

## RESPONSE OF ALDERBURY PARISH COUNCIL

### **Planning Appeal APP/Y3940/W/21/3289683: Demolition of the existing dwelling house 'Brackendale', and for the erection of 2 x detached dwellings, associated parking, access and hard and soft landscaping - Brackendale Junction Road, Alderbury, SP5 3AZ by Walden Homes Limited**

Alderbury Parish Council very thoroughly considered planning application PL/2021/08056 together with the representations received from neighbours.

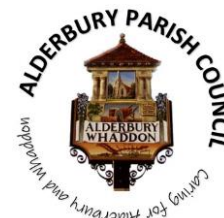
The Parish Council submitted a very carefully prepared objection to the LPA on 9<sup>th</sup> November 2021. The Council made clear that the scheme as submitted was highly unsatisfactory for several reasons; principally, the over-urban nature of the design and layout of the dwellings, the incongruity the build form would introduce into Junction Road; the large areas of hardstanding and garaging situated forward of the existing building line, the overall size of the development and the very detrimental impact this would have on neighbouring properties. Other serious concerns about the protection of wildlife and ecology were also raised.

The LPA agreed with the Parish Council's concerns and the application was refused on various Local Plan policy grounds. A subsequent and much improved fresh design, addressing the previous concerns, was then submitted and approved with the Parish Council's support. We believe this was an example of the planning system working at its most effective, with modifications made to the original scheme to make it sit much more comfortably within its site and surroundings with minimal impact on local neighbours, streetscene, local environment, valuable habitats and ecology.

The Council is extremely disappointed that the applicant has now sought to undo this very constructive process by appealing the original planning refusal. It would be extremely disappointing for the extremely valuable social and environmental gains made through the planning process to be lost. There appears to be no reason for the effective revocation of the highly satisfactory approved plans and the substitution of this far inferior solution.

To be clear, Alderbury Parish Council strongly objects to this application for the following reasons:

- (1) The development by virtue of its scale, massing, layout and large areas of hardstanding (forward of the established build line) represents a very significant over development of the plot that will introduce a discordant and highly undesirable urban intrusion into Junction Road.
- (2) The proposed dwellings by virtue of their location so close to the boundaries of the site will have a detrimental impact on neighbouring properties through loss of light, privacy and the quiet enjoyment of adjoining gardens.
- (3) The design of the new development is out of keeping with the rural village character of Junction Road which is characterised by individual dwellings accommodated within adequate garden space. The proposal introduces a pair of identical dwellings, a wide frontage and large areas of hardstanding which are out of keeping with the existing building pattern.
- (4) Inadequate consideration has been given to the treatment of the underground spring-fed pond towards the front of the site. Development impacting on this natural pond could:
  - a) Result in the loss of an ecologically important habitat which is known to support a variety of amphibian and invertebrate species



b) Cause run off and flooding risks for adjoining properties

A full hydrological and ecological assessment is required before any intensified residential development of the site is considered.

- (5) Inadequate consideration has been given to the protection during building of the large pine trees that are a prominent landmark in this area of the village. A detailed arboricultural assessment is required before any works are commenced in order to protect the root system and avoid any destabilisation of the trees which adjoin neighbouring properties, with the consequent safety risks.
- (6) Bats are known to frequent this site and a full ecological survey is required before any intensified residential development is considered and prior to the commencement of any works (including removal of hedges and trees) to secure the protection of wildlife. The requirements of any such approved survey should be complied with fully.
- (7) Inadequate sewerage and surface water drainage details have been submitted. Sewage is known to be a longstanding problem in Junction Road and this proposal fails to address the additional impact of the intensified residential use of the land.
- (8) Access to the proposed dwellings along the unmade track (Junction Road) is likely to introduce increased highway safety risks at the busy junction with Southampton Road and for school children using this footpath route to school.
- (9) Inadequate details of landscaping have been submitted; a full landscaping scheme would need to be approved prior to the consideration of any intensified residential development of the site to ensure that the buildings sit within a native, deciduous canopy that reflects the character of the other properties in this area.
- (10) In addition, the Council has been made aware of covenants relating to the original sale of land in Junction Road from Longford Estate. The Local Planning Authority should take steps to clarify whether any covenants restricting development of the site exist prior to considering any intensified residential development of the land in question.

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Clerk to Alderbury Parish Council