

Specific Concerns with the Proposed Development of Whiteley Areas 1 and 2:

Some of these concerns are centred on the obvious infrastructure problems especially considering any proposed development north of Hedge End. These being specifically the 6,000 homes suggested at Boorley Green, with even further development suggested at both Funtley (8000) and Knowle/Wickham. The whole area of the Southern Parishes already comes to a complete standstill should an incident occur either westbound or eastbound on the Strategic Road Network provided by the M27. This proposed development will only significantly exacerbate these transport issues.

However our major concerns are environmental (maps attached) and that this is the development of the long ago abandoned Solent City concept; we also feel that PUSH is literally pushing this, on an area that is so rich in biodiversity and a recipient of both national and European protection for the upper reaches of the river Hamble and its tidal, mudflat, habitats. Development will, by definition, have a negative effect on these habitats.

We are in agreement with the contents of the letter from Dr Pauline Holmes of Hampshire and Isle of Wight Wildlife Trust to Winchester City Council of 2 July 2009. This is especially with regard to the lack of a Habitat Regulations Assessment in total disregard of planning policies; further we also agree specifically with her point in that:

“3.2 In addition to our comments above relating to the spatial distribution of the sites the Trust believes that the delivery of the 3,000 houses on the site allocated as North Whitley will not be able to be achieved without having a significant impact to the designated sites and protected species. New SINC information has emerged and this in our view needs to be taken into account in the strategic level assessments before being pushed down to the lower level of assessments at the planning application stage.”

The entrance point for the development of Area 1 from Bluebell Way, Whiteley, is narrow and between the SINCS of Glassfield Copse and Round Copse. If the entry point for the Whiteley Way is Whiteley Farm roundabout then an access road will destroy an area of ancient woodland designated SINC and which directly borders an SSSI. Within Area 2 there is no exit West onto the A3051 available without destroying SINCS.

Is the status of SINC supposed to protect these areas that are considered Important for Nature Conservation, or is it to be totally ignored to enable developers to partially or wholly destroy these SINCS? What is the point of this designation if they are just going to be bulldozed?

HCC produce guidance on SINCS and planning (Planning Policy Statements 2005) *‘In line with Government planning guidance local authorities in Hampshire are following best practice and identifying the location of SINCS in their Local Development Frameworks together with policies for their safeguard.’* We see no safeguard for SINCS in this proposed MDA.

Secondly, the proposed sites both have Environment Agency designated floodzones (levels 2 and 3) including a major one between Area 1 and 2 by Bridge Copse and Moor Copse, leaving little scope for protection of the natural environment (and in particular the quality of run-off water entering the feeding tributaries for the Hamble). Additional run-off from further development will cause flooding to existing homes in Curbridge by the river when combined with high Spring Tides. The floodzones

continue along the length of these tributary streams, the line of existing buildings in Curbridge.

Thirdly with regard to Area 2 there is a significantly large amount of the site that is designated a Radon Action Required area, and whilst this can be resolved internally in terms of the new build construction, we seriously wonder how many people will choose to live in an area that can increase the risk of development of lung cancer.

Lastly, on Area 2, there is the necessary consideration of archaeological studies due to the likelihood of the existence of other Roman remains/artefacts (other than the mapped site next to the Hamble) in this area, between the river and Wickham.