



Feedback Form

Public drop-in event. Wednesday 26th July 2023 The opportunity for a small Affordable Housing Development in Winchfield

Thank you for attending our Community Engagement meeting today. We would be very grateful if you would give us a few more minutes of your time by providing feedback.

	Yes	No	Not sure	Comments (please continue on the back of the page if you need to)
Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.	YES			
What are your views on the pros and cons of site 1?	PROS : WALKING DISTANCE TO HOOK & HARTLEY WINTNEY : PUBLIC TRANSPORT NEARBY i.e. WINCHFIELD ST / BUS ROUTE : PRESUMABLY DUE TO ABOVE, SITE BETTER FOR TRAVEL / OPPORTUNITIES FOR WORK. : ROADS BETTER. CONS : NOT SUCH A RURAL, WINCHFIELD 'FEEL'			
What are your views on the pros and cons of site 2?	PROS : NEAR TO PUB! : COUNTRY 'FEEL' i.e. NEAR TO CANAL WALKS. THERE IS CONS : NO VILLAGE CENTRE, SO COMMENTS ABOUT BEING CLOSE TO SOMETHING THAT DOESN'T EXIST IS IRRELEVANT, NO FACILITIES / SHOP / GARAGE WITHIN WALKING DISTANCE. SADLY, FINAL NAIL IN COFFIN OF POSSIBLE BARKLEY MOW CRICKET CLUB BEING RESURRECTED. : NARROW COUNTRY Lanes			
Any other comments?				

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Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.	✓			
What are your views on the pros and cons of site 1?	ACCESS. PROXIMITY TO A30 NO FOOTPATH ACCESS			
What are your views on the pros and cons of site 2?	OK			
Any other comments?				

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Hi

Please find my feedback below following the public drop in event on Wednesday 26th July regarding the affordable housing development in Winchfield.

1. I do not support the RES for affordable homes in Winchfield for the below reasons
 - a. Access to Site 1 from A30 is dangerous today and will be more dangerous with another 18 cars going in and out. The current layout of the road does not work well for the existing residents in Shapley Grange, Shapley House and the industrial estate.
 - b. The current plan will put a large house slap bang at the back of our garden which will be a problem for privacy.
 - c. Site 1 has been refused planning twice previously, it amazes me how the council might let this through just because you have affordable housing going on there as well as 2 open market houses.

Many thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
What are your views on the pros and cons of site 1?	CONS Right at the very edge of village Other properties they have a Hartley Wintney address not Winchfield Properties there are gated communities. Very unlikely to join in village activities or feel part of Winchfield. Access straight on to A30 need to cross to get to village			
What are your views on the pros and cons of site 2?	Pros In central part of village Much more likely to join in village activities. Good addition to village. The Orchard would be a great addition			
Any other comments?	Site 2 The landowner has been part of the village for many years and putting this land forward was done for purely philanthropic reasons.			

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Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.	✓			Winchfield needs a more balanced population. People/families that cannot afford to buy. A very few rental properties available
What are your views on the pros and cons of site 1?				Not part of Winchfield in the true sense. The postcode is Hartley Wintney. Near the busy A30. The people living near the site do not want it adjacent to them
What are your views on the pros and cons of site 2?				In the central part of Winchfield. Beautiful site. Views across the fields. Good public footpaths & the canal within easy access. Great position for families to grow up & be part of the village
Any other comments?				A RES is dependent on a landowner's generosity in putting forward a site. Site 2 was put forward for the benefit of the village & not for personal gain

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Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.	✓			
What are your views on the pros and cons of site 1?	con Site one stands apart from the village of Winchfield - its address appears to be Hartley Wintney. I feel the access to both Hartley Wintney village (shops, schools, doctors etc) and Winchfield station is highly dangerous for pedestrians especially Mums with children, prams etc - straight onto the A30. Seems madness for a new development with its ultimate intention to safely house families			
What are your views on the pros and cons of site 2?	pro it stands in the heart of the village and therefore the community of Winchfield - which is what it's all about.			
Any other comments?	I feel that site 2 is a most generous offer to the village & its community			

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in Winchfield

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	Yes	No	Not sure	Comments (please continue on the back of the page if you need to)
Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.	✓			
What are your views on the pros and cons of site 1?				<p>For this site it is totally ridiculous the site entrance is not at all practical the car speed up the A30 and as there are 3 entrances off the A30 into both work and business parks. Shopley House Shopley Lane etc.</p> <p>The are no Po's for this site</p>
What are your views on the pros and cons of site 2?				<p>Site 2 will not affect as many people it will be easier to access, won't disrupt as much</p>
Any other comments?				<p>The whole road structure on the A30 will have to change.</p>



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Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	But definitely needs to be in the right location - for all involved.
What are your views on the pros and cons of site 1?				<p><u>Abbeyridge</u></p> <p>POSITIVE: - Can walk to 3000m and have a view !! Can walk to A30 and catch a bus !! Can walk to Village Hall A designated path advantage of Barnet Foot PATH - WITH LIGHTING !! Can walk to local pub Winchfield Inn...</p>
What are your views on the pros and cons of site 2?				<p><u>Pale Lane</u></p> <p>NO AMENITIES WITH EVER !! NO FOOT PATHS OR DRIVE ROVS WINDING ROADS. NO WANTING a car is required to get anywhere Site an agricultural field and always and should remain that way PLEASE!</p>
Any other comments?				Any one with a young family will be completely stranded at Pale Lane without a car -

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	Yes	No	Not sure	Comments (please continue on the back of the page if you need to)
Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.	✓			
What are your views on the pros and cons of site 1?	<i>comfortable walking distance of all vital services (transport, medical, educational, food and retail shopping). closeness to the A30 also aids car journeys</i>			
What are your views on the pros and cons of site 2?	<i>car ownership would be a necessity for accessing all vital services and if normal planning rules were applied it would be deemed to be an unsustainable site.</i>			
Any other comments?	<i>From the comments above site 1 is clearly the better located & I live close to site 2, but if it were the only site on offer I would support it.</i>			

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Winchfield Parish Council - Affordable Housing Development Feedback

Do you support the provision of a RES for affordable homes in Winchfield?

I support the provisions of affordable housing in Winchfield and believe it will bring a positive impact on the local parish. Building affordable housing in the Winchfield area will create the possibilities for young couples to stay within the area in which they've grown up and allow them to remain in the community that they love. I understand the frustration and pressure that comes from the cost of living as well as the extravagant prices of rent in the Hart district. I often feel that it is near to impossible for me and my partner to live independently and because of this, we have considered moving to a more affordable area away from our families. Currently, we both are living with our parents and despite both of us working full-time and studying part-time we still can't afford to move out without the help from our families. Over the last few months, I have been researching 'English Rural' and the ethos behind their work. If the building development goes ahead my partner and I will have a chance to build a life together and gain the independence, we are desperate to achieve.

What are your views on the pros and cons of site 1?

I think there are many pros to Site 1 and many benefits that the housing development will provide the community. The location for Site 1 is closer to the village and local amenities, this is a huge pro for potential residents who are unable to drive as they can access shops in Hartley Whitney Village due to the distance not being too far or too remote. It also means that the small local businesses (E.g., Rural Fringe Hairdressers, Phoenix Inn, Cuppies 'n' Cream) will potentially get a higher footfall and even more support from the community. Winchfield station is also close to Site 1 meaning people then have greater access to another form of transport and gives people more flexibility in where they can travel to. This is also great for people who need the train to commute to work. A key observation I have also made is that other properties have been built in this area too, this means that the new houses won't create a drastic change of appearance to the overall greenery of that area and hopefully also encourage a sense of community with that cul de sac. Site 1 connects to the London Road which means access to the estate will be simple. However, this road can get particularly fast and busy during rush hour and could create more risk for drivers when traveling between Hartley Whitney and Hook. One other con that may occur with this development site is the number of trees, there is a higher volume of trees compared to Site 2, which may slow down the overall time scale as some trees may be protected or need specialist treatment before planning permission is given.

Overall, I think that Site 1 would establish a stronger sense of community due to the proximity of neighbouring villages and the events/clubs that are held there. The only issue I can think of is the layout of the development and how it works with the landscape and features within it such as the number of trees.

What are your views on the pros and cons of site 2?

Out of the two sites, I believe that Site 2 has the most pros. Just like Site 1 Winchfield station is within easy access for those who need to commute to work or for those who need to travel to London effortlessly. The Site is also closer to local pubs such as The Barley Mow and The Queens Head, by building the development here these pubs can gain more regular customers and overall help the small business within that area that may get overlooked compared to the business within the villages. Another pro of this area is that the site is larger and has fewer physical features (E.g., number of trees) that could be a setback later in

planning. This site also provides a peaceful, beautiful, and remote countryside for those who, like me, enjoy walking in nature and being away from the busier areas of Winchfield. Walking in this area is a lot safer as there are more footpaths provided. Residents can also enjoy walks along the Basingstoke Canal away from the traffic. With Site 2 you also get the best of both worlds, Fleet town is a short drive away and the Hart Leisure Centre is also a 5-minute drive so residents who like to be part of athletic clubs or spend their free time at the gym won't have to compromise traveling a further distance despite being in a rural location. Again, I think this site also has the potential to help build the community feel within the cul de sac, with the local Dogmersfield being within walking distance it means that this is a great site for couples and families. Being so close to the local school also allows less rush hour traffic and overall, less risk on the roads.

The only con that comes to mind with this site is that the residents chosen to live here would have to be able to drive due to the remoteness of the area.

Overall, I think that this site has great potential to be a building location for affordable housing, I think it ties in perfectly with the Winchfield area and provides potential residents with the rural feeling that is Winchfield.

Any other comments?

Both sites provide excellent opportunities for young couples to live independently and start building their lives within the place they call home. My partner and I fully support the provision to build and are willing to help if needed. Thank you for your time, much appreciated.



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① Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.			✓	I understand the need for building affordable homes, but if the site in question is not normally suitable or approved for housing generally,
② What are your views on the pros and cons of site 1?				We feel that site 1. is completely inappropriate for the following reasons:- a) The access leading to the site is on a single lane track/driveway which is way too narrow for increased traffic as two cars
③ What are your views on the pros and cons of site 2?				Site 2 seems to be much bigger and there is potential for a community orchard, so seems to have space for children to play safely. Access onto Pale Lane seems very straightforward.
Any other comments?				Site 1 significantly impacts the local residents in Shapley Grange + Shapley House, whereas site 2 is not so closely located to other existing housing.

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① then I question why it would be considered suitable for affordable housing. Also, I believe affordable housing should be in a location that is in walking distance to local amenities, shops, schools & buses etc.

② a) cannot pass each other.

b) It is already difficult & dangerous to ease out of the driveway onto the busy A30, where cars already turn off at high speed to Winkfield business park. I would be deeply concerned if more cars were coming in and out of that lane, as it will be an accident waiting to happen.

c) Site 1 is not located in a place that provides easy walking access to shops and schools. To walk into the village, requires crossing the busy A30 road. There is a very narrow pathway on the opposite side of the road which is overgrown with bushes in places (meaning that you have to step onto the approaching traffic on the A30. It also floods in place making the walkway impassable.

d) The unauthorised removal of trees on the site has already had a negative impact on the local wild life & fauna. Building on this small site would only make the environmental impact even worse. We see absolutely no positives in building on this site.



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Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.			X	Only a small proportion of residents responded to the survey and only 3% of the residents of the parish agreed that affordable housing was required.
What are your views on the pros and cons of site 1?	<p>Site 1 is not a feasible site for the development owing to some key safety, location and environmental factors. A full investigation and viewing of the site is suggested so that these obvious issues can be understood and the site ruled out as an option</p> <p>1) Transport Safety Issues</p> <ul style="list-style-type: none"> - There is a small lane leading out of the development that is a single car width with no facility to expand to a road where cars can pass leading into the development - There are 7 dwellings at the top of the lane which the proposed 27 car parking spaces would need to filter onto - making 34 households filtering into one small lane - The lane will exit onto a 50mph road along with the exit for an additional 15 other dwellings - this is a safety issue as coming into the lane cars will need to be stationary on the 50mph road to allow the exit of vehicles into and out of the lane causing accidents 			
What are your views on the pros and cons of site 2?	<p>2) Pedestrian access - there are no pavements leading out of the lane and along the 50mph road leading into Hook/Hartley Wintney, there are no crossings and pathways for any residents to be able to walk. There is also no street lighting around the area. As the houses are predominately for families and children there is no where people can walk safely near the proposed location therefore how will children be able to leave the housing site?</p> <p>3) Amenities - there are no bus services or local shops to the proposed site without driving into the village, no play areas or green areas around the site for children to play in without being driven to another area</p>			
Any other comments?	<p>4) Large protected trees are on the site which will have a large and complex root structure and from the proposed drawings the proposal is to concrete over the roots of the tree. A full root survey will be required and extensive work will be required to protect the roots at a large cost</p> <p>5) The advertisement is that the two houses built on the site will be sold on the open market and houses will be taken by local residents - really the houses will be 'sold' to the owners of the land which is not selling on the open market and also is not to local residents</p> <p>Site 2 does not have the same issues as site 1 and even has the ability to include an orchard in the local environment and has adequate facilities and access to the site</p>			

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August to winchfieldparishclerk@outlook.com

This text is with Res 12,

Hi

Please find attached a completed form for the Affordable Housing Development. I have also included the petition submitted previously by local residents opposing the site to be used for a development.

I would like to add that you have in the petition you have 14 households surrounding the land for Site 1 opposing the development. In your survey of the parish on 10 households and 3% of the total parish advised they thought housing was required. You therefore have more local residents opposing this than you had requesting this in the first place.

The proposed site has not been viewed by Rural England as when discussing with them at the meeting there had not visited the site and were not aware of the limitations of the proposed development of the site.

Please can you ensure the petition, my above comments and the comments on the form are included in the feedback.

Thank you for your time and the discussion at the meeting, it was appreciated to be invited and be able to communicate our views.

Regards



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② What are your views on the pros and cons of site 1?				We feel that site 1 is completely inappropriate for the following reasons:- a) The access leading to the site is on a single lane track/driveway which is way too narrow for increased traffic as two cars
③ What are your views on the pros and cons of site 2?				Site 2 seems to be much bigger and there is potential for a community orchard, so seems to have space for children to play safely. Access onto Pale Lane seems very straightforward.
Any other comments?				Site 1 significantly impacts the local residents in Shapley Grange + Shapley House, whereas site 2 is not so closely located to other existing housing.

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b) It is already difficult + dangerous to ease out of the driveway onto the busy A30, where cars already turn off at high speed to Winkfield business park. I would be deeply concerned if more cars were coming in and out of that lane, as it will be an accident waiting to happen.

c) Site 1 is not located in a place that provides easy walking access to shops and schools. To walk into the village, requires crossing the busy A30 road. There is a very narrow pathway on the opposite side of the road which is overgrown with bushes in places (meaning that you have to step onto the approaching traffic on the A30. It also floods in place making the walkway impassable.

d) The unauthorised removal of trees on the site has already had a negative impact on the local wild life + fauna. Building on this small site would only make the environmental impact even worse. We see absolutely no positives in building on this site.



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Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.				Yes, in theory and in a suitable location. Absolutely not when it is used to bypass normal planning rules.
What are your views on the pros and cons of site 1? No apparent pros!				The proposed development is totally unsuitable. 1) Limited access to the fast moving A30 and an accident waiting to happen. 2) Single width access to the site for potentially 16 extra cars plus visitors and deliveries etc. 3) Very dangerous footpath to the village on the opposite side of the dual carriage way A30
What are your views on the pros and cons of site 2?				This seems to be a much more suitable choice.
Any other comments?				Neither site seems to comply with the S106 rules. On site 1, the possible future occupants have no connection with Winchfield or surrounding area. It appears that this is an underhand method of bypassing planning which has already been rejected.

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Do you support the provision of a RES for affordable homes in Winchfield? If not please explain.			X	I remain unconvinced of the need for the affordable homes in Winchfield, however my over-riding concern and objection is to the proposed site 1 location (as per the details below) for this development even more so that it is proposed that the development will also include two large properties (not affordable homes) for non-parish residents and not available to the open market as incorrectly stated on the material during the engagement meeting.
What are your views on the pros and cons of site 1?	<p>I would like to express my complete disapproval to the proposal for site 1 and suggest that if the proposals are to proceed then site 2 should be the preferred site based on the following comments:</p> <ol style="list-style-type: none">1. Your own published considerations state that site 1 is 'On the edge of the Parish, beyond the settlement boundary' whereas site 2 is 'Centrally located within Parish, on edge of settlement'. If as you suggest the results of the Winchfield Parish survey identified a need for 6-8 affordable homes then surely these would be better placed centrally within the parish (site 2) and not on the edge of the parish beyond the settlement boundary (site 1).2. Site 1 considerations also highlight '2 Protected Trees by Order' whereas there are no such restrictions on site 2 - in fact the visuals for site 2 indicate the introduction of a 'potential community orchard'.3. It is believed there have been at least two planning permissions previously rejected for proposals of a much smaller development on site 1 (only 2 houses) as opposed to the 8 houses that make up this development.4. Site 1 proposals indicate parking provisioning for 20+ vehicles (up to 27) - the access and egress to London Road from this site is not sufficient for this volume of vehicles/traffic and I would suggest this is a significant risk to traffic and pedestrian accidents due to the junction at London Road at this site a) is a 50mph speed limit, b) can only access in one direction onto the carriageway, c) on the brow of a hill and d) has very limited and in some areas no pedestrian walkways creating significant hazards which is further amplified in winter due to extended periods of darkness and adverse weather conditions (there is no street lighting at this junction and for several 100yards in either direction).5. Site 1 borders on multiple existing residential sites which would cause unnecessary disruption and negatively impact the parish residents at these existing residential sites during			

	the extended construction period and beyond - site 2 does not border with any other residential sites and therefore this negative impact can be completely avoided.
What are your views on the pros and cons of site 2?	As per my comments above
Any other comments?	As per my comments above

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August to winchfieldparishclerk@outlook.com

From: [REDACTED]
Subject: [Winchfield Clerk](#)
Date: Affordable housing proposals feedback
12 August 2023 00:00:55

Dear Councillors,

I am responding to your request for feedback on the options for affordable housing development as presented at your public drop in event held on 26 July.

I support the creation of new affordable housing at Winchfield. I do not support the principle of achieving that housing on the fringes of existing settlements via the Rural Exception Site policy of the Hart Local Plan. At those locations such housing should have been achieved by allocation of suitable sites in the Neighbourhood Development Plan together with adjustment of settlement boundaries to include them.

As discussed below, the capacity of Site 1 to achieve the densities shown by the consultation plan looks greatly over optimistic. No topographical, ecological, tree or utility/drainage surveys were presented for either site. Without the evidence about what land is needed for nature and development ancillaries, both layout plans have high potential to misconstrue the appearance and sizes of the eventual development(s).

Whereas I understand that it is easiest to justify granting planning consent to exception development on the basis of proven demand, I believe that there is a large latent demand for affordable housing that would make it prudent to build more than eight affordable dwellings. Greater scale also leads to better economy. This latent demand coupled with uncertainty about actual site capacity is a good argument for both sites being developed.

I note that both sites include two "market dwellings" as "enabling development". The terms of the original search for sites was very clear that landowners were asked to offer suitable land on the expectation that they would receive £10-12,000 to accommodate six to eight homes. An issue arises because the offer to landowners now includes a share in the proceeds from creating two market dwellings. It is appropriate, therefore, to check if other sites are available using the current offer to the two landowners as the benchmark.

It is concerning that when land is given virtually for free, and the PC is sponsoring the planning application, that an affordable development requires any market dwellings to make it affordable.

About Site 1.

This 0.32 ha site occupies the land bounded by the settlement boundary at Shapley House and the brown field development at the former Shapley Ranch and as such there could be no pressure in later years to develop adjacent land. The development is hidden from public rights of way and seems unlikely to detract from general landscape views.

Planning application 18/01972 established that the two dwellings proposed were viable within the constraints of the site, which includes substantial areas of RPAs associated with TPO and category A trees. The steep gradient of the site presents challenges. It seems highly

unlikely that the eight dwellings proposed could be accommodated. Nevertheless this site could be suitable for a development of four, perhaps 5, small dwellings.

Plots 1, 2 and 3 are too close to the access road serving Shapley House. Gardens sizes are disappointingly small. Tandem parking is undesirable. Tandem parking in front of a garage and tandem plus 1 parking further in line parking bay should be unacceptable.

Overall the development is distinctly urban infill, not in keeping with a rural parish, where a lower density should be found.

About Site 2.

Being larger than site 1, with trees present only along the Pale Lane boundary, comprising a generally flat pasture field, and with the possibility of additional land being added to the north west, this site seems to have fewer constraints than site 1.

Detractions of Site 2 are that it will change the character of the larger group of paddocks around it, perhaps encouraging future development of those paddocks, and it is to a degree divorced from the rest of the settlement, without having the advantage of being large enough to be an enclave, such as Winchifeld Court.

Conclusions

Parishioners are not in a position to choose one of the two sites on the basis of the information included in your consultation. In the absence of any other choice being given, I would advocate both a smaller development at Site 1 and at least eight affordable dwellings on Site 2, but keeping an option to include controlled land to the north west of Site 2 either now or in the future.

A clear programme must be set that puts pressure on consultants, designers and decision makers to work systematically and effectively. If this is not done, professional costs will escalate, potentially making the development both unaffordable and late being delivered.

Yours sincerely

