



## Objection to Planning Application 55318/001 Based on Deliverability and Sustainability Concerns

---

Dear Samantha Owen,

I am writing to formally extend my objection to the planning application 55318/001 for the proposed development at Land west of Beechlands Road, South Medstead, Alton. This objection is based on significant concerns regarding the deliverability and sustainability of the project due to numerous risks and deficiencies identified in the documentation provided.

### KEY CONCERNS

#### Ecological Impact and Sustainability

**Ecological Impact Assessment (EclA):** The EclA's reliance on outdated data from 2018 raises concerns about the accuracy and relevance of its findings. The dynamic nature of ecological environments necessitates up-to-date surveys to ensure accurate assessments of biodiversity and potential impacts.

[REF: ECOLOGICAL\_IMPACT\_ASSESSMENT-1335968.pdf]

**Sustainability Checklist:** The proposed sustainability measures appear insufficient and lack detail on implementation. Without a clear, enforceable plan, the project's long-term sustainability is questionable.

[APPENDIX\_4\_-\_SUSTAINABILITY\_CHECKLIST-1335970.pdf]



---

## Environmental and Flood Risks

**Flood Risk Assessment:** Historical flooding issues in the area, especially at Beechlands Road and Redhill junction, have not been adequately addressed. The proposed mitigation measures are vague and do not convincingly demonstrate that the development will not exacerbate existing flood risks.

[FLOOD\_RISK\_ASSESSMENT\_V2-1335967.pdf]

**Natural England Comments:** Strict adherence to Natural England's guidelines is necessary to protect local conservation sites. The current proposals lack specific, enforceable measures to ensure compliance.

[NATURAL\_ENGLAND\_COMMENTS-1339495.pdf]

---

## Infrastructure and Service Strain

**Housing Land Supply Assessment:** The assessment challenges the council's housing supply figures, suggesting inaccuracies. If the land supply figures are incorrect, the justification for the development under Paragraph 11 of the NPPF is weakened.

[HOUSING\_LAND\_SUPPLY\_ASSESSMENT-1335961.pdf]

**NHS Comments:** The repurposing of NHS comments from a different application raises concerns about the relevance and accuracy of the healthcare impact assessment. Specific, localized data is needed to ensure healthcare services can accommodate the new population.

[NHS\_COMMENTS-1339187.pdf]



[beechlands-rd-community.online](http://beechlands-rd-community.online)

---

## Public Opinion and Community Impact

---

**Public Comments:** Significant community opposition highlights concerns about the project's impact on local amenities, infrastructure, and the environment. The community's trust in the developer's consultation process is already eroded, further questioning the validity of any purported community support.

[CONSULTEE\_COMMENT\_SUBMITTED\_ONLINE-1343437.pdf]  
[CONSULTEE\_COMMENT\_SUBMITTED\_ONLINE-1341779.docx]

**Statement of Community Involvement:** The developer's consultation practices are questioned, with evidence suggesting feedback is often manipulated to favour the development. This undermines the integrity of the consultation process.

[STATEMENT\_OF\_COMMUNITY\_INVOLVEMENT-1335959.pdf]

---

## Archaeological Concerns

---

**Archaeology Assessment:** This assessment evaluates the archaeological potential of the site and suggests necessary mitigation measures. Given the site's proximity to significant Romano-British and prehistoric remains, it is essential to ensure that any archaeological findings are properly recorded and preserved. The lack of a detailed mitigation plan raises concerns about the protection of these valuable historical assets.

[ARCHAEOLOGY\_ASSESSMENT-1335974.pdf]



## DELIVERABILITY AND VIABILITY

The concerns outlined above collectively call into question the deliverability and sustainability of the proposed development. Specific issues include:

- **Effectiveness of Mitigation Measures:** The reliance on outdated or repurposed data and insufficient detail on sustainability and flood risk measures undermines confidence in the project's feasibility.
- **Strain on Infrastructure and Services:** Inaccurate housing supply figures and generic NHS comments suggest that local services may be inadequately prepared for the increased population.
- **Community Trust and Public Engagement:** Manipulated feedback and inadequate community consultation erode trust in the developer's commitment to genuine public engagement.
- **Environmental and Archaeological Impacts:** Inadequate measures to protect local ecology, manage flood risks, and preserve archaeological assets highlight significant risks that threaten the project's long-term viability.



[beechlands-rd-community.online](http://beechlands-rd-community.online)

---

## Conclusion

Given these substantial concerns, I urge the Council to thoroughly review the application's impacts and consider conducting an independent audit of the planning application procedures. The proposed development should not proceed without addressing these critical issues to ensure it is truly sustainable and beneficial for the community.

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.