

ISSUES RAISED IN RESPECT OF PROPOSED SCHEME

LAND NORTH OF BRISLANDS LANE, FOUR MARKS

Issue – The application site is a reserve site and there is no need for it

Response – An appeal decision on another of the allocated reserve sites has established that the reserve sites can come forward for development. In addition to this, all of the other sites listed in the policy (H2) that allocates the reserve sites in the adopted Local Plan have come forward. The submission of the application for the proposed scheme would not therefore be in breach of this policy.

There is a need for the site. A combination of a population which is increasing again, combined with people living longer, relationships failing etc, is creating new households which need to be accommodated.

This need is not currently being met due to the current crisis in the delivery of new homes, which is at an all time low. The government's recently published draft National Planning Policy Framework acknowledges this fact and proposes guidance to boost the amount of new housing being provided.

There is a significant need for affordable housing within the District in general and Four Marks in particular, with currently 123 households with a local connection to Four Marks being in need of an affordable home. The proposed scheme would make a significant contribution to meeting this need, providing over 1/3 of the affordable dwellings required in one hit.

Issue – Four Marks cannot cope with any more development

Response – We have investigated the ability of both the physical and social infrastructure to cope with the proposed scheme.

The County Education Officer has

confirmed that the school is currently undercapacity but this spare capacity will be taken up by the approved development on the baseline site. A financial contribution towards extending the existing school was secured as part of the baseline development and the County Education Officer has confirmed that an additional financial contribution will be sought from the proposed to cover the provision of the 13 additional spaces that will be generated by the proposed development.

The local doctors surgeries that serve Four Marks have all confirmed that they either have existing spare capacity or would be prepared to expand to accommodate any additional demand generated by the proposed scheme.

Thames Water have confirmed in their consultation response that there is no issue in accommodating the additional foul flows that would be generated by the proposed scheme.

Whilst Hampshire County Council Highways are currently objecting to the proposed scheme, it is clear from reviewing their consultation response that they do not have any in principle concerns with the effect of the proposed scheme upon the local highway network and that their objection is a holding objection until the additional information they have requested is provided.

Issue – Four Marks is not a sustainable location

Response – Four Marks is a sustainable location and this was recognised by the Local Plan Inspector when recommended that the site be allocated. The village is well served and has a number of key facilities including a school and shops that would enable people to meet their everyday needs.

The application site is within viable walking / cycling distance of all of the local facilities and thus provides a real

opportunity to encourage people to use their cars less. Whilst it is difficult to beat the convenience of using the car, increasing congestion, running costs etc are meaning that people are increasingly use alternative modes of travel. If housing is not provided in locations which are accessible to facilities, then people will continue to use cars to the detriment of both the local and wider environment.

It is relevant to note that the reserve site provides the scope for residents of the baseline (Barratt) site to have a shorter (and more direct) route to the Primary School, which is within walking distance from both the baseline site and the application site. This point was specifically referred to by the Local Plan Inspector. The proposed scheme includes proposals to provide a new footway along the northern side of Brislands Lane, which would link with the existing pavement along Lymington Bottom, to encourage residents of both the application and Barratts site to walk to the school.

Issue – Why are 110 dwellings proposed when Local Plan says 90

Response – It is common when planning applications are submitted for sites allocated in a Local Plan for the number of units to change compared with the figure shown in the Local Plan. This is because the figures contained in the Local Plan are a relatively crude estimate of the development potential of a site, usually based on a certain density multiplied by the area of the site. It is not until a planning application is prepared and submitted that the true capacity of the site is revealed as it is only at that stage that detailed layout plans are prepared, further more detailed survey work undertaken etc

The planning officer has confirmed that he is content with both the number and mix of dwellings on the site.

Issue – The Local Plan Inspector said that the baseline site and reserve site should not come forward together

Response – If approved, it is likely to be late in 2012, or even early 2013 before any houses on the application site would be occupied. Given that the Barratt's site is now largely complete (12 units remain to be constructed / sold according to the Barratts Sales Office), it is clear that the two sites would not come forward together.

Issue – The density of the scheme should be reduced

Response – The density of the proposed scheme (25 dph) is less than the baseline site. The scheme is in character with the local area and complies with the requirements of the development brief. The Design & Access Statement explains how the proposed scheme achieves this. Again, the planning officer has confirmed he is content with the density of the proposed scheme.

Issue – The proposed scheme does not accord with the adopted Development Brief

Response – The proposed scheme has been specifically designed to meet the requirements of the development brief and these requirements helped shape the proposed scheme.

Regarding the number of proposed dwellings, the development says "about 90 dwellings". This phrase was included as the Council acknowledged that it may be possible to develop more than 90 dwellings on the site in a fashion that is acceptable and accords with the requirements of the development brief.

Issue – The proposed scheme would have an adverse impact on the local highway network

Response – Whilst Hampshire County Council Highways are currently objecting to the proposed scheme, it is clear from reviewing their consultation response that they do not have any in principle concerns with the effect of the proposed scheme upon the local highway network and that their objection is a holding objection until the additional information they have requested is provided.

We are working with the highways officers at Hampshire County Council to get agreement to the use of Brislands Lane for construction traffic.

Issue – The proposed scheme would lead to flooding of adjacent properties / Brislands Lane

Response – The Flood Risk Assessment which has been prepared demonstrates that the proposed scheme would not increase the risk of flooding.

The proposed surface water drainage, in line with current guidance, has been designed to actually reduce the amount of surface water that would be discharged from the site through the incorporation of large areas of tanked permeable paving which would store surface water and discharge it to soakaways at a controlled rate. Thus the proposed scheme should actually reduce surface water runoff from the site and hence reduce the risk of flooding.

Issue – The proposed scheme will affect protected species

Response – Prior to the submission of the proposed scheme, the site was the

subject of a number of ecological surveys to establish what protected species may be present on the site. The scheme has been designed to ensure that the protected species found on the site (mainly breeding birds, dormice and reptiles) would not be adversely affected.

Since the submission of the planning application, it would appear that one of the trial pits has been occupied by a badger. Further survey work is ongoing to ensure that the proposed development would not have an adverse impact on badgers.

Issue – The proposed scheme will lead to more anti-social behaviour / crime

Response – Prior to the submission of the application, comments were sought on the proposed scheme from Hampshire Constabulary. In response to the consultation response from Hampshire Constabulary, many of the proposed carports have been replaced with surface spaces to avoid providing areas for youths to loiter. The rear parking courts would also now be gated to control access.

Issue – The scheme has not been the subject of an Environmental Impact Assessment (EIA)

Response – Prior to the submission of the planning application, a formal request for a screening opinion as to whether an EIA of the proposed scheme was required was submitted to East Hampshire District Council. The Council subsequently confirmed that the proposed scheme would not require an EIA.