitat.

Constraints – In Brief: I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford. However, in common with both the South Downs National Park Authority and Winchester City Council's Ecology & Biodiversity reports, we would welcome carefully considered public access to the site for the community to enjoy its rich wildlife and beautiful landscape. The landowner has prohibited public access to the land for many years, but we would welcome the construction of bird watching hides and a path through the site, potentially to the south side, behind the existing homes and away from the more sensitive river margins. However, this is not dependent on any development, so we suggest that the land be otherwise left for the wildlife to remain undisturbed. This site is entirely unsuitable for housing or any other construction due to many reasons, including the flood risks associated with a floodplain site, unsafe access, the impact on wildlife, the environment, heritage and its landscape as follows:

Flooding This site is located entirely on the floodplain. Much of the site is the highest risk Flood Zones 2 and 3. We have clear evidence of extensive groundwater flooding even in the proposed construction area within Flood Zone 1. The evidence from the Environment Agency shows that this flooding will worsen significantly in the future as an effect of climate change.

Disturbance and Displacement of Wildlife and Loss of Natural Habitat This water meadow is within the immediate Impact Risk Zone of the Upper Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Two thirds of Barn Meadow directly borders these sites that have been granted the highest levels of conservation protection because of the important landscape, habitat and the rare species of animals and plants they support.

Pollution Including the Release of Nutrients into the River Itchen Catchment Pollution will be exacerbated by the fact that the land has no connection to mains foul drainage.

Road Safety This stretch of Winchester Road has a troubled history of road collisions, which continue to occur regularly along the stretch of road where the access to the development is proposed. High sided vehicles pass in the middle of the road under the railway bridge 60 metres from the proposed entrance. Over many years, New Alresford Town Council has consistently committed to support the calls from Winchester Road's residents for improved road safety and only recently agreed to further road safety measures at the exact location of the proposed site access junction. The proposed development access would increase all of the existing risks and no doubt create new ones all of its own

Landscape Winchester City Council's high level Landscape Sensitivity Assessment rates the

landscape of Barn Meadow as 'High Sensitivity Red' for all aspects and recommends that "protection from development is the preferred option". Impact on South Downs National Park Setting The development would be within 70 metres of the South Downs National Park and would adversely affect its immediate views. Destruction of Alresford's Agricultural Heritage Historically known as Barn Meadow, with its structures largely still in tact, this former water meadow forms an integral part of Alresford's rich agricultural heritage. Local Green Space New Alresford Town Council appears to be attempting to block the community's desire to designate the land as Local Green Space, as overwhelmingly evidenced in the 2nd Community Consultation. The sheer volume of text on the Design Code assessments points to the significant constraints of the site. The same applies to the Design Code maps; the keys of which fail to cope with the important and overlapping details about the area's designations and features, to such a degree that it is impossible to interpret the maps with any degree of accuracy. Any one of these significant issues in their own right might make the development of Barn Meadow unjustifiable for the relatively small impact that 8 or 9 dwellings will make on the overall requirement to find greenfield sites for 100 homes. Combined, the numerous detrimental impacts make it inconceivable that such a development is in New Alresford's best interests, or in line with commitments to safeguard the town's natural environment. So that it is clear, none of the proposed dwellings will be Affordable Housing. The landowner has misquoted the findings of the 1st Community Consultation and made repeated misleading references to affordability in its slick flyer. That affordability claim is directly contradicted at paragraph 6.23 of the landowner's own Information Pack, where it has clearly stated that "No Affordable Housing is proposed." Paragraph 6.24 goes on to make it clear that the provision of Affordable Housing would make this proposal unviable.

I cannot see any opportunities for this site. It is madness to build on flood land and will have a devastating effect on wildlife.

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: · Flooding · Wildlife disturbance and displacement and loss of habitat · Pollution to River Itchen Catchment · Road Safety at Winchester Road entrance · Landscape 'High Sensitivity Red' · Local Green Space consultation ignored

I am a 'Friend of Barn Meadow' and oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: · Flooding · Wildlife disturbance and displacement and loss of habitat · Pollution to River Itchen Catchment · Road Safety at Winchester Road entrance · Landscape 'High Sensitivity Red' · Local Green Space consultation ignored This site is entirely unsuitable for housing or any other construction due to many reasons, including the flood risks associated with a floodplain site, unsafe access, the impact on wildlife, the environment, heritage and its landscape as follows: Flooding · This site is located entirely on the floodplain. Much of the site is the highest risk Flood Zones 2 and 3. We have clear evidence of extensive groundwater flooding even in the proposed construction area within Flood Zone 1. The evidence from the Environment Agency shows that this flooding will worsen significantly in the future as an effect of climate change. Disturbance and Displacement of Wildlife and Loss of Natural Habitat · This water meadow is within the immediate Impact Risk Zone of the Upper Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Two thirds of Barn Meadow directly borders these sites that have been granted the highest levels of conservation protection because of the important landscape, habitat and the rare species of animals and plants they support. Pollution Including the Release of Nutrients into the River Itchen Catchment · Pollution will be exacerbated by the fact that the land has no connection to mains drainage. Road Safety · This stretch of Winchester Road has a troubled history of road collisions, which continue to occur regularly along the stretch of road where the access to the development is proposed. · High sided vehicles pass in the middle of the road under the railway bridge 60 metres from the proposed entrance. · Over many years, New Alresford Town Council has consistently committed to support the calls from Winchester Road's residents for improved road safety and only recently agreed to further road safety measures at the exact location of the

proposed site access junction. · The proposed development access would increase all of the existing risks and no doubt create new ones all of its own Landscape · Winchester City Council's high level Landscape Sensitivity Assessment rates the landscape of Barn Meadow as 'High Sensitivity Red' for all aspects and recommends that "protection from development is the preferred option". Impact on South Downs National Park Setting · The development would be within 70 metres of the South Downs National Park and would adversely affect its immediate views. Destruction of Alresford's Agricultural Heritage 2 · Historically known as Barn Meadow, with its structures largely still in tact, this former water meadow forms an integral part of Alresford's rich agricultural heritage. Local Green Space · New Alresford Town Council appears to be attempting to block the community's desire to designate the land as Local Green Space, as overwhelmingly evidenced in the 2nd Community Consultation. The sheer volume of text on the Design Code assessments points to the significant constraints of the site. The same applies to the Design Code maps; the keys of which fail to cope with the important and overlapping details about the area's designations and features, to such a degree that it is impossible to interpret the maps with any degree of accuracy. Any one of these significant issues in their own right might make the development of Barn Meadow unjustifiable for the relatively small impact that 8 or 9 dwellings will make on the overall requirement to find greenfield sites for 100 homes. Combined, the numerous detrimental impacts make it inconceivable that such a development is in New Alresford's best interests, or in line with commitments to safeguard the town's natural environment. So that it is clear, none of the proposed dwellings will be Affordable Housing. The landowner has misquoted the findings of the 1st Community Consultation and made repeated misleading references to affordability in its slick flyer. That affordability claim is directly contradicted at paragraph 6.23 of the landowner's own Information Pack, where it has clearly stated that "No Affordable Housing is proposed."

Unsuitable for development Flood plain and nature hotspot

Flood meadow don't build

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: · Flooding-this area is very wet. Given the effects of global warming and high levels of rainfall I feel it would be immoral to new build homes in this area · Wildlife disturbance and displacement and loss of habitat · Pollution to River Itchen Catchment · Road Safety at Winchester Road entrance. I have personally had 2 very near collisions just trying to pull out from our home on to the Winchester road, both of which were due to cars speeding on Winchester Rd. There are many young school children walking to school and crossing the road in this area. · Landscape 'High Sensitivity Red' · Local Green Space consultation ignored This is a space where a large amount of residents of Alresford and visitors come to to walk and decompress

Please don't build on Barn Meadow - it floods, it is full of wildlife and there are lots of accidents on Winchester Road.

My family and I don't feel you should build here - it floods, there is lots of wildlife in the meadow and there are lots of accidents on Winchester road.

I really don't think it would be a good idea to build here, it's prone to flooding, it is a very important area for wildlife (it's right next to a chalk steam too) and there are a lot of accidents and near misses on Winchester Road near the railway bridge. So many people use Drove lane recreationally for walks and bike rides - people would be up in arms.

NOT SUITABLE - see my previous comments

In terms of building houses, this seems like a total no brainer - NO. It is a water meadow that floods. We live across the road from the site and in the mornings mist is always present from the meadow (the land proposed for the dwellings). Nobody in their right mind would think of building there. Barn Meadow is surrounded by rivers much of it within the Environment Agency's designated Flood Zone 3, and doubles within the local Groundwater Flooding area. It would be madness to even consider building on this land.

DO NOT BUILD HERE! Conservation area all of it!!!
Vehicular access and congestion Development would spoil green space and wildlife refuge
Stop building
I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment. Chalk streams are rare and under threat. Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored
DO NOT BUILD. VITAL WILDLIFE MEADOW
The Water Meadow site is not a suitable site for houses. It's a flood plain zone 3, hence the name Water Meadow. Why would anyone think that is a good place to build houses? There must be more suitable areas. Also there is a huge development already underway in Sun Lane, which is going to impact the traffic on already too narrow roads, not to mention the impact on services in the area. This is an important wildlife site bordering the SSSI + Special area of conservation to protect water voles, native crayfish and otters to mention a few. Our countryside and it's wildlife inhabitation are crucial for everyone. Green spaces help to alleviate the stresses of life mentally and physically.
This site should never have been promoted, or supported, because it is indefensible on so many levels.
The land is part of the riverside landscape, low-lying and subject to flood risk. Also very visible on the approach to New Alresford. Too far from town to walk. An outlier site on a flood risk area.
This site is totally inappropriate for development given it's importance to local ecology and wildlife AND the fact that sits on a floodplain. It should be used only as local amenity with perhaps a footpath running through it.
I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored
Flooding risk and ruining biodiversity
no bad idea too muddy cost a lot for vehicles if they get stuck and its natural are no access route won't be a foodable housing for younger people with less money trying to find a house and they can't get there because you have to clear the mud and make sure its a solid land area if not the houses won't be stable and if there's a storm or high winds will topple over and may cause flooding from river as its really close to the site and it will be hard to get in and out as there may be pot holes in the ground from the rain and there will also be a massive sink hole on the flood plane and there will be cars stuck in mud as its very muddy and insecure land
There is no benefit to using this site
Again access to road but environmental impact should not be underestimated. It's a flood plane with a river running through which. The rivers are polluted enough without adding building works in the area
I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford. This site is entirely unsuitable for housing or any other construction due to many reasons, including the following: Flooding Disturbance and Displacement of Wildlife and Loss of Natural Habitat SSSI and Special Area of Conservation (SAC). Road Safety on a road that is already difficult to negotiate on foot. Local Green Space
Development on this site is so problematic on so many fronts that a cynical person could consider this as a stalking horse to focus the objections of the residents, whilst other of the fast diminishing green spaces left in the town are overlooked by the residents. Encroachment on sensitive water meadows. Clearly this is a problem to build on. The proposals present a utopian view of a few high price houses snuggled around the existing development, with the rest of the field opened for public access. From the town's experience of the behaviour of developers in Sun Lane, with plots

sold on, and promises broken , the town council is experienced enough that any final development on Barn Meadow will have no similarity to the proposals made. Being realistic of developers' real plans (or those of the developers that the present ones sell on to), a decision should be based on what the developer is likely to do in terms of scope creep. Clearly also there's a huge environmental impact for this site. Organizations like the HIWWT need to be carefully listened to.
The land runs down to the River Alre which must be protected.
See below. Site unsuitable for development, it is important for wildlife, biodiversity etc. Is a floodplain unsuitable for housing. Per below but will repeat here: Wildlife disturbance – the water meadow is surrounded by protected SSSI and SAC sites. · ‘High Sensitivity’ landscape · Floodplain site – flooding issues and loss of future nature recovery, nutrient mitigation and other beneficial floodplain opportunities. · Road safety locally – Drove Lane is a narrow lane with no pavement, busy with walkers and cyclists. · On objective grounds, i believe that overall, this is the least appropriate of all the sites proposed for housing in the Neighbourhood Plan’s search for the next 100 houses to be built in Alresford after the Sun Lane development.
This is a flood plain with high ecological value it should remain green field and is highly unsuitable for housing.
Narrow road Precious watermeadows rare chalk stream Not water neutral in current climate crisis Could improve access to Watercress Way and general walking/ cycling
See my previous comments.
It’s a flood plain. No obvious access route.
Floodplain!!!
I disagree with building houses on this land because it will disturb the existing wildlife and nature. This is a flood plain and its almost a Site of Special Scientific Interest.
I disagree to building houses on this wildlife and nature rich area. there are better alternatives
Working during the pandemic when very few were my wife reposted how it was a magical time as a nurse working she saw how the wildlife thrived.
Barn Meadow is unsuited to housing. It is SSI and also a floodplain.
Wetlands. How desperate can we be to develop these areas.
Care is required given this is a very sensitive landscape and ecological edge sloping northward toward the River. The main issue with this site is it's distance to the town centre and facilities and services. This is a deficiency with the housing site assessment undertaken as part of the background work and should be considered as a priority alongside other key considerations such as landscape, ecology, heritage and flood risk.
Barn meadow is an ex flood plain, surrounded by rivers, much of it within the Environment Agency’s designated Flood Zone 3 & doubtless within local groundwater flooding area Drive Lane is a narrow road with no footpaths & used extensively by pedestrians & cyclists. Extra traffic would cause problems for cyclists & pedestrians
Impossible, as this is a flood plain area - see my comments on this site which I have made elsewhere.
No houses should be built on the NA07 Land off Drove Lane, because of its abundance of Wildlife, its on the Priority Habitat Inventory bordering SSSI. Its also a 3rd level Flood plain and surrounded by Rivers. Additional infrastructure is required to cater for more houses and more people, ie roads, parking, health services. Central Government Housing calculations per town/City need to be questioned!!! Better position out of all current options
Given the other sites in Alresford this site is the least acceptable given the location and he proximity to the internationally important chalk streams and associated SSSI.
This site is inappropriate for development and is not necessary to satisfy requirements for housing.
This is a site of special conservation and consists of various important habitats . Additionally, the area serves as a flood plain and should never be considered for housing development

It's a water meadow, it's a flood plain, Otters and Barn Owls inhabit the area. To even consider any form of development on this particular site beggars belief.
This area is vulnerable to water, and is attractive and valuable for tourism and the reputation of Alresford
This is madness putting housing where there is a water table over the years I have seen flooding and marsh in this area. Why damage a site of natural beauty, frogs toads bats and lots of wildlife make this beautiful area their home.
This land cannot be built upon. It floods. It is a flood meadow.
I would prefer this site is not developed.
No development on tis site
This site should not be considered. Not only is this a key view for Alresford it is an important connection for the town for nature and the surround countryside. It is a known flood area whihc undoubtedly absorbs a huge quantity of water during our recent extremem weather events. Adding any building infrastruture to this land decreases its ability to absorb water and will therefore increase the areas at flood risk. A development here does not add any worth to the town and the proposed wildlife preserve is too far out to be a boost to the town itself. The development itself will also cause pollution to the surroundng environment (the river specifically) through run-off and general spoil (look at the issues from the Sun Lane development in recent heavy rain) and have an impact for many miles downstream which will take years if not decades to recover from. There is also an established wildlife ecosystem including predatory birds (Barn Owl for example) and water mammals (Otter) using the area daily. This area has far more worth to the community of Alresford preserved for nature than as a development site. The proposed access point for the development is also in a high risk accident zone (my wife has been involved in an RTA at the site) and I am aware of many other incidents in that area caused by poor visibilitiy (hill crest) and members of the public exceeding the speed limit either coming in or leaving town - it appears to be seen as 'out of town' so the foot goes down. This section of road is also frequently used by large goods vehicles and articulated lorries who pass this spot to access New Farm Road (Prospect Road industrial area). Of all the sites proposed, this has the greatest negative impact on our natural environment and adds very little benefit to eihter the economy or housing needs of Alresford. The overall plan states we need flexible housing for young and old and this proposal serves neither as it is a long way out of town, has no safe crossing point for bus route access to Winchester and proposes no affordable housing. The proposal by The Grange should be seen as nothing but a cynical profit exercise with no benfit to the wider community, the town's housing needs or the environment.
Totally inappropriate place to put houses due to flood risk.
Water meadow completely unsuitable for house building
This site should not be developed in view of the current natural amenity, open space and water meadow environment.
This site is unsuitable for any development being that it is on a greenfield site, outside the existing building area and on a flood plain. The details about the site are confusing as first saying for 51 houses and then also mentions 20 which was reduced to 9 at the consultation day. The proposal for a small development of 9 buildings doesn't seem a feasible or sensible proposition and appears to be green washing exercise to get permission by offering environmental benefits. Access onto the B3047 could potentially be a problem too.
This is a greenfield site with rich abundance of wildlife. I love looking out over these fields and seeing deer etc. The Drove cannot support large amount of vehicular traffic and care must be considered in respect to traffic emerging from this junction onto the avenue.
Looks to be a long way from town, and in a flood plain. As a key aspect on entering the town, would the benefit of just a few houses outweigh the impact of housing in this location.
See in previous answer above Huge objection

<p>Although there are only 9 houses at the top of the slope, Flood Risk Zone 1 only, the fact remains that this is on a flood plain, right next to an SSSI with crayfish, otters, riverfly. Not clear what would happen to the land not being built on. Concerned about the potential for pollution from construction or waste water / run-off after build to run down the slope into the Alre & Cheriton. Needs a thorough impact assessment to protect nearby chalk stream SSSI. Given the sensitivity of this site, and that it only offers 9 houses out of the 100 sought for the Plan, this one should be dropped.</p>
<p>Don't build on the barn meadow. Keep nature as it is, building on water is bad idea. The road is narrow, how will that impact residents . No side walks, lots of noise, extra cars. People, no infrastructure. Bad 😞 idea.</p>
<p>I believe this is a flood plain. If this cannot soak up water, but contributes water tp streams it could exacerbate flooding downstream - Winchester?</p>
<p>This is an appalling proposition for development simply because of the wildlife habitat. There have been other submissions which detail the importance of this habitat which I don't need to repeat here. There is a world of difference between this site and the others - and also the Sun Lane site - in this respect. This area should continue to be grazed and left as it is for wildlife.</p>
<p>No possible opportunities that I can see, and every possible disaster likely, including flooding due to the current climate patterns.</p>
<p>not appropriate and unsuitable, major landscape and flooding issues for such a small number of houses.</p>
<p>See above</p>
<p>Constraints: Flood risk; insurance; sewage; access to/from Winchester Road - there isn't really good visibility from there (fatal accident at that point in the past). Speed limit would need to be reduced to 30mph</p>
<p>Flooding is a major issue here and there shouldnt be any building on a flood plain - its asking for trouble</p>
<p>Opportunities to link to the nature is key and will enhance the already good network of footpaths. I don't believe the site is suitable for business units of any sorts or cafe as this will take away from the town centre businesses. Any housing should be available for all users, age restricted homes should not be considered as we already have a number of these available within the town.</p>
<p>WCC should develop Bar End in Winchester before considering "off loading" the political docturine of housing requirements in Alresford.</p>
<p>Area of natural beauty for tourism and local exercise.</p>
<p>Leave it as it is. Wonderful habitat. Access to Winchester Road not good due to the speed cars come under the railway bridge.</p>
<p>This is a vital wetland area, crucial to floodwater management and wildlife bio diversity, there should be NO DEVELOPMENT of housing, business or other "hard" surface construction.</p>
<p>Pedestrian path needed rather than walking in road</p>
<p>Private field with flood plain. Opening up the site to all residents/visitors, protecting the wild life and enhancing conservation. Housing for key workers and downsizing elderly population</p>
<p>Opens up a site that is otherwise an exclusion zone to residents. We're hardly short of wetlands round here.</p>
<p>This should not be allowed for development. I am supportive of other developments in Alresford, but not this on.</p>
<p>I assume this is the area also known as "Barn Meadow". My comments relate to Barn Meadow. The constraints on this site are obvious. The area is subject to flooding periodically, the water table must be very high in non-flood parts. Drove lane is totally unsuitable to take additional traffic. And then there are the nature conservation aspects. It borders the Itchen and is sandwiched between it and the Alre SSSI. Presently it is grazed by cattle which probably help with niche diversity and has almost no human visitation. In other words it has little attraction for the</p>

<p>general public. It should not even be considered as a possible development site. It is so unsuitable.</p>
<p>The main constraints of this site is its proximity to the river and the likely affect on nature / wild life, despite what the rich landowner claims. It should be left to nature, our wildlife is apparently the most depleted in Europe! Alresford does not need additional walking areas for dog owners (many of whom are irresponsible and do not remove their pets deposits. Furthermore, I would suggest that the proposed access is unsuitable so close to the railway bridge where previously two fatalities have resulted. The owner's draft proposals incorporating business units is a joke and would no doubt be subsequently amended to additional housing. If this site is approved for housing development, no area is safe!</p>
<p>It is an iconic chalk stream water meadow and a rare site of incredible importance for its flora, fauna and its functions (drainage, wildlife habitats etc), and for maintaining the health of the super special rivers; the Itchen and the Arle.</p>
<p>the lane is a country lane and cannot take a increase in traffic. It is a part of a walkers/runners/cyclists route around the area and it should remain a part of the natural habitat for the wildlife we have in the town.</p>
<p>Access to this area is extremely narrow, there is no public footpath. Putting houses here would be a disaster.</p>
<p>There are many constraints. Opportunities for the Landowner & developer though. The site is a flood plain buildings will probably flood. Drove lane is narrow and dangerous for pedestrians and cyclists, further traffic would increase safety problems</p>
<p>Flooding, proximity and risk to SSSI, poor access, Drove Lane does not support two way traffic and the Winchester Road access would be too close the the Railway bridge for safety</p>
<p>I understand that this site is causing some controversy and it's easy to see why: - of all the options, this would seemingly be the most environmentally damaging (looking at the statutory comments received) - the proposal for office development in this location makes little sense: it would be at a distance from other service-based businesses, in a location that would realistically only be reached by those driving to work (for the most part), given that the site is poorly connected to the wider town. It's poorly suited to the development proposed, in my view.</p>
<p>Massive biodiversity on this area which must be maintained.</p>
<p>The rural landscape that provides relief for people enjoying the countryside. The natural wildlife habitat that is home to owls, otters, birds of prey and more. The flood plain that provides a natural protection for Alresford and its residents.</p>
<p>Pleased to see they propose new affordable homes, don't need any more 5 bedroom houses! Also good to see much needed small business units</p>

Q18 | Considering NA07 Land off Drove Lane | Individual Responses

The site is completely unsuitable for development and must be included in an extension of the boundary of the neighbouring SSSI

A. Protect Biodiversity and valuable native wildlife, Otters, Water Voles etc. With the emerging Local Nature Recovery Strategy (LNRS), Barn Meadow on the River Arle floodplain represents a location of not insignificant importance to local nature recovery, and mitigation to climate change. The River Arle is one of the most biodiverse and sensitive reaches within the Itchen catchment, an internationally renowned chalk river and Special Area of Conservation. Future land use changes should prioritise protection and recovery of this rich natural heritage. 65% of the site boundary is a SSSI – a Site of Special Scientific Interest, designated by Natural England because of the important landscape, habitat and the rare species of animals and plants it contains. Of all the sites proposed for housing in Alresford, Barn Meadow is the only one on the Priority Habitats Inventory and the only one that borders SSSI or SAC sites. 55% of the site boundary is an SAC – a Special Area of Conservation, designated by the government’s Joint Nature Conservation Committee. SACs give higher level protection than SSSIs and protect habitats and species that are of the highest importance at European level. The meadow features on the Priority Habitats Inventory and is characterised as Good quality semi improved grassland, meaning it has good potential for restoration to species-rich meadow. Barn Meadow offers vital connectivity to the wildlife of the SSSI and SAC sites which have been designated for species including: Otter, Water vole, White-clawed crayfish. B. Avoid all and any development. C. Reinforce all qualities and assets listed in answer A. Plus reinforce/protect: 1. The high value of natural landscape and views from surrounding visual receptors in the local area. 2. Water quality of chalk stream river and in turn, the integrity and quality of the bank, natural soil condition and capacity of surrounding meadow geology to naturally absorb, attenuate and filter surface water resulting from increasingly intensive storm rainfall. This is filtered naturally and gradually into the existing river course. The meadow functions as a natural soak away attenuating storm water from the surrounding area. 3. Existing meadow plant life including grassland, wildflowers, ground cover, trees and hedgerow. D. Development will not bring any improvement to the quality of this natural asset. E. Development of any kind will negatively impact the existing landscape, historic character and natural significance/value of the Barn Meadow site. Any development will cause significant harm to this asset and cannot be positively integrated.

A. What aspects of the site are most important to protect or preserve? The floodplain and water meadow, which play a critical role in flood management and water quality for the River Itchen Catchment (an SAC and SSSI). Wildlife habitats and biodiversity corridors essential to local and regional ecological networks. Scenic views toward the South Downs National Park and the site's agricultural heritage. The cultural and historical significance of the site as a water meadow, integral to Alresford’s rural identity. B. Are there specific design features or types of development that you would like to avoid at this site? Any development that increases impermeable surfaces, exacerbating flood risks and runoff into the River Itchen. High-density housing that undermines the rural character of the site. Designs that disrupt key views, such as obstructive or visually incongruous structures. Developments reliant on car-based access without provisions for sustainable transport options. C. What qualities/features at the site would you like design guidance/codes to reinforce? Preservation and enhancement of green spaces, including native landscaping that supports biodiversity. Building heights and materials that complement the local vernacular and the surrounding rural and historic setting. Integration of sustainable drainage systems (SuDS) to manage water runoff and protect the floodplain. Clear visual and ecological buffers to protect adjacent conservation and heritage assets. D. What improvements could potential development bring to enhance the quality of public realm at the site? Improved pedestrian and cycle pathways to connect the site with nearby amenities and reduce reliance on cars. Creation of publicly accessible green spaces that preserve the natural and rural character of

the site. Educational signage or spaces that highlight the site’s ecological and historical significance. Flood mitigation infrastructure, such as naturalized drainage areas, benefiting both the development and the wider community. E. How can we ensure the development positively integrates with existing landscape and historic character? Conduct comprehensive heritage and landscape assessments to guide designs that are sympathetic to the site’s agricultural and ecological significance. Retain and enhance natural features, such as hedgerows, trees, and viewsheds, to ensure a seamless transition into the surrounding countryside. Use materials, layouts, and architectural styles that reflect Alresford’s historic charm. Engage with the local community and environmental experts to align the development with public priorities and environmental goals.

A. the protected sites and wildlife habitats should be protected - opening up the site with development would lead to far more damage to the SSSI and SAC the river environment. B. the development itself should be avoided - it is not enough of a prize to warrant setting a precedent of development of an old landscape and river system. C. Again I would suggest that this site is not well suited for sustainable development the damage is too great and the requirement for BNG cannot be met here. E. removing this allocation from the neighbourhood plan will ensure that the existing landscape and historic character is protected and maintained for the future.

I have lived in Winchester rd for 45 years and this site has always been very wet ground. Building here would result in the risk of flooding. Any development would spoil the outlook for properties in Winchester rd and Drove Lane and have a negative effect on their value.

Poor access, high environmental impact, low or small number of homes provided and in appropriate Site not connected to main drainage.

A. The entire site should be protected & preserved B. I am not in agreement with the development or any of the proposed designs C. I am not in agreement with the development D. The entire site should be protected & preserved, therefore no improvements or potential development would enhance the quality of public realm at the site E. It is not possible to ensure the development positively integrates with existing landscape and historic character

A. Sites locality of environment. B. Unfortunately the site is not suitable for residential development so very difficult to identify design features. C. Assurance that the site remains a meadow. D. Unfortunately the site is not suitable for residential development E. Clarity as to whether the site has been identified for 12 or 51 residential units is required.

This site should be preserved and made a green open space, with access limited to prevent damage to this ecologically sensitive site,

All natural landscape and waterways. Too close to Green, Blue infrastructure and South Downs National park.

This is not a suitable site

This site should be preserved and made a green open space, with access limited to prevent damage to this ecologically sensitive site,

See above.

Very important to preserve the water meadow habitat

This site is entirely unsuitable for housing or any other construction due to many reasons, including the flood risks associated with a floodplain site, unsafe access, the impact on wildlife, the environment, heritage and its landscape as follows: Flooding This site is located entirely on the floodplain. Much of the site is the highest risk Flood Zones 2 and 3. We have clear evidence of extensive groundwater flooding even in the proposed construction area within Flood Zone 1. The evidence from the Environment Agency shows that this flooding will worsen significantly in the future as an effect of climate change. Disturbance and Displacement of Wildlife and Loss of Natural Habitat This water meadow is within the immediate Impact Risk Zone of the Upper Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Two thirds of Barn Meadow directly borders these sites that have been granted the highest levels of conservation protection because of the important landscape, habitat and the rare species of animals and plants

they support. Pollution Including the Release of Nutrients into the River Itchen Catchment Pollution will be exacerbated by the fact that the land has no connection to mains drainage. Road Safety This stretch of Winchester Road has a troubled history of road collisions, which continue to occur regularly along the stretch of road where the access to the development is proposed. High sided vehicles pass in the middle of the road under the railway bridge 60 metres from the proposed entrance. Over many years, New Alresford Town Council has consistently committed to support the calls from Winchester Road’s residents for improved road safety and only recently agreed to further road safety measures at the exact location of the proposed site access junction. The proposed development access would increase all of the existing risks and no doubt create new ones all of its own. Landscape Winchester City Council’s high level Landscape Sensitivity Assessment rates the landscape of Barn Meadow as ‘High Sensitivity Red’ for all aspects and recommends that “protection from development is the preferred option”. Impact on South Downs National Park Setting The development would be within 70 metres of the South Downs National Park and would adversely affect its immediate views. Destruction of Alresford’s Agricultural Heritage Historically known as Barn Meadow, with its structures largely still in tact, this former water meadow forms an integral part of Alresford’s rich agricultural heritage. Local Green Space New Alresford Town Council appears to be attempting to block the community’s desire to designate the land as Local Green Space, as overwhelmingly evidenced in the 2nd Community Consultation. The sheer volume of text on the Design Code assessments points to the significant constraints of the site. The same applies to the Design Code maps; the keys of which fail to cope with the important and overlapping details about the area’s designations and features, to such a degree that it is impossible to interpret the maps with any degree of accuracy. Any one of these significant issues in their own right might make the development of Barn Meadow unjustifiable for the relatively small impact that 8 or 9 dwellings will make on the overall requirement to find greenfield sites for 100 homes. Combined, the numerous detrimental impacts make it inconceivable that such a development is in New Alresford’s best interests, or in line with commitments to safeguard the town’s natural environment. So that it is clear, none of the proposed dwellings will be Affordable Housing. The landowner has misquoted the findings of the 1st Community Consultation and made repeated misleading references to affordability in its flyer. That affordability claim is directly contradicted at paragraph 6.23 of the landowner’s own Information Pack, where it has clearly stated that “No Affordable Housing is proposed.”

A. What aspects of the site are most important to protect or preserve? The floodplain and water meadow, which play a critical role in flood management and water quality for the River Itchen Catchment (an SAC and SSSI). Wildlife habitats and biodiversity corridors essential to local and regional ecological networks. Scenic views toward the South Downs National Park and the site’s agricultural heritage. The cultural and historical significance of the site as a water meadow, integral to Alresford’s rural identity. B. Are there specific design features or types of development that you would like to avoid at this site? Any development that increases impermeable surfaces, exacerbating flood risks and runoff into the River Itchen. High-density housing that undermines the rural character of the site. Designs that disrupt key views, such as obstructive or visually incongruous structures. Developments reliant on car-based access without provisions for sustainable transport options. C. What qualities/features at the site would you like design guidance/codes to reinforce? Preservation and enhancement of green spaces, including native landscaping that supports biodiversity. Building heights and materials that complement the local vernacular and the surrounding rural and historic setting. Integration of sustainable drainage systems (SuDS) to manage water runoff and protect the floodplain. Clear visual and ecological buffers to protect adjacent conservation and heritage assets. D. What improvements could potential development bring to enhance the quality of public realm at the site? Improved pedestrian and cycle pathways to connect the site with nearby amenities and reduce reliance on cars. Creation of publicly accessible green spaces that preserve the natural and rural character of the site. Educational signage or spaces that highlight the site’s ecological and historical

significance. Flood mitigation infrastructure, such as naturalized drainage areas, benefiting both the development and the wider community. E. How can we ensure the development positively integrates with existing landscape and historic character? Conduct comprehensive heritage and landscape assessments to guide designs that are sympathetic to the site's agricultural and ecological significance. Retain and enhance natural features, such as hedgerows, trees, and viewsheds, to ensure a seamless transition into the surrounding countryside. Use materials, layouts, and architectural styles that reflect Alresford's historic charm. Engage with the local community and environmental experts to align the development with public priorities and environmental goals.

Please see my personal response sent by email.

I have considerable concerns about this site. It is a flood plane, with a significant wildlife ecosystem. The proposed access is highly compromised and dangerous.

I oppose the development of Barn Meadow and believe it is the least appropriate of all the proposed sites for housing in Alresford. However, in common with the South Downs National Park Authority and Winchester City Council's Ecology & Biodiversity reports, I would welcome carefully considered public access to the site for the community to enjoy its rich wildlife and beautiful landscape. The landowner has prohibited public access to the land for many years, but I would welcome the construction of bird-watching hides and a path through the site, potentially on the south side, behind the existing homes and away from the more sensitive river margins. This is not dependent on any development, so I suggest that the land be otherwise left for the wildlife to remain undisturbed. This site is entirely unsuitable for housing or any other construction for many reasons, including:

- Flooding - This site is located entirely on the floodplain. Much of the site is in the highest risk Flood Zones 2 and 3. I have clear evidence of extensive groundwater flooding even in the proposed construction area within Flood Zone 1. Evidence from the Environment Agency shows that this flooding will worsen significantly in the future due to climate change.
- Disturbance and Displacement of Wildlife and Loss of Natural Habitat - This water meadow is within the immediate Impact Risk Zone of the Upper Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Two-thirds of Barn Meadow directly borders these sites that have been granted the highest levels of conservation protection because of the important landscape, habitat, and the rare species of animals and plants they support.
- Pollution Including the Release of Nutrients into the River Itchen Catchment - Pollution will be exacerbated by the fact that the land has no connection to mains foul drainage.
- Road Safety - Winchester Road has a history of road collisions, which continue to occur regularly along the stretch of road where access to the development is proposed. Additionally, high-sided vehicles pass in the middle of the road under the railway bridge, just 60 meters from the proposed entrance.
- Over the years, New Alresford Town Council has consistently supported calls from Winchester Road's residents for improved road safety and recently agreed to further measures at the proposed site access junction. I believe the new development access would increase existing risks and create new ones.
- Landscape - Winchester City Council's Landscape Sensitivity Assessment rates the landscape of Barn Meadow as 'High Sensitivity Red' and recommends "protection from development as the preferred option."
- Impact on South Downs National Park Setting - The development would be within 70 meters of the South Downs National Park and would adversely affect its immediate views.
- Destruction of Alresford's Agricultural Heritage - Historically known as Barn Meadow, with its structures largely intact, this former water meadow is integral to Alresford's rich agricultural heritage.
- Local Green Space - New Alresford Town Council seems to be blocking the community's desire to designate the land as Local Green Space, as overwhelmingly evidenced in the 2nd Community Consultation.
- Design Code Assessments - The extensive text and maps on the Design Code assessments highlight the significant constraints of the site, making it impossible to interpret the maps accurately.
- Housing Impact - Any one of these significant issues might make the development unjustifiable for the relatively small impact of 8 or 9 dwellings on the overall requirement for 100 homes. Combined, these numerous detrimental impacts make it

inconceivable that such development aligns with New Alresford's best interests or commitments to safeguard the town's natural environment. - None of the proposed dwellings will be affordable housing. The landowner has misquoted the findings of the 1st Community Consultation and made misleading references to affordability in their promotional materials. The affordability claim is directly contradicted in paragraph 6.23 of the landowner's Information Pack, which clearly states "No Affordable Housing is proposed." Paragraph 6.24 clarifies that the provision of affordable housing would render the proposal unviable.

This site should not be developed.

A. Local floodplain/seasonal water soaway. Wildlife at the location - water voles, newts, invertebrates and wildfowl - it's part of an important chalk stream habitat with lasting detrimental impact on the adjacent rivers, which are already subject to increasing environmental pressures, pollution and damage. E. Safety of ingress and egress onto an already busy road with the railway bridge as an obstacle to traffic safety.

Nature reserve should be nurtured not demolished. Invite Sir David Attenborough to visit the site and seek his opinion.

This area is flood plain site, which will cause lots of flooding issues. Continuous flooding will then cause the recovery of the natural environment to struggle which in turn will result in wildlife disturbance. Looking at the positioning of the suggested development, Drove Lane is a narrow lane with no path. The houses already situated along Drove Lane struggle passing, let alone when you add more traffic and building works. Overall, I strongly believe that this is a poor choice for a new housing site. There are other areas better designed and equipped that would not affect wildlife and nature compared to this one being proposed.

Protect the whole site. There are too many negatives for developing here

A: This is a high quality, semi-natural landscape affected by legal designations. These qualities should speak for themselves. There is no need for the public to be able to access or even view every piece of countryside. B: Avoid development at this site. C: N/A D: Development-related improvements not required. E: Avoid it.

Any development on this site would appear to be unacceptable in virtually every area of assessment. Given at the site is a priority habitat it would also seem impossible to secure the requisite biodiversity net gain. I therefore suggest that this site is discounted from further consideration in the emerging neighbourhood plan.

A. It is vital to protect the existing historic water meadows and to prevent further damage to the Alre and the Itchen which is already showing signs of significant pollution damage. B. Properties should not discharge septic tank outflow into the adjacent water meadows, groundwater, and hence the adjacent rivers. Since there is no mains drainage accessible from the site there should be no buildings with any discharge. There should be no development that will create noise nuisance for the existing adjacent properties. What is proposed with a cafe and commercial units immediately adjacent to existing boundaries is unacceptable. This plot is demonstrated to be flood prone. A line has been drawn on the plans for the upper limit of flood risk but the science behind such a line is highly inaccurate and subject to unknown factors such as the extent of the effects global warming which world governments are not tackling effectively. C. This is a rural site with open views to the distant hills. This fundamental nature should be preserved. It contains an SSSI which it is vital to preserve for future generations. The Environment Agency, Natural England, and environmental NGOs will not accept the risk of damage to the SSSI and would oppose these proposals. Giving uncontrolled public access to the water meadows and the banks of the Alre will inevitably lead to further environmentally damaging pollution of that river and the Itchen into which it flows. Of particular concern is dogs with flea collars or flea treatment. These treatments inevitably end up seriously affecting the wild life in the river and damaging its ecology. Measures have already had to be taken at Itchen Stoke to deny public access to the river bank for precisely this reason. D. Development will not bring benefits to the public realm. It will bring only harm. The proposal positions a cafe and commercial properties immediately adjacent to two sides of an

existing property. This would seriously impact the amenity of that property and its value. For a cafe to be commercially viable it must have significant usage. Few people walk past this location so such usage would have to mostly arrive by car. There is woefully inadequate space to park cars in the proposal. E. The proposed development cannot be positively integrated into the existing landscape. It is guaranteed to cause both ground water pollution and excessive noise. There would be excessive traffic on the proposed new access road immediately adjacent to existing property.

Water meadows with lots of biodiversity.

A. This is traditional water meadow, a vital resource for wildlife. B. The site is the only one on the Priority Habitats Inventory and the only one that borders SSSI or SAC sites. C. remaining untouched. D. Making it a public open space under the management of a responsible body with protections for wildlife and bio-diversity. E. By not developing it!

Please see comments above. This is NOT an appropriate site for housing and should be left undisturbed for wildlife.

Don't build on this land.

A. All aspects of the current site should be preserved i.e. it should be untouched. I think that even to allow hides and lookout places, although nice in many ways, would bring its own problems and would encroach on the flora and fauna because people inevitably drop litter of various kinds. This site should be kept as pristine as possible. The River Itchen is a top grade chalk stream, of national importance, and it must not be polluted by any new development. B. Any development on this site should be avoided. The disruption to this special place is not merited.

A. Wildlife B. none C. none D. none E. Leave it to flood and support wildlife

As above

This whole site should be protected from ever being built on.

A. Protect the water meadow and wildlife in its natural state B. Do not build domestic homes along with a commercial development - environmental impact C. Protect the location D/E. Isn't possible to implement the proposed development whilst protecting the water meadow and its wildlife - this is greenwashing.

According to the wildlife trust it is rare to come across a species-rich floodplain meadow— there are only around 200 left in the UK. Based on this point alone there are more appropriate locations to build locally. Building domestic housing and commercial buildings will severely impact the meadow along with sewage effluent discharge (quality of treatment) and increased foot traffic.

I agree with the responses from Friends of Barn Meadow. Please refer to these answers.

A - The ancient meadow on the River Arle floodplain, chalkstream, and ecosystem thriving in and around it. B - None C - The proposed development does not meet the Policies of the Council D - It will not enhance the public realm. Even the proposed footpaths are not necessary as there are alternative routes available E - The proposed development does not positively integrate

Protection of Wildlife and Wildlife Habitat: 68. Connectivity to the Upper Itchen SSSI and Special Area of Conservation which are directly adjacent to this site. 69. 'High Sensitivity' Landscape: This land has been assessed as 'High Sensitivity Red' for all aspects and recommends that "protection from development is the preferred option." Physical Protection of the Site Itself: 70. Previous attempts to build on the floodplain locally at Field Chase in Farringdon have ended in disaster, with the houses being demolished – see link Chase Field - Farringdon Village News 71. Ongoing development on another floodplain site at Warminster has resulted in the chalk river itself becoming choked by sediment – see link . Unlike rivers fed by water tumbling down from mountains and hillsides, powered by gravity, chalk rivers are fed from groundwater springs that push water up from the ground before flowing away relatively gently from its source. As a result, they are considered as 'low energy' river systems, lacking the power to flush away large quantities of sediment. 72. Therefore, damage such as that at Warminster is difficult, if not impossible, for the river to recover from by itself. That site is some distance from the River Avon SAC. Barn Meadow shares its banks with the River Itchen SAC, so any such impact on its protected habitat

would be immediate and long-term. 73. The repeated surface water run-off events since August 2024 from the Sun Lane development site bear testimony to the fact that even the best laid construction management plans can prove inadequate in the face of sustained rainfall. 74. While the significant negative impact to residents of Nursery Road may have been acted upon by the Sun Lane developers in this case, no such rectification measures would be possible for the River Itchen SSSI and SAC site. Therefore, any similar incidents at Barn Meadow would lead to long-term devastation of the surrounding protected river system. 17 Protection of Alresford's rich agricultural Heritage: 75. As set out in greater detail above, aerial photos and LiDAR show that the field structure seen in the form of the ridges and furrows of the irrigation channels of the water meadow extending over the whole of the site, is still in place to this day. This structure should be preserved in its entirety. Preserve the Potential for Nature Based Solutions: 76. The opportunity to re-flood the meadow offers potential solutions for reclaiming increasingly rare wetland habitat as well as fighting climate change, providing Natural Flood Management and nutrient and mineral sequestration opportunities. These will not only help the environment around New Alresford to recover, but the whole of the Itchen River system downstream and, in the case of nutrients mitigation opportunities, it will have for the Solent Marine Sites (SEMS) beyond. 77. The SEMS are designated as internationally important sites for their habitats and species and is the final destination of the majority of pollution from our river, including excess nutrients that lead to eutrophication, whereby the body of water becomes enriched with nutrients, leading to excessive growth of algae and other plant life and in turn oxygen depletion and 'dead zones' that are unable to support life. 78. Many of the reasons for our response to this development have already been covered in the excellent objection from the influential Alresford Society to an application by the same landowner, for a site on the floodplain of the same Upper Itchen Catchment, just 1.0 km away from Barn Meadow at Abbotstone. The objection to application 19/02128/FUL can be found at Appendix A. 79. Many aspects of the Alresford Society & Friends of the Arle's objection to that application in its original form are particularly relevant to the proposal for Barn Meadow, albeit that Barn Meadow is a strictly 'greenfield site', whereas the one at Abbotstone is very much 'brownfield'; requiring extensive remediation, including the removal of almost 1,000 tonnes of concrete. Extending over a total of 4ha., the concrete hardstanding and former-watercress beds alone make up an area approximately two thirds the size of Barn Meadow. 80. That application was originally titled "Redevelopment of redundant watercress beds at Abbotstone and building 10 units of holiday accommodation". Following strong local objections, the construction element of the proposal was withdrawn and the application was granted permission under a revised title to use the land "for the creation of wetland and other habitat as an environmental mitigation bank including nitrate and phosphate credits, and BNG [Biodiversity Net Gain] units." 81. Such an outcome at Barn Meadow would not only provide the most suitable use of the site's floodplain location and protect its wildlife, but it would also bring substantial financial benefits to the landowner through public funding streams, such as Environmental Land Management Scheme (ELMS), BNG units and the nutrient credits referred to above. This would seem to be a very satisfactory outcome for both the landowner and the community. 18 B. Are there specific design features or types of development that you would like to avoid at this site? 82. We would like to avoid buildings of any type other than sensitively located bird and animal watching hides located on higher ground, such as the raised bank between Winchester Road and the southern edge of Barn Meadow. 83. Once the floodplain itself has been built upon, it would make it most unlikely that any nature based solutions involving re-flooding of this site would be possible in the future. C. What qualities/ features at the site would you like design guidance/ codes to reinforce? 84. Protection and enhancement of the existing natural habitat and the agricultural heritage asset of the remaining water meadow structures, seen in the form of the ridges and furrows of the former water meadow's field structure of irrigation channels. 85. Wildlife hides to be constructed in a rural vernacular which adopts a scale, massing and appearance that is in keeping with the high sensitivity landscape they would overlook. 86. A path or boardwalk could be considered along the

back of the properties on Winchester Road and Drove Lane to allow the public to travel more safely between the two roads and to enjoy the meadow. D. What improvements could potential development bring to enhance the quality of public realm at the site? 87. No development. For all the reasons set out in this response, it is clear that development would not enhance the quality of the public realm at this site. 88. A balance must be found between protecting the wildlife and allowing the public to enjoy its richness without disturbing it. Careful management of the floodplain together with opening up of views across the high sensitivity landscape from Winchester Road and Drove Lane through the sympathetic management of the overgrown hedges. 89. Bird and animal watching hides could be installed to allow the community to experience the Great White Egret, Heron, Red Kite, Swift, Snipe, Lapwing, Sandpiper, Water Rail, Buzzard, Kestrel, Starling murmurations, Barn Owl and the many other birds and mammals, such as deer and otters, that would remain if the human presence was a gentle one. A path or boardwalk could also be considered along the back of the properties on Winchester Road and Drove Lane to allow the public to travel more safely between the two roads and enjoy the meadow. 90. The very cautious comments of the South Downs National Park Authority (SDNPA), laden as they are with several provisos, apply only in the event that New Alresford Town Council fails to designate the land as Local Green Space. 19 91. If the will of the Alresford community - so clearly expressed at the 2nd Community Consultation - is followed and Barn Meadow is designated as Local Green Space, the SDNPA would support only the delivery of a nature conservation area with public access and an extension to the Itchen Way/Watercress Way, citing the South Downs Local Plan Policy CD20 (Walking, Cycling and Equestrian Routes) and the contribution to nature recovery, as envisaged in the original Local Green Space proposal made by the Friends of Barn Meadow – see link. 92. This would provide all the enhancements for the benefit of both the wildlife and the community, without the need to take the reckless decision to build on the floodplain next to the SSSI and SAC sites. 93. The report from the 1st Community Consultation concluded that there was “overwhelming support for the designation of Local Green Spaces.” The outcome of the 2nd Community Consultation provides overwhelming evidence of the land being demonstrably special to the local community and all other requirements of Local Green Space designation are more than adequately covered elsewhere in this note. Therefore, unless there is equal and opposite overwhelming support for Barn Meadow to be developed for housing, it is clear that the land should be designated as Local Green Space under the emerging Neighbourhood Plan. 94. Should New Alresford Town Council continue to ignore the outcome of its own Community Consultations, it would then require sufficient evidence and reasoning to show that it was entitled to reach the decision that it did. So far, we have seen no sign of either of these. Without them, the decision making process – and any subsequent neighbourhood plan – would be left wide open to legal challenge. E. How can we ensure the development positively integrates with existing landscape and historic character? 95. See response to part A. Leave this land alone, completely, subject to potential for the improvements for the wider benefit of the wildlife and the community, set out in part D, namely sensitively located bird and animal watching hides and pathway or boardwalk.

Important local wildlife conservation area. It's also a flood risk area. Please do not build here.

This site would potentially endanger the wildlife and their habitat. There are better locations, I am sure, within Alresford for further small developments.

I feel to develop this land would be the worst possible plan. I can see no redeeming features to this plan. This is a water meadow so by definition the land floods so building houses on this land would be irresponsible. To make the access road onto the main road is not suitable, there has already been numerous accidents along this stretch of road.

There is high potential for flooding in this area. The area is prime wildlife habitat and should be preserved.

A. Protection of Wildlife and Wildlife Habitat: 68. Connectivity to the Upper Itchen SSSI and Special Area of Conservation which are directly adjacent to this site. 69. 'High Sensitivity' Landscape: This land has been assessed as 'High Sensitivity Red' for all aspects and recommends

that “protection from development is the preferred option.” Physical Protection of the Site Itself: 70. Previous attempts to build on the floodplain locally at Field Chase in Farringdon have ended in disaster, with the houses being demolished – see link Chase Field - Farringdon Village News 71. Ongoing development on another floodplain site at Warminster has resulted in the chalk river itself becoming choked by sediment – see link . Unlike rivers fed by water tumbling down from mountains and hillsides, powered by gravity, chalk rivers are fed from groundwater springs that push water up from the ground before flowing away relatively gently from its source. As a result, they are considered as ‘low energy’ river systems, lacking the power to flush away large quantities of sediment. 72. Therefore, damage such as that at Warminster is difficult, if not impossible, for the river to recover from by itself. That site is some distance from the River Avon SAC. Barn Meadow shares its banks with the River Itchen SAC, so any such impact on its protected habitat would be immediate and long-term. 73. The repeated surface water run-off events since August 2024 from the Sun Lane development site bear testimony to the fact that even the best laid construction management plans can prove inadequate in the face of sustained rainfall. 74. While the significant negative impact to residents of Nursery Road may have been acted upon by the Sun Lane developers in this case, no such rectification measures would be possible for the River Itchen SSSI and SAC site. Therefore, any similar incidents at Barn Meadow would lead to long-term devastation of the surrounding protected river system. Protection of Alresford’s rich agricultural Heritage: 75. As set out in greater detail above, aerial photos and LiDAR show that the field structure seen in the form of the ridges and furrows of the irrigation channels of the water meadow extending over the whole of the site, is still in place to this day. This structure should be preserved in its entirety. Preserve the Potential for Nature Based Solutions: 76. The opportunity to re-flood the meadow offers potential solutions for reclaiming increasingly rare wetland habitat as well as fighting climate change, providing Natural Flood Management and nutrient and mineral sequestration opportunities. These will not only help the environment around New Alresford to recover, but the whole of the Itchen River system downstream and, in the case of nutrients mitigation opportunities, it will have for the Solent Marine Sites (SEMS) beyond. 77. The SEMS are designated as internationally important sites for their habitats and species and is the final destination of the majority of pollution from our river, including excess nutrients that lead to eutrophication, whereby the body of water becomes enriched with nutrients, leading to excessive growth of algae and other plant life and in turn oxygen depletion and ‘dead zones’ that are unable to support life. 78. Many of the reasons for our response to this development have already been covered in the excellent objection from the influential Alresford Society to an application by the same landowner, for a site on the floodplain of the same Upper Itchen Catchment, just 1.0 km away from Barn Meadow at Abbotstone. The objection to application 19/02128/FUL can be found at Appendix A. 79. Many aspects of the Alresford Society & Friends of the Arle’s objection to that application in its original form are particularly relevant to the proposal for Barn Meadow, albeit that Barn Meadow is a strictly ‘greenfield site’, whereas the one at Abbotstone is very much ‘brownfield’; requiring extensive remediation, including the removal of almost 1,000 tonnes of concrete. Extending over a total of 4ha., the concrete hardstanding and former-watercress beds alone make up an area approximately two thirds the size of Barn Meadow. 80. That application was originally titled “Redevelopment of redundant watercress beds at Abbotstone and building 10 units of holiday accommodation”. Following strong local objections, the construction element of the proposal was withdrawn and the application was granted permission under a revised title to use the land “for the creation of wetland and other habitat as an environmental mitigation bank including nitrate and phosphate credits, and BNG [Biodiversity Net Gain] units.” 81. Such an outcome at Barn Meadow would not only provide the most suitable use of the site’s floodplain location and protect its wildlife, but it would also bring substantial financial benefits to the landowner through public funding streams, such as Environmental Land Management Scheme (ELMS), BNG units and the nutrient credits referred to above. This would seem to be a very satisfactory outcome for both the landowner and the community. B. 82. We would like to avoid

buildings of any type other than sensitively located bird and animal watching hides located on higher ground, such as the raised bank between Winchester Road and the southern edge of Barn Meadow. 83. Once the floodplain itself has been built upon, it would make it most unlikely that any nature based solutions involving re-flooding of this site would be possible in the future. C. 84. Protection and enhancement of the existing natural habitat and the agricultural heritage asset of the remaining water meadow structures, seen in the form of the ridges and furrows of the former water meadow's field structure of irrigation channels. 85. Wildlife hides to be constructed in a rural vernacular which adopts a scale, massing and appearance that is in keeping with the high sensitivity landscape they would overlook. 86. A path or boardwalk could be considered along the back of the properties on Winchester Road and Drove Lane to allow the public to travel more safely between the two roads and to enjoy the meadow. D.87. No development. For all the reasons set out in this response, it is clear that development would not enhance the quality of the public realm at this site. 88. A balance must be found between protecting the wildlife and allowing the public to enjoy its richness without disturbing it. Careful management of the floodplain together with opening up of views across the high sensitivity landscape from Winchester Road and Drove Lane through the sympathetic management of the overgrown hedges. 89. Bird and animal watching hides could be installed to allow the community to experience the Great White Egret, Heron, Red Kite, Swift, Snipe, Lapwing, Sandpiper, Water Rail, Buzzard, Kestrel, Starling murmurations, Barn Owl and the many other birds and mammals, such as deer and otters, that would remain if the human presence was a gentle one. A path or boardwalk could also be considered along the back of the properties on Winchester Road and Drove Lane to allow the public to travel more safely between the two roads and enjoy the meadow. 90. The very cautious comments of the South Downs National Park Authority (SDNPA), laden as they are with several provisos, apply only in the event that New Alresford Town Council fails to designate the land as Local Green Space.91. If the will of the Alresford community - so clearly expressed at the 2nd Community Consultation - is followed and Barn Meadow is designated as Local Green Space, the SDNPA would support only the delivery of a nature conservation area with public access and an extension to the Itchen Way/Watercress Way, citing the South Downs Local Plan Policy CD20 (Walking, Cycling and Equestrian Routes) and the contribution to nature recovery, as envisaged in the original Local Green Space proposal made by the Friends of Barn Meadow – see link. 92. This would provide all the enhancements for the benefit of both the wildlife and the community, without the need to take the reckless decision to build on the floodplain next to the SSSI and SAC sites. 93. The report from the 1st Community Consultation concluded that there was “overwhelming support for the designation of Local Green Spaces.” The outcome of the 2nd Community Consultation provides overwhelming evidence of the land being demonstrably special to the local community and all other requirements of Local Green Space designation are more than adequately covered elsewhere in this note. Therefore, unless there is equal and opposite overwhelming support for Barn Meadow to be developed for housing, it is clear that the land should be designated as Local Green Space under the emerging Neighbourhood Plan. 94. Should New Alresford Town Council continue to ignore the outcome of its own Community Consultations, it would then require sufficient evidence and reasoning to show that it was entitled to reach the decision that it did. So far, we have seen no sign of either of these. Without them, the decision making process –and any subsequent neighbourhood plan – would be left wide open to legal challenge. E. 95. See response to part A. Leave this land alone, completely, subject to potential for the improvements for the wider benefit of the wildlife and the community, set out in part D, namely sensitively located bird and animal watching hides and pathway or boardwalk.

This land is surely a wildlife haven. It should not be considered for housing

I would like to avoid any buildings here both for commercial and housing. Any kind of building work is going to cause inevitable destruction to the wildlife which resides there. There should be no consideration of any habitable buildings as with this comes the issues of water and sewage which has not been accounted for in any plans to date. Building here would cause terrible

pollution to the River Itchen Catchment and would create problems during heavy rain, both there and more as you move towards Winchester. It is floodplain for a reason and needs to be protected as does its wonderful wildlife. A viewing platform for walkers above the bridge on Winchster Rd, yes as that would give access to anyone who wants to see it and it maintain the peace that there is there. The road safety at the entrance on Winchetser Road also poses an issue. Cars speed down off the dual carraigeway, and enter under the bridge as very high speeds. ALready this season, we have have two crashes here whcih woudl only increase with drivers not being prepared for such a sudden turning. We need less traffic here not more as well. I am also appauled that the Local Green space consultation has been overlooked. This area is meant to be left as just that, green space.

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored

A: The natural environment. B to E are al moot. The site should not be developed.

A. Flood plain, Chalk stream environment, wildlife, adjoining SSSI

A. It is essential to protect and conserve the entire site in its current form without any development. This is an ecologically and historically important environment as shown by its designation as a SSSI and SAC. The site contains the endangered white clawed crayfish together with other chalk stream animals and invertebrates. Human traffic over this unique area will damage this ecosystem. B. Yes all of it. As previously stated waste water discharges from the proposed development pose a serious environmental hazard and must not be permitted. The site is prone to surface and ground water flooding. The Environment Agency presumes against such development. C. The existing natural features of this site should be protected and preserved. The town council should recognise this site as an important part of Alresford. D None. Again this site should be protected as part of Alresford's natural history and heritage. E. Please see all my responses above regarding human waste water, damage to this SSSI and SAC from uncontrolled and unregulated access. The landowner processes other land within the Itchen valley where unregulated and unconstrained public access is NOT permitted.

The river Arle and its water meadows should be preserved. Nine houses on this area could damage the area and are hardly sufficient to contribute to the provision of suffient affordable housing. There would be no suitable road access for homes, cafe or workshops.

A. All floodplain and area with habitats/ecosystems B. Anything that will disrupt wildlife, directly or indirectly (pollution, water issues etc...) I also believe flood plain is not the right place to build industrial building, nor the foundations to family homes.

I believe that the site should not be considered for housing at all, but be a valuable wetland (whether re-used as a water meadow or not). There are far more suitable areas for dwellings. Answers to questions A,B,C = "All of them" D = "None" E = Do not build here

This area should not be developed in any way and should be left as it is. It will be much better as a water meadow than anything else. The submission from Friends of Barn Meadows gives a comprehensive statement. A: All aspects of this site should be protected. B: No development on this site. C: No development at this site. D: None. E: It can't

A - the water meadow should be preserved as a water meadow B - I'd suggest development should be avoided entirely C - N/A D - None beyond providing additional housing (which is important of course - but not here please) E - N/A

Simply no more development of this site.

A: This site should be protected from any interference, building of houses or otherwise. B: I would like to see a ban on the use of septic tanks and similar systems which may produce further fouling of the River Arle and its groundwaters c: I would like to see every encouragement for wild life which has suffered greatly from chemical run off from roads or fields D: I can't think of any E: It would be hard to imagine any integration that would not be unsightly.

It's too far on the edge of Alresford, it's located on a flood plain, it's important for archaeology and bio-diversity.

This is a flood plain! Absolutely no development should be planned on flood plains. Have we learnt nothing from recent years in the uk?

B. Since my previous response to this consultation, it has been pointed out to me that with respect to the NA07 Barn Meadow proposal, there is no mains drainage on that site. This means (presumably) that the 9 proposed houses would require off-mains drainage with effluent seeping into a drainage field. The only place for such a drainage field would be in the proposed conservation area by the river. Therefore, nutrients such as phosphate and household chemicals would likely enter the river, in the SSSI. I believe that if this is the case, then development at Barn Meadow should be not permitted.

Any development should be climate positive and carbon negative through use of sustainable building techniques, such as timber frame, as opposed to traditional methods with embodied carbon.

A. What aspects of the site are most important to protect or preserve? It is important to protect and preserve the entire site in its current form, without development. The site is located in an ecologically and historically important and sensitive environment. This land comprises water meadows and is in the Alre flood plain. It is designated as a SSSI and SAC. This site will likely contain the endangered native white clawed crayfish, together with other chalk stream animals and invertebrates. Human habitation and increased human traffic over the site will be seriously detrimental to this unique chalk stream environment. This is especially important at a time when the River Alre and the Itchen (which the Alre joins at Seward's Bridge immediately downstream of this site) is under serious threat from anthropomorphic and other pollution. Invertebrate and fly life which are the foundation of the aquatic and avian food chain along the river are in decline on the Alre and Itchen. This development will likely add to this decline. B. Are there specific design features or types of development that you would like to avoid at this site? Any housing or buildings and associated wastewater discharges should be avoided on this site. This area is prone to surface and groundwater flooding. The accuracy of the dotted flood plain limit line on the developer's map is highly questionable and is likely obtained from mapping which relates to surface water flooding and does not include groundwater flooding risks. As noted above, it is essential to avoid any form of development that adds nutrients, household chemicals, pharmaceutical products, personal care products (PCPs) or pet parasiticides into this SSSI and SAC designated aquatic environment. Contrary to the statement made under Item 6.10 in the developer's Information Pack (Pro Vision, November 2024, 10 pages) this area of New Alresford is not served by mains sewers. Item 6.10 states "Foul drainage is understood to be available in the B3047 and improvements to local wastewater treatment works are planned. If mains drainage is not available, the development site includes sufficient space that will remain undeveloped, to make provision for a private system on site." This statement is disingenuous as a simple survey of residents along this section of the B3047 and Drove Lane would soon identify that all these properties are on septic tanks. In addition, a simple request to Southern Water would have ascertained this fact. We believe that it is misleading not to inform Alresford residents in the developer's Information Pack of the potential environmental damage that could arise from wastewater discharged from this number and type of property into the river or groundwater. This is a key issue for this site. Any housing or other buildings on this site will require septic tanks or packaged treatment plants (PTPs) which will discharge either to drainage fields or to the river. From the number and type of properties proposed the wastewater flow will be significant, with a large drainage field required. From the plans this can only be located in the flood plain and will be subject to groundwater flooding and likely back up. Septic tanks and PTPs do not remove nutrients, chemicals, pharmaceuticals, PCPs and pet parasiticides from the water that will discharge into the river itself or into groundwater which then feeds, in a short distance, the river Alre. There is a high risk of serious ecological damage to the river, especially if the septic tanks or PTPs become flooded, back up and overflow.

By the nature of chalk streams the river flow and groundwater are intrinsically linked. C. What qualities/ features at the site would you like design guidance/ codes to reinforce? Reinforce common sense and local observation. This is not a suitable site for development and is frequently waterlogged or flooded. The Environment Agency has a presumption against any development in a flood plain. The developer's dotted blue line delineating the possible limit of surface water flooding is highly disputable (where is the modelling to prove this?) and does not take account of possible groundwater flooding. A full surface and groundwater flooding model, taking account of climate change and more intense rainfall events, would need to be done, with long-term monitoring of groundwater levels before any development could be considered for this site. In addition, groundwater and river quality monitoring is required to determine the impact during a drought of wastewater discharging into the groundwater and river at times of drought and low flow. During such periods, due to the low flow in the river Alre, the concentration of pollutants emanating from the proposed development's wastewater would be significantly greater and the risk to the aquatic environment (white clawed crayfish, invertebrates and fly life, greatly increased. In the Information Pack, Item 4.2, the developer states "The 'green space' will not be an area for public recreation, it will be enhanced to create a nature conservation area, albeit with public access which will encourage sensitive interaction with the natural environment." How will this be policed and guaranteed? In June 2021 the Grange Estate, with agreement from the Parish Council and residents, fenced off a section of the River Itchen at Itchen Stoke due to mistreatment of the riverine environment (camping, picnicking, playing loud music, leaving litter, etc.). Similar action had to be taken at Chilland further downstream by fencing off a section of the river which had become degraded due to over-use and insufficient regard for the riverine environment. Who will police (and fund) the proposed general public's use of this ecologically important and sensitive area? D. What improvements could potential development bring to enhance the quality of public realm at the site? None, unless it could be designated as a Local Green Space with protected status for the ecology and aquatic environment. As it stands it should be designated as part of the historical environment of Alresford, and classified under the Landscape Policy as a heritage asset. E. How can we ensure the development positively integrates with existing landscape and historic character? By leaving it alone and not putting human habitation on it with the associated issues of wastewater and increased levels of pollution discharging into the groundwater and river.

This site is entirely unsuitable for housing or any other construction due to many reasons, including the flood risks associated with a floodplain site, unsafe access, the impact on wildlife, the environment, heritage and its landscape. This site is on a flood plain which obviously means it will flood whenever there is heavy rain and with climate change this will only get worse so why on earth would anyone want to build houses when they are always in danger of flooding! This site is full of wildlife and it gives so much pleasure to the many people who live and walk in this area. Drove Lane has no pavements so it makes it difficult for pedestrians to avoid the traffic using it and more housing would only increase the risk of accidents.

This site is entirely unsuitable for housing or any other construction due to many reasons, including the flood risks associated with a floodplain site, unsafe access, the impact on wildlife, the environment, heritage and its landscape. I am particularly concerned that the proposed development is entirely on a flood plain, where the flood risk will only worsen with climate change, according to the Environment Agency. Regarding the landscape, Winchester City Council's high level Landscape Sensitivity Assessment rates the landscape of Barn Meadow as 'High Sensitivity Red' for all aspects and recommends that "protection from development is the preferred option" Road Safety - this stretch of Winchester Road has a troubled history of road collisions, which continue to occur regularly along the stretch of road where the access to the development is proposed. High sided vehicles pass in the middle of the road under the railway bridge 60 metres from the proposed entrance. Over many years, New Alresford Town Council has consistently committed to support the calls from Winchester Road's residents for improved road safety and only recently agreed to further road safety measures at the exact location of the

proposed site access junction. The proposed development access would increase all of the existing risks and no doubt create new ones all of its own

It should not be built on for the reasons given above: (1) its a water meadow adjacent to a river which is a site of special scientific interest that will be impacted by any further development and which is (supposedly) protected (2) it has a key view aspect with benefit to walkers and cyclists using Drove Lane. (3) more traffic in Drove lane will increase the danger to walkers and cyclists (4) its a local green space (5) its important to wildlife as a corridor to the kitchen valley an hosts swallows, house martens and swifts as well as some wading birds (6) it should be a heritage site (7) will 8 non-affordable houses (as I understand) meet the housing needs of Arlesford

A) landscape, and habitat B) No development of this site at all

We cannot allow pollution of the River Itchen as a rare chalk stream , with so few across the world. We are custodians of this beautiful habitat. We have to look somewhere else to find land to build homes on.

A. What aspects of the site are most important to protect or preserve? Please see our previous answers for more detail, but in particular the following aspects: Protection of Wildlife and Wildlife Habitat: Connectivity to the Upper Itchen SSSI and Special Area of Conservation which are directly adjacent to this site. 'High Sensitivity' Landscape: This land has been assessed as 'High Sensitivity Red' for all aspects and recommends that "protection from development is the preferred option." Physical Protection of the Site Itself: Previous attempts to build on the floodplain locally at Field Chase in Farringdon have ended in disaster, with the houses being demolished – see link Chase Field - Farringdon Village News Ongoing development on another floodplain site at Warminster has resulted in the chalk river itself becoming choked by sediment – see link . Unlike rivers fed by water tumbling down from mountains and hillsides, powered by gravity, chalk rivers are fed from groundwater springs that push water up from the ground before flowing away relatively gently from its source. As a result, they are considered as 'low energy' river systems, lacking the power to flush away large quantities of sediment. Therefore, damage such as that at Warminster is difficult, if not impossible, for the river to recover from by itself. That site is some distance from the River Avon SAC. Barn Meadow shares its banks with the River Itchen SAC, so any such impact on its protected habitat would be immediate and long-term. The repeated surface water run-off events since August 2024 from the Sun Lane development site bear testimony to the fact that even the best laid construction management plans can prove inadequate in the face of sustained rainfall. While the significant negative impact to residents of Nursery Road may have been acted upon by the Sun Lane developers in this case, no such rectification measures would be possible for the River Itchen SSSI and SAC site. Therefore, any similar incidents at Barn Meadow would lead to long-term devastation of the surrounding protected river system. Protection of Alresford's rich agricultural Heritage: As set out in greater detail above, aerial photos and LiDAR show that the field structure seen in the form of the ridges and furrows of the irrigation channels of the water meadow extending over the whole of the site, is still in place to this day. This structure should be preserved in its entirety. Preserve the Potential for Nature Based Solutions: The opportunity to re-flood the meadow offers potential solutions for reclaiming increasingly rare wetland habitat as well as fighting climate change, providing Natural Flood Management and nutrient and mineral sequestration opportunities. These will not only help the environment around New Alresford to recover, but the whole of the Itchen River system downstream and, in the case of nutrients mitigation opportunities, it will have for the Solent Marine Sites (SEMS) beyond. The SEMS are designated as internationally important sites for their habitats and species and is the final destination of the majority of pollution from our river, including excess nutrients that lead to eutrophication, whereby the body of water becomes enriched with nutrients, leading to excessive growth of algae and other plant life and in turn oxygen depletion and 'dead zones' that are unable to support life. Many of the reasons for our response to this development have already been covered in the excellent objection from the influential Alresford Society to an application by the same landowner, for a site on the floodplain

of the same Upper Itchen Catchment, just 1.0 km away from Barn Meadow at Abbotstone. The objection to application 19/02128/FUL can be found at Appendix A. Many aspects of the Alresford Society & Friends of the Arle's objection to that application in its original form are particularly relevant to the proposal for Barn Meadow, albeit that Barn Meadow is a strictly 'greenfield site', whereas the one at Abbotstone is very much 'brownfield'; requiring extensive remediation, including the removal of almost 1,000 tonnes of concrete. Extending over a total of 4ha., the concrete hardstanding and former-watercress beds alone make up an area approximately two thirds the size of Barn Meadow. That application was originally titled "Redevelopment of redundant watercress beds at Abbotstone and building 10 units of holiday accommodation". Following strong local objections, the construction element of the proposal was withdrawn and the application was granted permission under a revised title to use the land "for the creation of wetland and other habitat as an environmental mitigation bank including nitrate and phosphate credits, and BNG [Biodiversity Net Gain] units." Such an outcome at Barn Meadow would not only provide the most suitable use of the site's floodplain location and protect its wildlife, but it would also bring substantial financial benefits to the landowner through public funding streams, such as Environmental Land Management Scheme (ELMS), BNG units and the nutrient credits referred to above. This would seem to be a very satisfactory outcome for both the landowner and the community.

B. Are there specific design features or types of development that you would like to avoid at this site? We would like to avoid buildings of any type other than sensitively located bird and animal watching hides located on higher ground, such as the raised bank between Winchester Road and the southern edge of Barn Meadow. Once the floodplain itself has been built upon, it would make it most unlikely that any nature based solutions involving re-flooding of this site would be possible in the future.

C. What qualities/ features at the site would you like design guidance/ codes to reinforce? Protection and enhancement of the existing natural habitat and the agricultural heritage asset of the remaining water meadow structures, seen in the form of the ridges and furrows of the former water meadow's field structure of irrigation channels. Wildlife hides to be constructed in a rural vernacular which adopts a scale, massing and appearance that is in keeping with the high sensitivity landscape they would overlook. A path or boardwalk could be considered along the back of the properties on Winchester Road and Drove Lane to allow the public to travel more safely between the two roads and to enjoy the meadow.

D. What improvements could potential development bring to enhance the quality of public realm at the site? No development. For all the reasons set out in this response, it is clear that development would not enhance the quality of the public realm at this site. A balance must be found between protecting the wildlife and allowing the public to enjoy its richness without disturbing it. Careful management of the floodplain together with opening up of views across the high sensitivity landscape from Winchester Road and Drove Lane through the sympathetic management of the overgrown hedges. Bird and animal watching hides could be installed to allow the community to experience the Great White Egret, Heron, Red Kite, Swift, Snipe, Lapwing, Sandpiper, Water Rail, Buzzard, Kestrel, Starling murmurations, Barn Owl and the many other birds and mammals, such as deer and otters, that would remain if the human presence was a gentle one. A path or boardwalk could also be considered along the back of the properties on Winchester Road and Drove Lane to allow the public to travel more safely between the two roads and enjoy the meadow. The very cautious comments of the South Downs National Park Authority (SDNPA), laden as they are with several provisos, apply only in the event that New Alresford Town Council fails to designate the land as Local Green Space. If the will of the Alresford community - so clearly expressed at the 2nd Community Consultation - is followed and Barn Meadow is designated as Local Green Space, the SDNPA would support only the delivery of a nature conservation area with public access and an extension to the Itchen Way/Watercress Way, citing the South Downs Local Plan Policy CD20 (Walking, Cycling and Equestrian Routes) and the contribution to nature recovery, as envisaged in the original Local Green Space proposal made by the Friends of Barn Meadow – see link. This would provide all the enhancements for the benefit of both the wildlife and the community,

without the need to take the reckless decision to build on the floodplain next to the SSSI and SAC sites. The report from the 1st Community Consultation concluded that there was “overwhelming support for the designation of Local Green Spaces.” The outcome of the 2nd Community Consultation provides overwhelming evidence of the land being demonstrably special to the local community and all other requirements of Local Green Space designation are more than adequately covered elsewhere in this note. Therefore, unless there is equal and opposite overwhelming support for Barn Meadow to be developed for housing, it is clear that the land should be designated as Local Green Space under the emerging Neighbourhood Plan. Should New Alresford Town Council continue to ignore the outcome of its own Community Consultations, it would then require sufficient evidence and reasoning to show that it was entitled to reach the decision that it did. So far, we have seen no sign of either of these. Without them, the decision making process – and any subsequent neighbourhood plan – would be left wide open to legal challenge. E. How can we ensure the development positively integrates with existing landscape and historic character? See response to part A. Leave this land alone, completely, subject to potential for the improvements for the wider benefit of the wildlife and the community, set out in part D, namely sensitively located bird and animal watching hides and pathway or boardwalk.

I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape ‘High Sensitivity Red’ Local Green Space consultation ignored

I oppose any building on this important site for biodiversity and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen (especially given the uniqueness and rarity of chalk streams worldwide) Road Safety at Winchester Road entrance Landscape ‘High Sensitivity Red’

Protection of Wildlife and Wildlife Habitat: Connectivity to the Upper Itchen SSSI and Special Area of Conservation which are directly adjacent to this site. ‘High Sensitivity’ Landscape: This land has been assessed as ‘High Sensitivity Red’ for all aspects and recommends that “protection from development is the preferred option.” Physical Protection of the Site Itself: Previous attempts to build on the floodplain locally at Field Chase in Farringdon have ended in disaster, with the houses being demolished – see link Chase Field - Farringdon Village News Ongoing development on another floodplain site at Warminster has resulted in the chalk river itself becoming choked by sediment – see link . Unlike rivers fed by water tumbling down from mountains and hillsides, powered by gravity, chalk rivers are fed from groundwater springs that push water up from the ground before flowing away relatively gently from its source. As a result, they are considered as ‘low energy’ river systems, lacking the power to flush away large quantities of sediment. Therefore, damage such as that at Warminster is difficult, if not impossible, for the river to recover from by itself. That site is some distance from the River Avon SAC. Barn Meadow shares its banks with the River Itchen SAC, so any such impact on its protected habitat would be immediate and long-term. The repeated surface water run-off events since August 2024 from the Sun Lane development site bear testimony to the fact that even the best laid construction management plans can prove inadequate in the face of sustained rainfall. While the significant negative impact to residents of Nursery Road may have been acted upon by the Sun Lane developers in this case, no such rectification measures would be possible for the River Itchen SSSI and SAC site. Therefore, any similar incidents at Barn Meadow would lead to long-term devastation of the surrounding protected river system. Protection of Alresford’s rich agricultural Heritage: Aerial photos and LiDAR show that the field structure seen in the form of the ridges and furrows of the irrigation channels of the water meadow extending over the whole of the site, is still in place to this day. This structure should be preserved in its entirety. Preserve the Potential for Nature Based Solutions: The opportunity to re-flood the meadow offers potential solutions for reclaiming increasingly rare wetland habitat as well as fighting climate change, providing Natural Flood Management and

nutrient and mineral sequestration opportunities. These will not only help the environment around New Alresford to recover, but the whole of the Itchen River system downstream and, in the case of nutrients mitigation opportunities, it will have for the Solent Marine Sites (SEMS) beyond. The SEMS are designated as internationally important sites for their habitats and species and is the final destination of the majority of pollution from our river, including excess nutrients that lead to eutrophication, whereby the body of water becomes enriched with nutrients, leading to excessive growth of algae and other plant life and in turn oxygen depletion and 'dead zones' that are unable to support life. Many of the reasons for my response to this development have already been covered in the excellent objection from the influential Alresford Society to an application by the same landowner, for a site on the floodplain of the same Upper Itchen Catchment, just 1km away from Barn Meadow at Abbotstone. Many aspects of the Alresford Society & Friends of the Arle's objection to that application in its original form are particularly relevant to the proposal for Barn Meadow, albeit that Barn Meadow is a strictly 'greenfield site', whereas the one at Abbotstone is very much 'brownfield'; requiring extensive remediation, including the removal of almost 1,000 tonnes of concrete. Extending over a total of 4ha., the concrete hardstanding and former-watercress beds alone make up an area approximately two thirds the size of Barn Meadow. That application was originally titled "Redevelopment of redundant watercress beds at Abbotstone and building 10 units of holiday accommodation". Following strong local objections, the construction element of the proposal was withdrawn and the application was granted permission under a revised title to use the land "for the creation of wetland and other habitat as an environmental mitigation bank including nitrate and phosphate credits, and BNG [Biodiversity Net Gain] units." Such an outcome at Barn Meadow would not only provide the most suitable use of the site's floodplain location and protect its wildlife, but it would also bring substantial financial benefits to the landowner through public funding streams, such as Environmental Land Management Scheme (ELMS), BNG units and the nutrient credits referred to above. This would seem to be a very satisfactory outcome for both the landowner and the community.

B. Are there specific design features or types of development that you would like to avoid at this site? We would like to avoid buildings of any type other than sensitively located bird and animal watching hides located on higher ground, such as the raised bank between Winchester Road and the southern edge of Barn Meadow. Once the floodplain itself has been built upon, it would make it most unlikely that any nature based solutions involving reflooding of this site would be possible in the future.

Do not allow development here

Don't build on a flood plain

I would not like to see any development of this site. It should be left as it is for nature.

I do not think it is an appropriate site to build on for the above reasons

Please don't build on Barn Meadow at all

My family and I don't think you should build on Barn Meadow at all

My answer to all of these questions boils down to I don't think you should develop or build on this site at all.

A. Water meadow / green space / nature habitat / natural flood water sink B. All development C. Green Space D. None - the reverse is true! E. NOT CARRY OUT ANY DEVELOPMENT

A: the wild life that exists there B: you should not be building on this site it is too wet C: no design guidance as you should not build there D: you would destroy the beautiful landscape not improve it E: don't build there

A. All of it B Any C. Extend SSSI D. None E. Do not build on it!

A open space. D improve adjacent road B none. E Do not build here C do not build on flood plain

Stop building

Green site should have zero building works completed.

DO NOT BUILD ON IT

<p>This site needs to be preserved for wildlife and should not be considered at all for housing. It is also a Zone 3 flood site, why anyone considers this as a good site I don't know. No development should happen on this site. It will NOT benefit anyone if it does, including new tenants/owners of houses as they will suffer with damp and water issues.</p>
<p>I oppose the development of Barn Meadow and believe that it is the least appropriate of all the sites proposed for housing in Alresford, due to: Flooding Wildlife disturbance and displacement and loss of habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored</p>
<p>A. The water meadow setting E. You can't</p>
<p>The planned development of Barn Meadow meets none of the criteria detailed above and screams of being a ill-planned, short-term money making scheme that would be to the detriment of the magnificent wildlife and biodiversity of the Meadow. The planned entrance would create a danger to both east and west bound traffic in what is already a dangerous stretch of road.</p>
<p>a) Preserve the open, visible, low lying area of riverside land.</p>
<p>See above. There should be NO development of NA07.</p>
<p>This area should not be built on. It is a sanctity for wildlife away from human intrusion and it should remain so.</p>
<p>This is the only one of the proposed sites that is completely unsuitable. It is priority habitat water meadow and adjacent to a SSSI. This means that it is amongst the UKs most precious wildlife habitats. To allow development on it when we are already in a biodiversity crisis is in excusable. The habitat that would be lost is incapable of realistic recreation elsewhere within the river catchment and so will be lost forever. The new houses will also be liable to flooding especially as the impacts of climate change increase. Loss of water meadow also increases risks of further property flooding both up and down stream of the site.</p>
<p>let nature be its self</p>
<p>This is natural inhabitant for our local wildlife, planning on this site is barbaric/</p>
<p>Spoils what remains of the openness of the area</p>
<p>This is completely inappropriate development. Please see my answer above.</p>
<p>A. All of the existing site.</p>
<p>See above</p>
<p>All of site because of catastrophic wildlife disturbance from building and development of site and subsequent occupation of so many houses – the water meadow is surrounded by protected SSSI and SAC sites · 'High Sensitivity' landscape · Floodplain site – flooding issues + loss of future nature recovery, nutrient mitigation and other beneficial floodplain opportunities – see flooding link · Road safety locally – Drove Lane is a narrow lane with no pavement, busy with walkers and cyclists · On objective grounds, believe that overall, this is the least appropriate of all the sites proposed for housing in the Neighbourhood Plan's search for the next 100 houses to be built in Alresford after the Sun Lane development</p>
<p>Do not build on it.</p>
<p>Ridiculous to build on water meadows in era of climate change escalation . Use the other sites in Alresford Cant possibly integrate with existing landscape</p>
<p>Wildlife</p>
<p>If this is regarding barn meadow - I think it is really poor that this is being considered to build on Otter Egret Great white egret Marsh harrier Barn owl Kingfisher etc It is a meadow that would have existed for centuries Leave well alone</p>
<p>When we were excluded from South Downs National park ensured we were not protected by governance set out by being part of national park and integrations per se. Area for animals.</p>
<p>The River Arle which is a most bio diverse sensitive river within the Itchen catchment which is an internationally renowned chalk stream & special area of conservation. Therefore any land changes should protect this area. Barn meadow is an ex flood plain therefore houses should not be built here</p>

No house building should take place on this site due to the sensitive nature of the surrounding area. Avoid businesses at the very least. This site could be used in future to hold water back upstream from Winchester and other areas liable to flooding. A whole strategy should be put in place to control the flow under flood conditions and a water meadow is the perfect location for such an intervention. Putting footpaths on the site would cause untold damage to the site affecting the site itself, wildlife and the SSSIs. If the site is developed the current land owner should provide insurance cover for the whole development for the next 30-50 years as climate change may well cause flooding of this site and the new owners should not be responsible for costly insurance or even finding that they are uninsurable in years to come. If the land owner no longer wishes to own the site then the opportunity to purchase the site should be given to a local wildlife trust or similar organisation who will look after it with minimal (if any) intervention into the future.
- Protect rural views from Drove Lane by not allowing any development.
A: Everything. B: Zero development. C: Any form of development on this site. D: nothing good will come if any form of development goes ahead. E: 'Integration' is impossible. Build more properties in Alton, you people have already wrecked that town so a few thousand extra houses and flats can't make it any worse.
Development here would obviously destroy the attractive environment and the privacy of the people who live on the Winchester Road
You can't this area should not be touched go and build with in the town and industrial areas.
The site must be left as it is, with the current management plan in place. A full baseline assessment of the natural assets of the site must be made.
Possibly could have discreet foot paths and timber walkways to enhance local pleasure spaces
A: the whole area should be protected as is and managed as a wildlife preserve, not developed at all. B: Site not suitable - flood area and natural flood prevention for that area protecting both houses and infrastructure C: Unsuitable for developemnt. Enforce a total refusal D: None - as stated too far from town for older people, no safe corssing for bus access, no affordable housing for the community and potentiall destruction of an established ecosystem for decades E: It cannot. This land is unsuitable for any housing development. Should be protect as a wildlife preserve
Barn Meadow should be allowed to revert to water meadow
A. Preserve the wet land at all cost, ie don't build there. A flood plain is the worst place to build houses. Where will the excess water from the river go? Likely to flood somewhere where damage will be caused. Preserving our precious wetland wildlife areas is so important too.
This site should not be developed in view of the current natural amenity, open space and water meadow environment.
This should remain as a flood plain to protect the environment.
This site must be maintained in it's current, natural form.
A. Biodiversity and open space is key in this area.
These questions are getting very repetitive Already answered above
A - need to protect the land not being built on. Can it be restored from its current low-grade agricultural use ? Public access would be good, but it needs to be preserved as a wildlife habitat, not turned into another park. Needs to be some management of e.g. dogs getting in the river (hazardous chemicals in flea treatments). C - Need to consider risks of proposed road exit to B3047 - traffic on that stretch can be quite fast.
Don't build on a water meadow. Mad idea. Why would you consider doing it !!!!!
This must be a site of high ecological value and significant biological diversity. And the access problems would mean either changing Drove Lane into a proper road or risking significant damage to the area and a risk of vehicle-vehicle and vehicle-pedestrian accidents
a) wildlife habitat b) any c) leave it as it is d) none e) no

The whole site is important to preserve for the reasons stated above. There is no possible improvement from any potential development
should not be considered for any housing
See above
Do not build here. The only aspect in it's favour would be the boardwalk over the nature area.
No businesses or cafes etc
WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.
A: Biodiversity and natural beauty. B: This area is prone to flooding and is unsuitable for any types of building D: Improvements to walkways along the rivers
Leave it as it is.
See previous answer...DO NOT BUILD ANYTHING!
The rich wildlife and river. Needs to blend in with a farmyard setting and respect the environment. Integrate with the natural surroundings. Opening up to the residents and opening the railway track is a huge plus for the town. Not over developed and meets all the strict criteria.
Leave the land as it is.
It is critically important to protect and preserve all aspects at this site. I cannot think of any valid reason as to why this site has been proposed.
More building work should be avoided, no houses, businesses', leave it, it is a water meadow
Putting houses here would be a disaster because of access issues, destroying the local aesthetics and having a devastating impact on the biodiversity of the local area
A. Wildlife, the river, the meadow B. Yes. Any & all D. Absolutely none E. That is impossible. There must be no development whatsoever. This is a precious floodplane, and no development can preserve that.
A. Protect the wildlife and don't disturb the landscape, footpaths not a good idea. B. Buildings of any kind D. Potential development will do nothing to enhance the site E. Would be difficult to positively integrate with landscape
The SSSI and invaluable flood holding zone. That field soaks up huge amounts of water and should be a sacrificial flood plain.
I think that the main concerns here would be around ecology/biodiversity.
Protect the wildlife and bio diversity. Please avoid any type of development at this site
I can't see how this would be positive development for the town at all.
The natural habitat

NA08 Land East of Bridge Road

Feedback on the proposed development of land east of Bridge Road (NA08) includes mixed opinions regarding its constraints and opportunities.

- **Narrow Access Concerns** Many respondents highlight the narrow and restricted access to the site, suggesting it should remain as a natural highway for wildlife.
- **Suitability for Limited Development** Some believe the site is suitable for a small number of residential units, emphasizing its accessibility and potential to integrate with the surrounding area.
- **Environmental Impact** There are concerns about the impact on local biodiversity, flooding risks, and the proximity to the River Itchen.
- **Infrastructure and Accessibility Issues** The site's poor access onto Bridge Road and limited infrastructure are seen as significant constraints.
- **Potential for Community Use** Several respondents suggest that the site would be better used for community facilities, such as enhancing green spaces or providing a new Scout hut.
- **Integration with Perins School Land** There is an opportunity to combine the site with the nearby Perins School land to create a more cohesive development.
- **Visual and Landscape Sensitivity** Development risks disrupting the rural and scenic character of the area, particularly near the South Downs National Park.
- **Mixed Opinions on Development** While some support the development for its potential benefits, others oppose it due to traffic congestion, loss of amenities, and environmental concerns.

Q19 | NA08 Land East of Bridge Road | Constraints & Opportunities | Individual Responses

Too narrow and restricted access. Should be left as a highway for nature to access local gardens
NA08 is a very sensible and positive use of unused in-fill land within the settlement boundary with easy access to amenities for the likely demographic
Accesible and deliverable
Achievability (economic viability; market factors; cost factors; delivery factors)
NOTES: - Greater opportunities of the site would be more suited to provide community use rather than housing. Opportunities: - Good use of old railway line brown field site. Constraints: - Impact to all the houses along Grange Road. - This proposal of 8 residential units is excessive for this site option - site option suits a more smaller number of units more like 4 units. - Accessibility is a major negative for this site option. - No environmental offerings.
I support development of this land to create a small number of units.
If trying to preserve Watercress Way – would love to see more of this accessible as walking cycling routes. It’s a shame it hasn’t been protected more in Alresford and already built over in many areas and new site on New Farm Road. Although this is a brown site and already developed on so would prefer this site to others.
suitable site
I support development of this land to create a small number of units.
None.
Not supported Poor access onto an already busy and single lane road. Loss of Scout hut
<p>Constraints</p> <ol style="list-style-type: none"> 1. Flooding and Proximity to River Itchen The site is close to the River Itchen Catchment, a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Parts of the site may lie in areas prone to groundwater flooding or surface water runoff, which could worsen with development. 2. Impact on Biodiversity The site provides habitat connectivity for wildlife, especially given its proximity to the river. Development risks habitat loss, fragmentation, and disturbance to protected species. 3. Limited Infrastructure and Access Bridge Road is not designed for heavy traffic, and additional housing could increase congestion and safety risks for pedestrians and cyclists. There are no nearby public transport links or pedestrian-friendly routes to essential services. 4. Visual and Landscape Sensitivity Development risks disrupting the rural and scenic character of the area, particularly as it is adjacent to the South Downs National Park. The site may impact key views into and out of the town, reducing its integration with the surrounding natural landscape. 5. Heritage Considerations The site’s proximity to historically significant areas of Alresford necessitates careful assessment to ensure no harm to its heritage setting or cultural assets. 6. Lack of Amenities The site is poorly connected to existing amenities, which makes it less sustainable for housing without significant infrastructure upgrades. <p>Opportunities</p> <ol style="list-style-type: none"> 1. Potential for Green Space Enhancement The site could integrate green infrastructure, such as parks or natural corridors, that enhance the town’s biodiversity and recreational spaces. 2. Potential for Low-Density, Sustainable Housing With careful design, small-scale, low-density housing could provide homes while preserving the site’s ecological and scenic value. Energy-efficient homes and sustainable drainage systems (SuDS) could minimize the environmental impact. 3. Improved Connectivity Development could include new walking and cycling paths connecting Bridge Road to key areas of the town, supporting sustainable transport. 4. Local Contribution to Housing Need If designed responsibly, the site could contribute to meeting housing demand while respecting local policies and environmental constraints. <p>Conclusion While the site offers some potential for responsible development, the constraints—particularly related to flooding, biodiversity, and infrastructure—make it unsuitable for large-scale housing. Any proposal must prioritize environmental preservation, landscape sensitivity, and integration with existing town infrastructure.</p>

The Scout hut is dilapidated and in desperate need of replacement. This site would provide potential for additional homes, such as those that have already been constructed along the drive in recent years. The site is reasonably near to the town centre and near to the bus route, so provides good potential for sustainable development. There appears to be an opportunity to combine this site with the Perins School's land at NA02. This could potentially provide a site that is more than the sum of its two parts. The two parties should be encouraged to explore whether they could increase their potential allocations by joining the sites together. The entrance onto Bridge Road seems to be fairly wide and might serve both NA02 and NA08 if combined, although a telegraph pole would need to be moved. Little or no visual impact from the street.
Objection. As for other proposals, this is totally unsuitable because the vehicle access is from Bridge Road. As anyone who lives here knows, this is a very difficult road to navigate as it is because of the residential parking which makes it single track. This is entirely blocked when service vehicles or delivery vans use it and emergency vehicle access would already be difficult. Making any decision which deliberately and consciously increases the volume of traffic in this road is irresponsible and dangerous as well as being inconvenient.
Can't see any constraints - seems like a good site
Although this site would have appealed to me as the most suitable for development it is totally impractical due to the vehicular access being from Bridge Road. On one side of this road there is a terrace of Victorian houses, as these have virtually no parking there are always cars parked solidly down one side of the road. This essentially makes this part of the road single track. I am sure site visits are carried out but I would urge anyone considering this application to stand and observe the traffic difficulties on this road at all times of the day.
Poor access and only an opportunity for 3-4 houses but would have far less negative impact on the area than some of the other proposals
NC
No comment
I support this location for limited development. However there are local facilities based here, Scout Hut, and provision will need to be made to provide a suitable alternative location. It's well located and has seen sporadic development over the years and would benefit from an overall plan to integrate it better into the area.
This one is alright.
This is a very small site but a few homes could be built on what is currently unused land between other houses. Access is narrow but possible.
NA08 = Bridge Road - Very small development, with many issues for accommodating residents 24/7. It does not meet the NPPF 706 criteria i.e. Not providing at least 10 percent of requirement as a minimum. Therefore immediately disqualified. This site would be better served by a community enhancement i.e. A bike hire shop, close to the town to service The Watercress Way, it being tied in with the Perins development, joined up thinking. Also, a modern scout/cub building encouraging the work those folks put in. A definite no.
Good place for development - can be linked to Perins site nextdoor
Vehicle overload
No information available.
Great opportunity, close to amenities
A more appropriate space than next to the park.
N/c
The site has been unused for some years and would provide space for several small/average sized houses. However, Bridge road is narrow and there could be traffic issues.
Potential pollution to river and water courses. Would probably need septic tanks. Access to main drainage should be a non negotiable requirement.
A very small site, but probably suitable for development.
No comment

Unsure of location
I support this as has reasonably good access and seems logical to try and link this to developing the Perins School site
Yes build here
Stop building
I oppose the development of NA08 due to the loss of local amenities. Also, the access is not suitable, and there is very little space for housing.
Good grief. Are you all mad. Wildlife has to breed somewhere.
This is another likely site for housing and will have the advantage of helping the Scouts move to a better venue.
Congestion on Bridge Road.
Improve road surfaces and paths for safety in plans.
This is a sensible brownfield site with limited constraints. However, the narrow access will limit capacity.
Surely this is part of Perins School.
If you mean the land at the end of Perins playing fields see my earlier comments.
The opportunity exists to have a high-grade SSSI very near to local educational establishments. But only if the site is managed appropriately in the interests of the wildlife already existing.
Access road must be adopted to make development viable. Must make provision for land to allow relocation of Scout community building elsewhere (such as in the Sun Hill development currently underway). Good opportunity for infill on otherwise unused land.
Inappropriate place for houses.
Good site. Agree with developing this site.
The site is too small to have any added benefit to getting to the 100 houses required by the Town. The area perhaps has more potential for community facilities as it was previously used.
n/a
This part of bridge road is terrible to drive along already. Why would you make the problem worse! This space should be continued as a community space, or another entrance / exit found.
There is already being developed
Brown field development - need more of this !
I do not have an opinion on this site
Is this not already in the settlement boundary and has had a previous approval so should be already part of the local plan
See above
allows for a small development which wouldn't impact too much on the community
WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.
Is this the old cutting? Not allowed to fill it in and who wants to live in a hole? Wonderful habitat now. Planning permission has lapsed
Why can't the scout hut just be rebuilt on the same site with a few new houses? Access isn't great.
Site map is incorrect. Lack of passing places. That's a lot of houses taking their wheelie bins to bridge road each week; where are they going to go? Mains drain runs under site.
Is this not a duplication of NA02 - Land off of Perin's School?
Access through the road is already restricted due to on-street parking.
Living at the bottom of a ditch with a pumped sewage system is unattractive. Houses would be in complete shade for most of the year.
I wouldn't have any particular concerns with development on this site.
Within existing settlement boundary. Low bio diversity

Q20 | Considering NA08 Land East of Bridge Road

Should be made accessible for walkers
The outline proposal deals well with any concerns
Decent option
A. The wall, trees and planting B. Ugly Barratt homes, New Alresford has ceased to be a pretty Georgian town C. Good award winning design D. More planting E. The development remains behind the wall
A. The open space. B. Small scale and single storey to ensure privacy is maintained to those that live along Grange Road. C. Unsure D. Street lighting, green open space, landscaping and planting. E. Important to maintain any proposed development to be single storey.
Low rise, suitable for first time buyers. Tree boundaries should be maintained, safe crossing of Winchester road provided.
A. Is this the Watercress way? Can it be a walking route if not yes use for building.
Suitable site
Low rise, suitable for first time buyers.
Seems a suitable site for allocation.
A. What aspects of the site are most important to protect or preserve? The ecological integrity of the nearby River Itchen Catchment, which is a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Wildlife habitats and biodiversity corridors essential for supporting protected and local species. Key views toward and from the South Downs National Park and the surrounding rural landscape. The tranquil and green character of the site, which contributes to Alresford’s rural identity. B. Are there specific design features or types of development that you would like to avoid at this site? High-density housing that could overwhelm the site’s infrastructure and disrupt its rural character. Modern, unsympathetic architecture that clashes with the traditional aesthetic of Alresford and nearby areas. Developments that increase impermeable surfaces, exacerbating flood risks and runoff into the River Itchen. Poorly planned access points that create traffic congestion or safety hazards on Bridge Road. C. What qualities/features at the site would you like design guidance/codes to reinforce? Use of sustainable, low-density designs that blend with the surrounding countryside. Retention and enhancement of natural features, such as hedgerows, trees, and green buffers. Architectural styles and materials that align with Alresford’s historic townscape. Infrastructure improvements, such as pathways and drainage systems, that integrate with existing networks. D. What improvements could potential development bring to enhance the quality of public realm at the site? Green public spaces or landscaped areas that provide ecological and recreational benefits to the community. Improved pedestrian and cycle pathways to connect the site with the town center and nearby amenities. Naturalized drainage features, such as swales or retention ponds, that manage flood risks and enhance biodiversity. Interpretive signage or community spaces that highlight the site’s ecological and historical significance. E. How can we ensure the development positively integrates with existing landscape and historic character? Conduct comprehensive landscape and heritage assessments to guide design decisions. Preserve and enhance natural features to create a seamless transition between developed and undeveloped areas. Use traditional building materials, colors, and forms that complement Alresford’s aesthetic. Limit building heights and ensure layouts respect key viewsheds and the rural character of the South Downs National Park. Actively involve local stakeholders and residents in the planning process to align the development with community priorities.
NC
No comment
n/a

A. The existing homes on Bridge Road are, in the main, 2 -3 bedroom houses. Any new development should match this. B. Large houses should be avoided here.
As above
Access is easy here and it is set back from the road in a location which seems able to take more development.
N/c
It would be beneficial - both to residents (existing and new) and to the school - if the current screen of hedges and trees could be maintained.
Visual and environmental.
Any development should be climate positive and carbon negative through use of sustainable building techniques, such as timber frame, as opposed to traditional methods with embodied carbon.
No comment
A. Family homes B. Flats C. Surrounding design D. Affordable housing E. It will
Stop building
DO NOT BUILD
Access !!!! Having been Group Scout Leader years ago it is sad to see any asset value the Scouts have in this parcel of land severely diminished because of the now very limited access for emergency services which is a result of previously granted permissions / development .
See all above comments
Keep to guidelines set out aligned with for example National park.
A: Perins are greedy for developers cash. This area is a playing field deliberately underused by the school. C: Poor access onto a narrow road. D: The only enhancement available is to the bank balance of greedy developers. E: It's a small site, remember that. If this is forced through restrict the number of houses. Bridge Road couldn't cope with extra traffic.
The natural assets in place now are more valuable than any suggested development. development cannot take place without destroying some or all of these. No development will be able to achieve the result of integrating with the existing historic and landscape character. This opinion is not "nimbyism". The people of Alresford are already bearing a high load of development without substantial complaint. The flood meadows are simply an inappropriate place to develop.
B: adopted road at entrance to reduce impact on existing bridge road residents - msut supply parking for them to avoid issues of blocking. C: the site itself is pretty run down so any improvement is beneficial.
n/a
See above
see above
retain trees where possible
See above
WCC should develop Bar End in Winchester before considering "off loading" the political docturine of housing requirements in Alresford.
Leave it as it is.
Not overdevelop. Height of buildings. Adequate parking on site. Tidy up a messy area. Nothing too historic there!
The limited access, and difficulty of exit to Bridge Road is a safety concern. All parking including visitor spaces would need to be onsite.
No comments to add here.

NA09 – The Spinney Caravan Park, The Avenue document discusses the constraints and opportunities related to the potential redevelopment of a caravan park site in Alresford.

- **Opportunities for redevelopment** The site is classified as previously developed land, making it suitable for redevelopment under planning policies favoring brown-field sites. Its central location within walking distance of amenities supports sustainable housing development, reducing reliance on car travel. There is potential for mixed-use development, incorporating housing alongside community or green spaces. 1 2
- **Potential benefits** Development could offer opportunities for first-time buyers, improve infrastructure, enhance the local economy, and provide financial contributions to nearby areas. The site's proximity to public transport and sports facilities adds to its appeal.
- **Support for development** Several comments support the development, emphasizing road safety, the site's seclusion, and its minimal impact on the local environment.
- **Constraint** Key constraints include limited access and infrastructure, potential disruption to nearby residents, environmental considerations, heritage and landscape sensitivity, and the risk of overdevelopment.
- **Opposition to development** Some objections highlight the historic parkland and conservation area status, arguing that housing development would negatively impact the area's character and views.
- **Suggestions for sensitive development** Recommendations include maintaining tree boundaries, ensuring low-rise housing, and integrating traditional materials and architectural styles that reflect Alresford's historic character.
- **Importance of public realm enhancements** Potential development could bring improvements such as enhanced pedestrian pathways, thoughtful landscaping, and community-focused spaces to foster a sense of community.
- **Mixed opinions** The document reflects mixed opinions, with some supporting the site's redevelopment for housing, while others prefer preserving its current use as a caravan park to maintain its contribution to the local economy.

Q21 | NA09 The Spinney | Constraints & Opportunities | Individual Responses

N/A
<p>Opportunities 1. Previously Developed Land As a caravan park, the site is classified as previously developed land, making it a potentially suitable location for redevelopment under planning policies favoring brownfield sites. 2. Central Location Its position within walking distance of Alresford’s amenities, including shops, schools, and transport links, makes it a sustainable location for housing. Development here could reduce reliance on car travel, promoting a more sustainable lifestyle. 3. Opportunity for Mixed-Use Development The site could incorporate housing alongside community or green spaces, providing additional amenities for local residents. 4. Potential for Sensitive, Low-Density Housing With thoughtful design, low-density housing could respect the surrounding area’s character while contributing to Alresford’s housing needs. 5. Enhancement of Public Realm Development could include enhancements such as improved pedestrian pathways, landscaping, and green buffers that benefit the wider community.</p>
<p>The main constraint would be the access onto the existing road network - traffic movements etc. The opportunity to provide further homes close to town is a wonderful opportunity which should be pursued in conjunction with the NA06.</p>
<p>Another accesible site with lower environmental impact</p>
<p>This is Feasibly. The development would be obscured by the existing wall, tree lined avenue and planting target 20 homes</p>
<p>Opportunities: - Offer opportunities for first time buyers. - Great benefits of the site being located direct off the main public transport network. - Locality of site offers great accessibility offering due to its closeness to the New Alresford Towns Centre. - Appreciate that the location of proposed site is the other side of Winchester Road but its locality will mean it is set back from the main drive into town having little to no impact to the avenue. - Site that offers great opportunities that would align with sustainability & biodiversity requirements. - Great benefits from locality of site to be developed on as it would blend in with the community and housing density. - Location offering financial contributions that would offer greater benefit direct to New Farm Road. - Opportunities that suit accessibility requirements. - Using this site for development would not have detrimental impact to the local environment. - Site offering great housing capacity in response to the housing need of New Alresford. - Locality to New Alresford Sports Facilities of football, tennis & Rugby. - Site offers the ability to accommodate 60 residential properties. - Development would offer opportunities in improving and investing in the development of infrastructure. - Enhancement to local economy due to locality. - Site not is identified as a Green open space. - Site is very secluded. Constraints: -</p>
<p>I support the development of houses on this site. Road safety crossing should be part of the development. Advantage is a large number of units can be provided as part of this development.</p>
<p>If Caravan site is not being fully used then yes use this as potential site along with the Arlebury park site. Close to town and walking access.</p>
<p>I support the development of houses on this site. Road safety crossing should be part of the development. Advantageous as the site is close to the town centre and leisure amenities.</p>
<p>This site is a very good option for allocation. It’s visually contained and in a highly sustainable location, there would be limited visual impact or impact on landscape character - highly localised impact. Loss of the caravan site would buy be any great loss, in my view. There are other facilities in the wider area which offer better facilities. There is an opportunity to provide comprehensive development alongside the adjacent Arlebury site, which should be a priority. Joined up development often delivers better outcomes than small piecemeal sites. Proximity to the registered park is not considered to be a constraint of any great merit. There is visual separation from Arlebury Park.</p>
<p>Constraints 1. Limited Access and Infrastructure Access to the site via The Avenue may not be suitable for increased traffic, especially with its current layout and proximity to residential areas.</p>

Existing infrastructure, such as drainage and utilities, may need significant upgrades to accommodate new development. 2. Proximity to Existing Residential Properties Development could disrupt the privacy and quality of life for nearby residents due to increased density, construction noise, and traffic. 3. Environmental Considerations The site may include mature trees or green spaces that contribute to local biodiversity. Clearing these for development would harm the area's environmental value. 4. Heritage and Landscape Sensitivity The Spinney's location within the historic and established fabric of Alresford necessitates careful design to avoid disrupting the town's character. 5. Potential for Overdevelopment The site's relatively small size could lead to high-density housing that is out of character with the surrounding area, risking overcrowding and aesthetic disconnection. Opportunities 1. Previously Developed Land As a caravan park, the site is classified as previously developed land, making it a potentially suitable location for redevelopment under planning policies favoring brownfield sites. 2. Central Location Its position within walking distance of Alresford's amenities, including shops, schools, and transport links, makes it a sustainable location for housing. Development here could reduce reliance on car travel, promoting a more sustainable lifestyle. 3. Opportunity for Mixed-Use Development The site could incorporate housing alongside community or green spaces, providing additional amenities for local residents. 4. Potential for Sensitive, Low-Density Housing With thoughtful design, low-density housing could respect the surrounding area's character while contributing to Alresford's housing needs. 5. Enhancement of Public Realm Development could include enhancements such as improved pedestrian pathways, landscaping, and green buffers that benefit the wider community. Conclusion While the site's central location and status as previously developed land offer opportunities for sustainable development, constraints related to access, infrastructure, and environmental impact require careful consideration. Any development must prioritize sensitive design, integration with the existing community, and enhancements to the local environment.

This site is near enough to the town centre that people would be likely to walk to the shops. It is also on a bus route. These factors make it a sustainable site. The trees along the Avenue would help to screen the impact of a development set back from the road.

Objection. This is, I believe, historic parkland within a conservation area. Using it as a caravan park which is not visible or audible from the Avenue is completely different to the blight of a housing development for all the reasons referred to in 16 above. Land adjacent to the Avenue is not suitable for development.

Can't see any constraints - seems like a good site

I do not agree with building further houses on this side of the Avenue. It is a special part of town and its character will be ruined if more housing is built.

Please see comments re The Avenue in answer to 16. I believe this is within the conservation area and historic parkland associated with Arlebury Park House. Although, I know the current caravan park exists I have never been aware of it either by sight or sound. This would not be the case if a housing development was allowed.

Perfect development site.

Limited access but seems to have slightly fewer constraints /less negative impact than some of the other proposals and does offer the potential for up to 17 houses

Similar to NA06. I'd have no objections to development on this site so long as it was designed to integrate existing tree cover.

NC

No comment

Fully support this. It's very central and very close to schools, shops and services, entirely sensible location for housing. This is a premium location in Alresford and would be expected to offer high quality housing reflective of the area.

Near to town so good for walking in.

This area has good access from the Avenue and could be a potential site for development although I don't know how many homes could be accommodated here. If this site was used, then the adjacent site should not be used otherwise the whole Avenue would have houses along one side.
NA09 = The Spinney, Alrebury Park. Reasonable size development. Understanding the iconic position The Avenue commands in Alresford town is paramount to any decision making process. On land currently used for mobile overnight accommodation, so no loss of habitat or community use. Currently unobtrusive, due to Alrebury Park boundary wall and natural backdrop, so a permanent development would not obscure a view north, as one does not exist. No extra vehicular access required onto The Avenue. Close to town centre so reduced traffic movements. Off street parking. Again, a yes if required.
This also seems a good place for housing as it is close to the centre of Alresford so residents would not be overly reliant on cars.
Vehicle overload and environmental impact on the area
Building here would be detrimental to the Avenue, one of Alresford's loveliest features.
No information available
Good option - minimal direct impact to residents, close to town with good access
I don't believe I have seen this.
N/c
As long as mains drainage is available any building should be low level, ie bungalows or two story houses.
As this is more of a "brownfield" site, it would seem more suitable for development than plot NA06.
No comment
No objection
Good access to centre of town for residents to walk to shops/amenities. Sustainable site.
Unfortunate to lose this campsite but a possibility as there may be a site next door, but must not impact the environment as stated for NA06
Stop building
Ok to build on
This site is very near to the town and as such would promote walking to the local facilities. On the negative side it is behind a historic flint wall
Comments as for NA06. This site is too visible from and close to The Avenue and its development would completely ruin views towards Arlebury Park and its parkland area.
more ideal location
Although there is a good access, don't people already live here?
1. Site access. The proposed access to this site is over a private road and it is a single track and not fit for traffic serving more houses. The increased use of this access onto the Avenue would also increase the potential for accidents. Indeed since we have lived here we have personally witnessed 2 accidents in under 12 months at the junction of the lane and the main road. Please note that although the plan shows the lane widening on the road side of the flint wall, in fact, this bit of the lane (on The Avenue) is owned by the Town Trust and vehicular access is narrow and single file. The development would create a huge increase of noise and of danger in such a narrow lane. It would be out of proportion to what we and the other neighbours are currently used to living so close to, and it would be quite unreasonable to allow it.
Develop this !
Will there be alternative provision in New Alresford for the caravan owners already here?
Never knew it existed until recently only know there is a sign that's not obtrusive.
A possible site for housing. Ensure that there is suitable car parking by putting the housing on stilts / pilings for cars to park at ground level underneath the dwellings.
Parking, width of carriageway. Issues with vehicle volume on Broad Street.

I would prefer this site is not developed.
potentially viable but may experience traffic issues with access. Would need to follow a similar proposal to site NA06 - must be in keeping with conservation area.
Doesn't seem in keeping with the area. Not the right place for houses.
Good site. Agree with developing this site.
Alongside NA06 this site is a more suitable site for development being closer to the centre of town and on a more brownfield site given its previous use as a campsite.
n/a
A smaller site off the avenue may not get the combined advantages of the bigger site.
Please leave as it is so people are able to visit our beautiful town which is so often written about in numerous publications
The main constraint would be to build sensitively to not detract from the Avenue
I do not have an opinion on this site
Should be sympathetic to any heritage assets, but is a sustainable site close to town centre
See above
This site already has infrastructure on it and therefore would be one of the better sites to develop. However, there is a risk if they do this one they will want to do more.
WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.
Over development of that side of the Avenue.
The caravan site is a good sustainable tourist attraction for Alresford. Close to town centre.
Good site with established access onto the avenue.
See my comments relative to site NA06. It would however be an ideal location for The Mens' Shed and Scout Group HQ.
The caravan park brings valuable income into the town from visitors to the local area. There are so few places for visitors to stay and by getting rid of this would have a negative impact on the local economy.
Again, easy access to the town, a prime contender.
I don't have an issue with development on this site - in effect, particularly given that it's been used for some years as a caravan site. I note that the statutory comments don't raise significant concerns. Logically, it would probably be developed alongside NA06 (given that NA06 is closer to the town centre).
A lack of amenities limits the site's use as a caravan park. Close to town so could be great for easy access for the elderly. Build affordable homes - and not rent to buy schemes.

Q22 | Considering NA09 The Spinney | Individual Responses

N/A
A. existing habitats need to be protected in some way B. over development of unsuitable housing etc - C. good well designed homes which provide suitable housing for local people to move to - closer to the town D. The surrounding land could be opened up to the public in a controlled way to enable walks out from the rugby pitches out into the landscape E. Enable planner to decide on policies to guide development plans and enable suitable development while protected nature, biodiversity and the landscape around the valley of the River Arle
Keep it low heights and back from the road frontage.
A. The wall, trees and planting B. Ugly Barratt homes, New Alresford has ceased to be a pretty Georgian town C. Good award winning design D. More planting E. The development remains behind the wall
A. Provision of great open spaces for public realm B. Incorporation of local materials like flint in any development proposal. C. Sustainability, biodiversity and renewable energy usage. D. Planting, traffic management in reducing the speed to Winchester road, street lighting, community integration etc E. Spatial arrangement of development and local materials proposed.
Introduce safe Winchester road crossing points. Low rise houses, suitable for first time buyers.
Views across the valley. Safe guarding the Avenue. But if hidden from Avenue a good site.
could be opened up to allow longer walking routes in the countryside around Alresford
Tree boundaries should be maintained, safe crossing of Winchester road provided.
See above.
A. What aspects of the site are most important to protect or preserve? Mature trees, hedgerows, and any green spaces on the site that contribute to biodiversity and the local ecosystem. The privacy and character of nearby residential properties, ensuring that any development respects the quiet and established nature of the area. The aesthetic and historic coherence of The Avenue, which is a key part of Alresford's built environment. B. Are there specific design features or types of development that you would like to avoid at this site? High-density housing that would overcrowd the small site and disrupt the character of the surrounding area. Modern or generic architectural styles that do not align with Alresford's historic and rural character. Excessive hard landscaping (e.g., parking lots) that reduces green space and increases surface water runoff. C. What qualities/features at the site would you like design guidance/codes to reinforce? Retention and enhancement of natural features such as mature trees, green buffers, and landscaping. Use of materials, building heights, and styles that reflect the historic character of Alresford and the surrounding properties. Low-impact and sustainable design, including energy-efficient buildings and permeable surfaces for drainage. D. What improvements could potential development bring to enhance the quality of public realm at the site? New or enhanced pedestrian pathways to improve connectivity to The Avenue and nearby amenities. Thoughtful landscaping that maintains greenery and provides visual continuity with surrounding properties. Creation of small community-focused spaces, such as a pocket park or communal seating area, to foster a sense of community. E. How can we ensure the development positively integrates with existing landscape and historic character? Require a comprehensive heritage and landscape impact assessment to guide designs. Use traditional materials and architectural styles to ensure the new development complements the existing townscape. Preserve significant natural features and incorporate green buffers to minimize visual impact on surrounding properties. Engage with local residents during the design process to align with community expectations and values.
This site should not be developed.
Good choice for development.
Adequate screening and design that is appropriate for a small characterful town. Is there potential for self build opportunities, including those where lower income families could collaborate

A: Existing tree cover. Adjacent heritage asset (views in and out of).
NC
No comment
Same comments as for Site NA06 -A. Few aspects if any. The site is well screened by a wall and existing mature planting on the Avenue. B. Housing should reflect the mix of housing in the area. C. Bringing private land into the public realm close to the town centre by providing more public open space. There is also an opportunity to provide further public parking, a pedestrian crossing to Perins School and potentially a school bus drop off point. E. Given that the proposed development sits between an ugly Italianate villa converted into flats at Arlebury Park and the eyesore that is the Recreation Centre and public car park I am not entirely sure this is a cause for concern.
A. It is well set back from the road and the current trees in the Spinney should be preserved. B. Any new homes should not be higher than 2 floors so that the view from the Avenue is not unduly restricted.
As above
N/c
High blocks of flats and apartments to be avoided.
Any development should be climate positive and carbon negative through use of sustainable building techniques, such as timber frame, as opposed to traditional methods with embodied carbon.
No comment
A. To fit in with the surrounding area B. Posh expensive houses C. Fit with surrounding Barn type structures D. Nice 2/3 bed flats would work here. E. Barn type looking structures.
Stop building
Ok to build on.
A. The wall and views from the other side of the river B. Over-development
a) it is very close to the Avenue and any development on the site would damage the visual amenity of the area. b) avoid any development on this site. e) Dont develop the site and leave as open land. The current caravan park is a an eyesore.
See 16 above
Keep small and well serviced. Keep national park guidelines in mind.
This could be considered as an extension to NA06 as similarly better placed from landscape/ecology perspective than others, and also better related to town centre. Care required though given proximity of Arlebury Park House and setting.
A. Must be in keeping with the conservation area design (even if outside) as it will be next to a historical building and part of the first impression. Avenue tree line must be preserved. B: large, 4+ bedroom houses. Potentially concentrate on high quality 2-3 bedroom houses focused on older couples (familes moved out looking to downsize as easy walking disitance to town AND excellent public transport access (with new corssing to ensure safety). D: developer to look at traqffic calming around the entrance to the development, potentially enhancing the current road to slow traffic in the vicinity E: Maintain the avenue trees, keep the development set back from the road. Use design cues from conservation area.
As for NA06
n/a
Same as many answers above
see above
should be architecturally of a high standard.
See above
I would want to protect the land next to the caravan park for recreational purpose as mitigation for the site being developed.

WCC should develop Bar End in Winchester before considering "off loading" the political doctrine of housing requirements in Alresford.

Leave it as it is.

The natural state of the site. Anything that doesn't blend in. Close to the conservation area, use of flint. Not sure it would enhance as it will lose the caravan site.

By providing complementary open space.

As with NA06, I think that tree planting/protection and ideally retention of the existing wall (as far as possible) would be preferred.