



Context for Objections to Planning Application 55318/001

Background Information

Location: The proposed development site is located outside the settlement boundaries of Medstead and is not included in the local development plan.

Population Increase: The village of Medstead has experienced a 40% population increase due to piecemeal developments that were approved without a full Environmental Impact Assessment (EIA).

Developer's Previous Actions: Bargate Homes has a history of planning significant expansions from their first estate in the village without adequately informing residents, particularly regarding the current proposal that impacts the same road as their last development in Medstead.

Application Type: The developer is seeking approval through an outline application while attempting to leverage Paragraph 11 of the National Planning Policy Framework (NPPF) to justify the development.



Key Points

Insufficient Detail in Outline Applications:

Outline applications inherently lack the necessary detail to fully assess environmental and community impacts. This makes it impossible to comply with the sustainability requirements set out in Paragraph 11 of the NPPF. Paragraph 11 emphasises the importance of sustainable development, which cannot be adequately evaluated without comprehensive details.

- **Lack of Detailed Information:**

The current outline application does not provide sufficient information to assess the full impact on local infrastructure, the environment, and community services. This insufficiency undermines the ability to determine whether the proposed development meets the sustainability criteria.

- **Requirement for Full Planning Application:**

Given the significant potential impacts, a full planning application should be required. This would include detailed assessments of how the development will affect local roads, healthcare services, schools, and the environment.



Cumulative Impact of Piecemeal Developments:

The piecemeal approach to development in rural areas often results in cumulative impacts that are not captured by individual outline applications. This fragmented method of development can significantly and demonstrably outweigh the benefits, especially when the collective impacts are not assessed.

- **Broader Context Consideration:**

It is essential to consider the broader context of multiple developments in the area. The cumulative effect on local infrastructure, traffic, environmental sustainability, and community well-being must be thoroughly evaluated.

- **Significant and Demonstrable Adverse Impacts:**

When considering the cumulative impact, the adverse effects of the proposed development, in conjunction with others, may significantly and demonstrably outweigh the purported benefits.



Precedent and Consistency:

The recent appeal decision at Mount Royal, Four Marks (Appeal Ref: APP/M1710/W/23/3329928), provides a critical precedent. The inspector concluded that East Hampshire District Council (EHDC)'s housing supply figures were unreliable and overstated. This precedent calls into question the reliability of the council's figures and their use in justifying further developments.

- **Precedent from Four Marks Appeal:**

The findings from the Four Marks appeal indicate that EHDC's housing supply calculations are inflated. This casts doubt on the basis for approving new developments without a detailed and comprehensive review.

- **Consistency in Policy Application:**

It is crucial to ensure that policies are applied consistently. The discrepancies highlighted in the Four Marks appeal must be addressed before approving additional developments. Thorough verification of housing supply figures is essential to maintain transparency and accountability.

Location and Policy Compliance:

- **Outside Settlement Boundaries:**

The proposed development is outside the defined settlement boundaries of the village.

- **Not Included in Interim Local Development Plan:**

The site is not included in the recently updated Interim Local Development Plan. This, combined with the fact that the development is outside the settlement boundaries, further supports the need for a full planning application to ensure comprehensive assessment and compliance with planning policies.



Conclusion

The use of narrative control by developers in the planning process, particularly for proposals outside settlement boundaries and not included in local development plans, highlights the need for rigorous scrutiny. The potential for significant adverse impacts, both individually and cumulatively, must be carefully assessed through a full planning application process, ensuring compliance with strategic planning policies and sustainability requirements. This approach ensures that the voices of residents and the broader community are heard and considered in decision-making, promoting responsible and sustainable development.

By considering these points, it becomes evident that the developer's approach, which includes presenting selective information and leveraging an outline application format, undermines the planning application process's integrity and effectiveness.

Thank you for your attention to this matter.

Sincerely,

Note: For privacy reasons, all personal information including a signature has been attached as a separate document, as any comments on the planning application are intended to be published by EHDC.