

Objection to Barn Meadow Development
- Short Responses -

Survey Section 6. HOUSING

Question 17. NA07 - Land off Drove Lane

What are the constraints/ opportunities of this site?

Constraints – In Brief:

Essential Response To Object to Barn Meadow 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**

If you only answer this one question, with this level of detail it will be sufficient. You might want to add further information, but it is not essential.

It is perfectly acceptable to skip through and leave the other questions unanswered, but please consider our responses to the policies on page 5 below.

Please respond to the Community Consultation and encourage all your family and friends to do the same, **there are no age requirements and everyone’s views are welcome.**

[LINK TO ONLINE SURVEY](#)

[or visit www.tinyurl.com/AlresfordConsultation](http://www.tinyurl.com/AlresfordConsultation)

[New closing date: Survey now closing – midnight Tuesday 17 December](#)

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 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."**

See page 6 of the long response for supporting information and detailed objections to Barn Meadow Development

Response to Draft Neighbourhood Plan Policies
- Short Responses -

4. POLICIES -SEE 'POLICIES' AND 'POLICY MAPS' FILES ON WWW.NEWALRESFORD-TC.GOV.UK

Question Title

6. Do you feel the policy is complete and accurate?

	Yes	No
Architecture & Urban Design Policy		--
Community Facilities Policy		--
Delivery & Monitoring Policy		--
Employment Policy		NO
Green & Blue Infrastructure Policy		NO
Heritage: Historic Environment Policy		NO
Heritage: Locally Designated Heritage Assets Policy		NO
Housing: Size, Type, and Mix Policy		--
Housing: strategy Policy		NO
Key Views Policy		NO
Landscape Policy		NO
Local Green Space Policy		NO
Movement & Access Policy		NO
Safeguarded Watercress Way Policy		--
Settlement Boundary Policy		--
Sustainable Tourism Policy		--
Town Centre Policy		NO

Please see the following section on page 5 for our brief reasoning for these responses.

Policies – Short Responses

7. Where you have said No, please could you provide your reasons

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 page 22 of the long response for supporting information for these responses.