

# 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 Frances Strange

Address: Meadow Farmhouse Place Lane, Compton Winchester

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Compton and Shawford Parish Council wish to object to the proposed development on the following grounds.

CP3/SPD Affordable Housing: there should be 30% provision where the site can accommodate 5 or more dwellings or exceeds 0.17 hectares. Both counts apply to this site in that 5 x 5-bedroom houses are proposed on a site of 0.75 hectares.

DM16 and DM17: the proposed development density of 7 dwellings per hectare exceeds the density on Compton Down, together with the 3-storey height and size of the dwellings, presents an overbearing aspect. This does not follow the prevalent scale and form within the area. Also, the number of houses and closeness does not follow the local aspect of large, detached houses in large plots. The building line for the majority of the area is a house set well back in its plot, whereas the proposed houses are much closer to the roadway.

DM15: at present there is a green aspect to Field Close. Hedges and grass areas form the basis for the frontages, so the loss of hedges and replacement with railings and low brick walls is not in keeping with the area. This form of closure is more in keeping with an urban development and not with a green, low development area.

Biodiversity: it has been admitted that some construction activity will be necessitated within the root protection areas of the retained trees. It has been said that protection will be put in place, but there is no guarantee that the integrity of the existing trees and hedgerows will be maintained. This is especially necessary in that bats were recorded commuting through the garden and foraging along hedgerows and in open areas. It has been acknowledged that the integrity of the boundary

hedgerows should be maintained, and that new hedgerow planting take place between plots and elsewhere to infill gaps in the hedgerow with native species planting. However, the disturbance and possible destruction of their habitats could mean that this vital route is broken.

Traffic: there will be a significant increase in traffic movements along narrow, single track lanes, with no street lighting, footpaths and very limited vehicle passing places. The lanes are used daily by joggers and walkers, including children, hikers, cyclists and horses.