

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.

Key to Highlight Colours:

- Yellow highlights** - Comments broadly giving reasons not to develop Barn Meadow
- Orange highlights** - Comments strongly making the case against developing Barn Meadow
- Red highlights** - Comments definitively stating that Barn Meadow is the worst of all housing site options
- Purple highlights** - Comments supportive of development on Barn Meadow (including blue highlight, where based on misleading information from landowner/New Alresford Town Council)
- Grey highlights** - Not readily clear whether supportive or not. Note, the majority of these say 'see above' or similar, so are likely to be against development, but have been excluded from the totals
- Green highlight** - Support for Local Green Space for Barn Meadow

* Note - all highlights and annotations are made by the Friends of Barn Meadow. The council may take an alternative view.

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	1
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	2
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.	3
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.	4
Not a suitable site for development.	5
The worst possible environmental impact for the lowest number of homes delivered.	6
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	7
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	8

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.	9
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.	10
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.	11
This has significant nature conservation importance, huge impact for small number of housing.	12
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.	13
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.	1
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.	14
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	15

<p>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</p>	
<p>Constraints of Site NA07 - Land off Drove Lane</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	16
<p>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.</p>	17
<p>Objection. This is a truly beautiful spot enjoyed my 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.</p>	18
<p>This site should not be developed. It is a flood plain, is essential space for wildlife and encroaches too far into countryside.</p>	19
<p>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</p>	20
<p>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</p>	21

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.	22
Three Road traffic accidents on Winchester Road in past six months at entrance to proposed development site concludes access is extremely dangerous.	23
I disagree with the development on this site for a number of reasons.	24
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	25
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.	26
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.	27
Constrained by flood risk. Constrained by river pollution risk. Opportunity to retain historic water meadows.	28
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	29

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.	30
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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	32
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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.	34
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	35
I don't want anyone to build here because it will make all the nature leave.	36
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.	37
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.	38
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	39

	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.	
	Only 8-9 dwellings possible. High ground water levels and the river may inundate them and necessitate their removal. Remember Farringdon Fields!	40
	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.	41
	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.	42
	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.	43
	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.	44
	This is a natural flood plain with the merging of the river Arle and Itchen. Impact on the Upstream amd Downstream flow and wildlife.	45
	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.	46
	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	47
	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.	48
	None as this is a Natural and beautiful Wet lands . It IS A FLOOD PLAIN Protect The Habitat and wildlife is the most important.	49
	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. Im a Friend of Barn and have read the submission and I agree with it.	50
	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 .	51

<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.</p>	
<p>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'?</p>	52
<p>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.</p>	53
<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>	54
<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>	55
<p>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</p>	56

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 and 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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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.

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

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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 overspill 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.

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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

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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 I'm not sure that this warrants adding housing to an already wildlife sensitive area. When I walk here I often see different species.

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<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 - 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.</p>	69
<p>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.</p>	70
<p>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.</p>	71
<p>This is not a suitable site for housing development. It is an important area for the natural environment and on a flood plain.</p>	72
<p>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.</p>	73
<p>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.</p>	74
<p>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</p>	75
<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 a rare habitat Pollution to River Itchen Catchment Road Safety at Winchester Road entrance Landscape 'High Sensitivity Red' Local Green Space consultation ignored</p>	76
<p>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.</p>	77
<p>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.</p>	

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.	78
As above, plus high risk of pollution of the river and water courses.	79
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.	80
This site is not suitable for development.	81
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.	82
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.	83
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	84
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	85
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As I have stated it is a water meadow, adjacent to a site of specials scientific interest, an important green space, a wildlife corridor and a community asset as it is	87

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	88
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.	89
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.	90
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	91

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.

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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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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

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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 stream 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.

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DO NOT BUILD HERE! Conservation area all of it!!!	103
Vehicular access and congestion Development would spoil green space and wildlife refuge	104
Stop building	105
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	106
DO NOT BUILD. VITAL WILDLIFE MEADOW	107
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.	108
This site should never have been promoted, or supported, because it is indefensible on so many levels.	109
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.	110
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.	111
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	112
Flooding risk and ruining biodiversity	113
no bad idea too muddy cost a lot for vehicles if they get stuck and its natural are no access route won't be affordable 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	114
There is no benefit to using this site	115
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	116
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	117
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	118

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.	119
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.	120
This is a flood plain with high ecological value it should remain green field and is highly unsuitable for housing.	121
Narrow road Precious watermeadows rare chalk stream Not water neutral in current climate crisis Could improve access to Watercress Way and general walking/ cycling	122
See my previous comments.	unclear
It’s a flood plain. No obvious access route.	123
Floodplain!!!	124
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.	125
I disagree to building houses on this wildlife and nature rich area. there are better alternatives	126
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.	127
Wetlands. How desperate can we be to develop these areas.	128
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.	129
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	130
Impossible, as this is a flood plain area - see my comments on this site which I have made elsewhere.	131
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	132
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.	133
This site is inappropriate for development and is not necessary to satisfy requirements for housing.	134
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	135

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.	136
This area is vulnerable to water, and is attractive and valuable for tourism and the reputation of Alresford	137
This is madness putting housing where there is a water table over the years I have seen flooding and mash in this area. Why damage a site of natural beauty, frogs toads bats and lots of wildlife make this beautiful area their home.	138
This land cannot be built upon. It floods. It is a flood meadow.	139
I would prefer this site is not developed.	140
No development on tis site	141
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 eihther 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.	142
Totally inappropriate place to put houses due to flood risk.	143
Water meadow completely unsuitable for house building	144
This site should not be developed in view of the current natural amenity, open space and water meadow environment.	145
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.	146
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.	147
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.	148
See in previous answer above Huge objection	149

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.	150
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.	151
I believe this is a flood plain. If this cannot soak up water, but contributes water tp streams it could exacerbate flooding downstream - Winchester?	152
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.	153
No possible opportunities that I can see, and every possible disaster likely, including flooding due to the current climate patterns.	154
not appropriate and unsuitable, major landscape and flooding issues for such a small number of houses.	155
See above	unclear
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	156
Flooding is a major issue here and there shouldnt be any building on a flood plain - its asking for trouble	157
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.	3
WCC should develop Bar End in Winchester before considering "off loading" the political docturine of housing requirements in Alresford.	158
Area of natural beauty for tourism and local exercise.	159
Leave it as it is. Wonderful habitat. Access to Winchester Road not good due to the speed cars come under the railway bridge.	160
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.	161
Pedestrian path needed rather than walking in road	unclear
Private 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	4
Opens up a site that is otherwise an exclusion zone to residents. We're hardly short of wetlands round here.	5
This should not be allowed for development. I am supportive of other developments in Alresford, but not this on.	162
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	

general public. It should not even be considered as a possible development site. It is so unsuitable.	163
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!	164
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.	165
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.	166
Access to this area is extremely narrow, there is no public footpath. Putting houses here would be a disaster.	167
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	168
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	169
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.	170
Massive biodiversity on this area which must be maintained.	171
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.	172
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	6

<p>The site is completely unsuitable for development and must be included in an extension of the boundary of the neighbouring SSSI</p>	<p>173</p>
<p>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.</p>	<p>174</p>
<p>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</p>	<p>unclear</p>

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.	175
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.	176
Poor access, high environmental impact, low or small number of homes provided and in appropriate Site not connected to main drainage.	177
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	178
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.	179
This site should be preserved and made a green open space, with access limited to prevent damage to this ecologically sensitive site,	180
All natural landscape and waterways. Too close to Green, Blue infrastructure and South Downs National park.	181
This is not a suitable site	182
This site should be preserved and made a green open space, with access limited to prevent damage to this ecologically sensitive site,	183
See above.	unclear
Very important to preserve the water meadow habitat	184
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	185

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

unclear

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

unclear

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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.	188
A. Local floodplain/seasonal water soakaway. 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.	189
Nature reserve should be nurtured not demolished. Invite Sir David Attenborough to visit the site and seek his opinion.	190
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.	191
Protect the whole site. There are too many negatives for developing here	192
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.	193
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.	194
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	195

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.	196
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!	197
Please see comments above. This is NOT an appropriate site for housing and should be left undisturbed for wildlife.	198
Don't build on this land.	199
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.	200
A. Wildlife B. none C. none D. none E. Leave it to flood and support wildlife	201
As above	unclear
This whole site should be protected from ever being built on.	202
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.	203
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.	204
I agree with the responses from Friends of Barn Meadow. Please refer to these answers.	205
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	206
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	207

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.

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

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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.

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

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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

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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

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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	215
A: The natural environment. B to E are al moot. The site should not be developed.	216
A. Flood plain, Chalk stream environment, wildlife, adjoining SSSI	217
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.	218
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 afordable housing. There would be no suitable road access for homes, cafe or workshops.	219
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.	220
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	221
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	222
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	223
Simply no more development of this site.	224
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.	225

It's too far on the edge of Alresford, it's located on a flood plain, it's important for archaeology and bio-diversity.	226
This is a flood plain! Absolutely no development should be planned on flood plains. Have we learnt nothing from recent years in the uk?	227
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.	228
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.	unclear
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.	229

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.

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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

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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	232
A) landscape,and habitat B)No development of this site at all	233
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.	234
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	235

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**

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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’

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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

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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

239

Don't build on a flood plain

240

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

241

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

242

Please don't build on Barn Meadow at all

243

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

244

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

245

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

246

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

247

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

248

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

249

Stop building

250

Green site should have zero building works completed.

251

DO NOT BUILD ON IT

252

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.	253
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	254
A. The water meadow setting E. You can't	255
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.	256
a) Preserve the open, visible, low lying area of riverside land.	unclear
See above. There should be NO development of NA07.	257
This area should not be built on. It is a sanctity for wildlife away from human intrusion and it should remain so.	
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 UK's most precious wildlife habitats. To allow development on it when we are already in a biodiversity crisis is inexcusable. 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.	258
let nature be its self	259
This is natural inhabitant for our local wildlife, planning on this site is barbaric/	260
Spoils what remains of the openness of the area	261
This is completely inappropriate development. Please see my answer above.	262
A. All of the existing site.	263
See above	unclear
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	264
Do not build on it.	265
Ridiculous to build on water meadows in era of climate change escalation. Use the other sites in Alresford. Can't possibly integrate with existing landscape	266
Wildlife	267
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	268
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.	269
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	270

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.	271
- Protect rural views from Drove Lane by not allowing any development.	272
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.	273
Development here would obviously destroy the attractive environment and the privacy of the people who live on the Winchester Road	274
You can't this area should not be touched go and build with in the town and industrial areas.	275
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.	276
Possibly could have discreet foot paths and timber walkways to enhance local pleasure spaces	unclear
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	277
Barn Meadow should be allowed to revert to water meadow	278
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.	279
This site should not be developed in view of the current natural amenity, open space and water meadow environment.	280
This should remain as a flood plain to protect the environment.	281
This site must be maintained in it's current, natural form.	282
A. Biodiversity and open space is key in this area.	283
These questions are getting very repetitive Already answered above	unclear
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.	unclear
Don't build on a water meadow. Mad idea. Why would you consider doing it !!!!!	284
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	285
a) wildlife habitat b) any c) leave it as it is d) none e) no	286

The whole site is important to preserve for the reasons stated above. There is no possible improvement from any potential development	287
should not be considered for any housing	288
See above	unclear
Do not build here. The only aspect in it's favour would be the boardwalk over the nature area.	289
No businesses or cafes etc	unclear
WCC should develop Bar End in Winchester before considering "off loading" the political docturine of housing requirements in Alresford.	unclear
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	290
Leave it as it is.	291
See previous answer...DO NOT BUILD ANYTHING!	292
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.	7
Leave the land as it is.	293
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.	294
More building work should be avoided, no houses, businesses', leave it, it is a water meadow	295
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	296
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.	297
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	298
The SSSI and invaluable flood holding zone. That filed soaks up huge amounts of water and should be a sacrificial flood plain.	299
I think that the main concerns here would be around ecology/biodiversity.	300
Protect the wildlife and bio diversity. Please avoid any type of development at this site	301
I can't see how this would be positive development for the town at all.	302
The natural habitat	303