

# Comments for Planning Application 23/01181/FUL

## Application Summary

Application Number: 23/01181/FUL

Address: Torf House Shepherds Lane Compton Winchester Hampshire SO21 2AD

Proposal: Demolition of the existing residential dwelling and annex, and the erection of five residential dwelling houses, with associated access, landscaping and parking

Case Officer: Mrs Megan Osborn

## Customer Details

Name: Cllr Jan Warwick

Address: C/O Winchester City Council Offices Colebrook Street Winchester

## Comment Details

Commenter Type: District Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As Hampshire County Councillor and Winchester City Ward Councillor I am writing to object to this proposed development.

Firstly, it is evident that the proposed development contradicts the principles and guidelines outlined in the emerging revised Compton and Shawford Village Design Statement.

Compton Down is distinguished by its large, detached houses situated within spacious gardens, which are deliberately arranged in a linear relationship to one another. In stark contrast, the proposed development, particularly in relation to Shepherds Lane, fails to adhere to the existing low-density character of the area. Back-filled development is not a characteristic of this neighbourhood, and the residents strongly believe in preserving the unique charm and tranquillity that defines Shepherds Lane and Compton Down.

Furthermore, the safety of the junctions at Hurdle Way and Shepherds Lane with the 40mph Otterbourne Road is a paramount concern. The existing hazardous conditions at these junctions have been previously recognized by three Government Planning Appeal Inspectors. Recent accidents, such as the one on 23rd May 2023, have only intensified residents' worries about the potential escalation of traffic and the increased risks associated with entering and exiting Compton Down due to the proposed multi-dwelling developments.

It is disheartening to note that the proposed development disregards multiple planning policies and recommendations, including the Local Area Design Statement (LADS) and the draft Village Design Statement (VDS). The proposed development fails to address the crucial aspects outlined in these policy documents, which were specifically designed to ensure the preservation of the local

distinctiveness, high-quality design, and the safety of residents.

Moreover, the size and design of the proposed three-story houses deviate significantly from the prevailing housing scale and form within Compton Down. The dominance of the proposed large dwellings with minimal surrounding green space is at odds with the existing properties in Shepherds Lane.

Furthermore, the proposed development's density of seven dwellings per hectare, on a single plot of 0.75 hectares, is disproportionate and exceeds the existing housing density across Compton Down. This excessive density, coupled with the imposing nature of the three-story houses, stands in stark contrast to the neighbouring properties and disrupts the overall balance and harmony of the community.

This application appears to be contrary to Winchester Local Plan policy CP3 with more than 1000m<sup>2</sup> accommodation there is a requirement for a mix of affordable properties rather than 5 x 5-bedroom mansions. Policy CP3 requires provision of a range of housing types and tenures to address the varied housing needs of the district's resident and working population and ensure inclusion for all.

Lastly, I urge the planning department to consider the long-term cumulative consequences of approving this development. If permitted, it is likely to set a precedent for similar applications, potentially overwhelming Compton Down with increased traffic and eroding the neighbourhood's safety and quality of life.

Due to the significant number of concerns raised and the number of objectors I have called this application to the planning committee for a decision should the planning officer be mindful to approve in this case.