

## **Petition against Option 1 - Affordable Rural Housing in Winchfield**

We are writing as a collective to petition against the proposed development of rented affordable housing which has been highlighted as Option 1 in the consultation plans.

The key concerns and arguments against Option 1 are as follows

- 1) The proposal is to provide affordable housing following on from the survey, however at Site 1 there are 8 plots with 2 being large 4 bed open market sale units therefore these are not fitting with the survey therefore you are using the guise of providing social housing to the parish to provide private housing that has been turned down at planning permission by Hart Council previously
- 2) Under the Neighbourhood Plan 2015-2032 for Winchfield Parish Council it states a development site must minimise impact on habitat. It is stated there are no nature concerns although there have been no nature surveys completed. This therefore is misstated, and adequate surveys and investigations are required
- 3) Biodiversity Net gain comes into force in November and therefore there needs to be replacement loss of natural habitat offsite.
- 4) The site proposal is greenfield and is not allocated as development land and has had previous applications for only two houses refused by Hart Council. There is adequate brownfield site that could be used for development. Option 1 is also stated as being on the edge of the Parish beyond the settlement boundary whereas Option 2 is central to the Parish and within the boundary.
- 5) Hart DC have more than the required five years of supply, more in line with ten years therefore supply of unallocated land is not required. Also using the proviso this is an affordable house scheme when it is not 100% is misleading.
- 6) There is no mention of provision for waste and sewage or discussion around possible flooding of the land, this needs to be investigated and surveys completed.
- 7) One of the key issues with the proposal is access and egress from the proposed site. On the plan there are parking spaces for up to 27 vehicles. The access is currently used by 7 houses and feeds into an additional access for 8 houses and a business park all leading onto a 50-mph road. Access is only in one direction and on a brow of a hill. All of these reasons provide significant risk to traffic accidents. There is also limited pedestrian walkways creating significant hazards which is further increased by the lack of street lighting. Option 2 has safer and better access therefore residents will not be placed at risk.
- 8) The proposed area borders onto multiple residential sites therefore the disruption would impact residents of the Parish adversely during the construction period whereas Option 2 has no residential areas in the near vicinity.

Attached to this petition are some of the responses posted by residents on the online consultation.

All of the above are key policies why proposed planning should be rejected for this site. As a collective we will be opposing at every stage the development as outlined in Option 1.