

## Comments on Potential site A3

Access by vehicle would add to the already congested parking and a further element of danger to emergency vehicles

In developed area and no issues regarding views; low impact

Can't see the sense in Radian knocking down garages to build, as parking already a problem

This site does not exacerbate current flooding/infrastructure capacity

A 106 agreement would allow these properties to be allocated to local people

Located close to primary school

Ideal site as access is good

Just a tiny place for parking, not suitable

Seems an obvious place to infill and make better use of land without affecting anything

Most sensible option for development with least impact on the village as a whole

Hill View and Temple Lane are heavily used already, sometimes leaving people with nowhere to park. Losing garages and adding any vehicles from the proposed new houses, you can see this will become a serious issue

There are no footpaths along Temple Lane to the school, meaning pedestrians will have to cut down to Hill View to continue along the pavement

The development will take away 1 Temple Lane's allotment

Will lead to increased traffic past the school and round Chapel St corner

Appropriate because is adjacent to residential development and an established location with decent access

Little impact on views or traffic movement

Excellent - we need more housing for local people - they must have a 106 on them to be protected

Maybe a couple of bungalows on this site, giving any older people who live in 3 bedroom houses the opportunity to move, yet still stay in the village

I like the idea of a small development restricted to 2 or 3 houses

The Radian sites can absorb current need

Infill development should be the first priority

I am against on the principle that Radian has failed to provide adequate parking for its properties in the village centre

Parking already a problem here, change of use of this site will make it worse

Positive - makes use of brownfield in that they are in areas already developed

## **Comments on Potential site B1**

Totally inappropriate - a gateway to the village

Some potential for development, but flooding risk

## Comments on Potential site B2

Preferred site, but would spoil outlook for houses on the other side of the road, a view they have enjoyed for many years

Careful re drainage as water always builds up here, coming off the slope of fields

Interrupts the view from Small Down - identified as being important

I strongly object to B2 as the existing housing in Coombe Rd has already borne the brunt of development

Not sure of the basis for SDNP rejection - seems a reasonable location

Potential precedent for ribbon development on Coombe Rd

Serious drainage issues already exist for water running off the hill by Duncombe Farm

View down from footpath past Duncombe farm would be seriously compromised

Site visible from Park Hill

Site could be lowered in height and landscaping added

Positive: I find it hard to understand how site B2 has been rejected by SDNP yet not B8

Totally inappropriate - a gateway to the village

I don't think it's realistic to suggest sites can be screened by hedge planting and trees. Native species will lose their leaves in winter

A suitable size plot on one of the village's bigger roads able to sustain the increased numbers

Some potential for development, but flooding risk and major road works required

Positive - an area that keeps housing and development within the village, most practical site and with the least impact on community facilities already in place

Is developable plus has the potential to help manage surface water and deal with the challenge of the sewers

## Comments on Potential site B3/B4

Positive as this is infilling

Not sure re issues with access onto Coombe Rd as there are already accesses

Would change the views over fields at back

Considerable problem with access onto Coombe Rd

Views from Small Down and Sewage Works important - development here would be seen from both directions

Can't see how infill here could pose a problem to the lane - unless it is during the building phase

Ideal for development as houses are already in the area so infill will have little impact

Access can be sorted by moving the hedge away from the road and leaving a wider grass verge.

Site could be used for low density housing with no parking problem

Put a house on it! Access to the lane might be a problem

Most sensible option for development with least impact on the village as a whole

Perfect location for detached houses to be built with little or no effect on those dwellings next to them in terms of north / south views

Would bring LITTLE traffic to a road that can easily manage 6 - 10 more cars per day

While my preferred site, will lead to increased traffic past the school and round Chapel St corner

In vicinity of residential properties and poor access

About time, overdue for development

## **Comments on Potential site B5**

Considerable problem with access onto Coombe Rd

Views from Small Down and Sewage Works important - development here would be seen from both directions

Low impact

Vehicular access would spoil the character of Workhouse Lane

Perfect location for detached houses to be built with little or no effect on those dwellings next to them in terms of north / south views

Would bring LITTLE traffic to a road that can easily manage 6 - 10 more cars per day

Will lead to increased traffic past the school and round Chapel St corner

## **Comments on Potential site B6**

A new access road could be built from the East-West Meon Rd to alleviate village centre traffic

Makes most sense of all options

Highly visible from the high ground to the north and west of the village

Why is the area so big? Perhaps a line of houses adjacent to the existing row of houses would be for better, with much less impact on views

Poor access; improving it would be inappropriate in terms of destroying rural lane

Development would be excessive and create precedent for intensification on adjacent plots

Far too big - a new village

## Comments on Potential site B8

Might be better than B2 as it is with an existing developed area rather than spreading onto other side of Coombe Rd

Already built up on one side of the road - screening seems feasible

Loading of Temple lane (and Chapel St) a narrow track, to support building traffic and increase by new builds is unreasonable

Access to Temple Lane from either High St or Chapel St is fraught with danger which increases during school drop-off and pick-up times

Highly visible from the south, also from the east and high ground to the north

Vehicular access would spoil the character of the lane

Temple Lane is struggling to cope with the increased traffic created by the Anvil Close development, including a marked increase in road damage (pot holes and land slip to banks)

Large vehicles have to back up the Lane towards the school

Screening with trees and hedging would be relatively easy

As long as there is screening to the south, it is quite a discrete sport, already has had some development

Good site with most potential, provided effective screening

The increase in traffic in Temple Lane would further increase the risk of an accident. Coming from the Clanfield direction, Temple Lane is a concealed junction and not visible until you are upon it

Buildings in Temple Lane have been hit by large vehicles

Temple lane: The entrances and lane are far too narrow to take larger vehicles - both White Cottage and Bakehouse Cottage have sustained damage due to vehicles struggling to get in and out

Any building would be very visible from the south east and high ground to the north

Increased traffic in Anvil Close will be a problem

I find it hard to understand how site B2 has been rejected by SDNP yet not B8

Access at Temple Lane has multiple issues; surface water, sunken lane status, no passing points on a single lane road and a narrow, blind T-junction where it meets the High St.

At one end of Temple Lane, there is the main entrance to the school with safety issues at stake at busy pick up and drop off times.

I don't think it's realistic to suggest sites can be screened by hedge planting and trees. Native species will lose their leaves in winter

One house at the bottom of Temple Lane has flooded twice in the past 3 years

Is developable plus has the potential to help manage surface water and deal with the challenge of the sewers

## **Comments on Potential site B9**

Existing hazel copse - trees are part of the character of the village

Should be given more consideration, despite the traffic, as the Highways Authority approved it during the planning of The Green

The level of the land could be reduced so the houses would be less intrusive than any of the other sites on the edge of the village

Poor access on tight and dangerous bend

Impact on outlying views

Excessive tree removal would be poor

Access looks impossible

## Comments on Potential site B10

Fills in a 'hollow' in the shape of the village rather than extend the village outwards

Would complete an already part developed road

Low impact

Provides safe access to school for children

This new housing would be starting to creep across the field. When would more be added?

Situated on the edge of the village, highly visible from the west and north

The increase in traffic in Temple Lane would further increase the risk of an accident. Coming from the Clanfield direction, Temple Lane is a concealed junction and not visible until you are upon it

I have surface water from this site run off into my property; it was flooded 3 times last winter

Buildings in Temple Lane have been hit by large vehicles

Temple lane: The entrances and lane are far too narrow to take larger vehicles - both White Cottage and Bakehouse Cottage have sustained damage due to vehicles struggling to get in and out  
Vehicular access would ruin the character of Temple Lane

Possible, but access down this narrow lane really tricky

To desecrate the unique view of East Meon across the field from the footpath would be to plunder our local heritage forever

Access at Temple Lane has multiple issues; surface water, sunken lane status, no passing points on a single lane road and a narrow, blind T-junction where it meets the High St.

At one end of Temple lane, there is the main entrance to the school with safety issues at stake at busy pick up and drop off times.

Development would seriously compromise one the best views to Park Hill that exists anywhere in the village, as seen from the very popular footpath

There are no natural, internal boundaries to justify the subdivision of the field into sites B10, B11A & B11B. There is real danger that, if the village boundary is breached as one site is developed, then the whole field will eventually be developed

The field is a vitally important rural open space area between the High Street and Temple Lane, reflecting how the original village has grown by way of linear development over the ages along the High St.

The development of the field would have a catastrophic effect on the conservation area and important buildings and fundamentally destroy the ancient character of this part of the village and the gateway to the village from the South Downs

The footpath has uninterrupted views to the north overlooking the village into the conservation area including the church, Park Hill (with Vineyard Hole) and a wonderful walnut tree - listed as a Hampshire treasure - the frame the view

The field sits above the level of the adjoining properties, accumulating surface water and channelling this as a water meadow and then as a stream through a number of back gardens, ending up at the bottom of Temple Lane, causing flooding as it goes.

Should not be recommended because of its impact in multiple directions and the removal of the hedgerow to establish it would then be a gateway to another site (B11)

Already is concern in Anvil Lane amongst residents about potential access for emergency vehicle

One house at the bottom of Temple Lane has flooded twice in the past 3 years

## Comments on Potential site B11A

Appears to extend existing development and therefore not opening up a new site.

I think it is essential that the major number of houses are built over a period of time in this area

Natural infill off an existing road spur

Neighbouring properties with large gardens reducing the visual impact on these properties

Provides safe access to school for children

Loading of Temple Lane (and Chapel St) a narrow track, to support building traffic and increase by new builds is unreasonable

Access to Temple Lane from either High St or Chapel St is fraught with danger which increases during school drop-off and pick-up times

Has serious access problems

The increase in traffic in Temple Lane would further increase the risk of an accident. Coming from the Clanfield direction, Temple Lane is a concealed junction and not visible until you are upon it

I have surface water from this site run off into my property; it was flooded 3 times last winter

Buildings in Temple Lane have been hit by large vehicles

Temple Lane: The entrances and lane are far too narrow to take larger vehicles - both White Cottage and Bakehouse Cottage have sustained damage due to vehicles struggling to get in and out

Temple Lane at both ends is in a shocking state and is not able to cope with the residential and commercial traffic using it on a daily basis

Vehicular access would ruin the character of Temple Lane

Access would need to come off of main road into village through B11B

To desecrate the unique view of East Meon across the field from the footpath would be to plunder our local heritage forever

Access at Temple Lane has multiple issues; surface water, sunken lane status, no passing points on a single lane road and a narrow, blind T-junction where it meets the High St.

At one end of Temple Lane, there is the main entrance to the school with safety issues at stake at busy pick up and drop off times.

Development would seriously compromise one of the best views to Park Hill that exists anywhere in the village, as seen from the very popular footpath

Would ruin views over the conservation area towards Park Hill and the church from the footpath that runs along the south side of this field

The flooding from this field affects all the gardens down Temple Lane and others along the High Street

Access: almost impossible for large lorries at the lower end of temple Lane and extremely narrow at the school end

I don't think it's realistic to suggest sites can be screened by hedge planting and trees. Native species will lose their leaves in winter

Access issues and would wreck views from High St homes

The use of a green field with consequent drainage, access and sight-line issues is an anathema

There are no natural, internal boundaries to justify the subdivision of the field into sites B10, B11A & B11B. There is real danger that, if the village boundary is breached as one site is developed, then the whole field will eventually be developed

The field is a vitally important rural open space area between the High Street and Temple Lane, reflecting how the original village has grown by way of linear development over the ages along the High St.

The development of the field would have a catastrophic effect on the conservation area and important buildings and fundamentally destroy the ancient character of this part of the village and the gateway to the village from the South Downs

The footpath has uninterrupted views to the north overlooking the village into the conservation area including the church, Park Hill (with Vineyard Hole) and a wonderful walnut tree - listed as a Hampshire treasure - the frame the view

The field sits above the level of the adjoining properties, accumulating surface water and channelling this as a water meadow and then as a stream through a number of back gardens, ending up at the bottom of Temple Lane, causing flooding as it goes.

Not acceptable as on the boundary of the conservation area and next to a listed building

One house at the bottom of Temple Lane has flooded twice in the past 3 years

Positive - an area that keeps housing and development within the village, most practical site and with the least impact on community facilities already in place

## Comments on Potential site B11B

The increase in traffic in Temple Lane would further increase the risk of an accident. Coming from the Clanfield direction, Temple Lane is a concealed junction and not visible until you are upon it

I have surface water from this site run off into my property; it was flooded 3 times last winter

Temple lane: The entrances and lane are far too narrow to take larger vehicles - both White Cottage and Bakehouse Cottage have sustained damage due to vehicles struggling to get in and out  
To desecrate the unique view of East Meon across the field from the footpath would be to plunder our local heritage forever

Access at Temple Lane has multiple issues; surface water, sunken lane status, no passing points on a single lane road and a narrow, blind T-junction where it meets the High St.

At one end of Temple Lane, there is the main entrance to the school with safety issues at stake at busy pick up and drop off times.

Development would seriously compromise one of the best views to Park Hill that exists anywhere in the village, as seen from the very popular footpath

There are no natural, internal boundaries to justify the subdivision of the field into sites B10, B11A & B11B. There is real danger that, if the village boundary is breached as one site is developed, then the whole field will eventually be developed

The field is a vitally important rural open space area between the High Street and Temple Lane, reflecting how the original village has grown by way of linear development over the ages along the High St.

The development of the field would have a catastrophic effect on the conservation area and important buildings and fundamentally destroy the ancient character of this part of the village and the gateway to the village from the South Downs

The footpath has uninterrupted views to the north overlooking the village into the conservation area including the church, Park Hill (with Vineyard Hole) and a wonderful walnut tree - listed as a Hampshire treasure - the frame the view

The field sits above the level of the adjoining properties, accumulating surface water and channelling this as a water meadow and then as a stream through a number of back gardens, ending up at the bottom of Temple Lane, causing flooding as it goes.

One house at the bottom of Temple Lane has flooded twice in the past 3 years

## **Comments on Potential site B14A**

I would be happy with B14A as possible development site

Would relieve some of the village traffic problems

Situated on the edge of the village, highly visible from the west and north

At least there is another route to this site from the Clanfield direction and this could help alleviate traffic through the very small, narrow roads

Gateway to the village

Would lead to village creep

## **Comments on Potential site B15**

Development of a small hamlet in the Conservation area with up to 4 properties = a 20% increase in the size of the hamlet

Close to a listed building

Increase vehicle access onto a single track lane

Parking would be visible to New Cottages

The lane can flood to a depth that is not passable

Extends beyond residential curtilage

There is a badger set where the development is proposed + bats in the stable and dormice in the area

Planning was originally granted for stabling - if these are removed, where will the stables be sited?

Building in a flood risk area and requirements for engineered solution for a single dwelling sounds excessive

No suitable access available

Does not flood - see report 2002

Ideal plot for another house and there are no objections, so why not?

Re-establishment of stable block outside the conservation area would be an issue

Unassuming, no impact on the village and development is wanted by the landowner

## **Comments about drainage, not linked to a specific site**

Is there a viable sewage system for significant additional housing?

The sewerage system needs sorting before anything else

Before any development is considered anywhere in East Meon, a detailed inspection report of the village drainage and sewerage system MUST be

Broader issues such as infrastructure strategy and implementation (eg sewage works) need addressing prior to planning and building taking place

The sewage network is inadequate throughout the village

The hydraulic gradient sometimes reaches a level above the manhole covers in Workhouse Lane, resulting in external sewage flooding ie raw sewage coming out of manholes and flooding the road

Sewage issues are a huge subject and must not be dismissed

Calculations show that the sewage works is very likely to be operating on the limit of its capacity already

Surface water and foul water infrastructure must be considered - Workhouse Lane sees raw sewage coming out of manholes and flooding the road. This is a huge subject and must not be dismissed

## **Comments about Traffic, not linked to a specific site**

We do not need any more houses in the village as the roads are not wide enough to take the additional traffic

Traffic in Duncombe Rd is a disgrace, dangerous and a real blot on East Meon's landscape

Traffic problem is abysmal in the smaller lanes

Traffic in the village as a whole has received scant consideration in the analysis presented; it is as least as important as scenic views

Log-jams in the western end of the High St, near-accidents at the junction of Chapel St, High St and Workhouse Lane and danger to pedestrians are a daily feature of the traffic problem

Access to the proposed larger sites (with the exception of B2) is either from Temple Lane or Workhouse Lane; neither can sustain any more traffic and there are significant safety issues, especially at the ends.

## General comments, not linked to a specific site

Would not like to see any more large scale development similar to 'The Green'

Small clusters/pockets of houses on the outskirts of the village, but not on green field sites, would be more suitable

I object to more Social Housing; if the existing social housing was allocated to 'locals' there would be no need to build more

The village asked at the previous pop-in for small developments, therefore B7, B2, B8 & B11 are less appropriate than smaller sites

It would seem best to keep within natural village lines and only to infill with new homes on small existing spaces rather than develop open spaces

There is a very real need for housing for people who wish to downsize, providing rooms downstairs which can be used for sleeping when stair use is no longer possible

No preferred sites - keep the open spaces!

A solution that allows the village to expand in a practical way with the odd infill, I would support

We are a rural village, not a mini-town surrounded by green belt that has to be squeezed into a restricted area

Why has land directly butting onto the W. Meon / E. Meon / Langrish Rd not been considered?

We should fight the scenic presumptions and favour the preservation of a proper rural village.

Many people commented that development outside the village (on existing farm buildings) should be included in the assessment

If housing has to be built, then does all of it have to be built in the village

No development should be carried out that would put at risk the short to long term sustainability of East Meon as a place to live, a destination for visitors and a location for small home-based businesses

Only one or two small sites would be appropriate

Focus should be on low cost housing and small units (2 bedroom apartments with some 3 bedroom dwellings)

There should be no new building within the East Meon Conservation area. Maintenance of the historical heart of East Meon is central to its sustainability

Village has asked for only very small developments in any one space

Radian should be pressurised to rebuild Park Vista flats, which are substandard and a disgrace

Further development in the village will destroy its unique character

Agricultural land should not be used for housing development

Any additional building within the village should be limited to small clusters of no more than 2 - 3 properties

Large blocks of housing will destroy East Meon

Are there more 'brownfield' sites around East Meon on farms, which could be 1 or 2 house developments?

Why was Tennis Court/Pavilion & grass area not included in the designation of open green space?

Too much emphasis put on views from high ground rather than views in and around the village

Having had to move from the village 35 years ago, I believe there is a need for rented and affordable housing so that people brought up in the village can stay

Any new build must be for villagers who can't afford to stay in the village

We need a mixture of housing which maintains the character of village life and its amenities and enables our children to have access to properties if they choose to continue living in the village

We must at all costs avoid further development of fields at the boundary of the village

The NP is the ideal document to prevent the creeping extension of the settlement boundary to suit landowners

It would be a pity to increase the density of housing by infilling spaces in the village

The new developments could be designed in small groups of dwellings rather than one block of houses