



## Objection to Planning Application 27000/005

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Dear Samantha Owen,

I am writing to formally object to planning application 27000/005 for the proposed development at land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP. My objection is based on several material planning considerations, particularly regarding infrastructure and services, local and national planning policies, and residential amenity, with a specific emphasis on Paragraph 11 of the National Planning Policy Framework (NPPF).

### Compliance with Paragraph 11 of the NPPF

Paragraph 11 of the NPPF emphasizes a presumption in favour of sustainable development, meaning that local planning authorities should approve development proposals that accord with the development plan without delay. However, this proposed development does not meet the sustainability criteria required by the NPPF, as detailed below:

### Environmental and Ecological Impact

#### **Impact on Trees and Biodiversity**

The Arboriculture Report highlights significant concerns regarding the impact on existing trees, particularly those on the periphery of the site. The proposed development fails to adequately protect these trees, which are vital for mitigating climate change and maintaining visual amenity. The plan does not demonstrate how newly planted trees will thrive long-term, potentially leading to a deteriorating landscape and loss of biodiversity (File: ARBORICULTURE\_OFFICER\_S\_COMMENTS-1338245.pdf)

#### **Archaeological Significance**

The Archaeology Report notes the potential for encountering Neolithic remains and recommends archaeological evaluations and mitigations as conditions for approval. There is a risk of damaging undiscovered archaeological assets if proper surveys and monitoring are not conducted (File: ARCHAEOLOGY\_COMMENT-1338001.pdf)



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## Flood Risk and Drainage

### Increased Flood Risk

While the site is located in flood zone 1, the Drainage Report and LLFA Comments emphasize the need for robust drainage systems to manage increased runoff and prevent flood risk. The development proposal must ensure compliance with the stringent conditions set out for managing surface and foul water drainage, including the design for a 1:100 year + 45% climate change event (Files: [CONSULTEE\\_COMMENT\\_SUBMITTED\\_ONLINE-1339859.pdf](#), [LLFA\\_COMMENTS-1340932.pdf](#)). Failure to meet these requirements could exacerbate local flooding issues.

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## Community and Social Impact

### Affordable Housing Provision

The proposed development offers only 40% affordable housing, deviating significantly from the 70% requirement under policy CP14. This shortfall undermines local housing policies and fails to adequately address the community's need for affordable housing. Furthermore, the suggested housing mix does not align with the local demand, particularly for larger family homes (File: [CONSULTEE\\_COMMENT\\_SUBMITTED\\_ONLINE-1341447.pdf](#)).

### Significant Population Increase (2011-2024)

Between 2011 and 2024, there has been a significant population increase in the area due to new developments. The impact of these developments and their effects on the community were never properly captured, as there was no full Environmental Impact Assessment (EIA). Additionally, there has been a lack of effective mechanisms to easily capture community feedback on issues related to all these developments. This oversight has led to ongoing concerns about the capacity of local infrastructure and services to support further growth.



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

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## Public Services and Infrastructure

### Impact on Public Footpaths

The Rights of Way Comments indicate that the addition of 53 dwellings will have a material impact on local public footpaths, particularly FP18 and FP19. These paths are crucial for providing safe and convenient pedestrian access to local amenities and recreational areas. The current proposal does not include adequate contributions or plans to improve the surface and maintenance of these paths, which are essential for accommodating increased foot traffic from new residents (File: ROW-1341847.pdf).

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## Health and Safety

### Fire Safety Concerns

The Fire and Rescue Service Comments highlight the need for adequate access for firefighting appliances and sufficient water supplies for firefighting. The proposed development must ensure compliance with Approved Document B5 of the Building Regulations and consider additional measures for high-reach appliances and water supply enhancements (File: HAMPSHIRE\_IOW\_FIRE\_RESCUE\_COMMENTS-1338177.pdf).

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## Contaminated Land

While the site does not lie on or near contaminated land, radon protection is necessary, and specific conditions for land contamination management must be met to ensure safety (File: CONSULTEE\_COMMENT\_SUBMITTED\_ONLINE-1339331.pdf).



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## Healthcare Infrastructure

### NHS Comments

The NHS has stated that the local GP surgeries currently have sufficient capacity to absorb the population increase from this development. However, this assessment is subject to change if other planning applications are approved, potentially necessitating a re-evaluation of healthcare infrastructure needs. It is important to ensure that healthcare services remain adequate to support the growing population (File: NHS\_COMMENTS-1339186.pdf).

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### Request for Additional Information

To ensure a comprehensive understanding of the local healthcare capacity and its ability to support the proposed development, I seek the following details specifically relevant to the locality of the proposed development:

1. **GP Surgeries Included in Assessment:** Specify which GP surgeries were included in the capacity assessment and whether other local surgeries were also considered.
2. **Historical Capacity and Trends:** Provide data on NHS primary care capacity for the years 2011, 2021, and the present, including patient list sizes and average waiting times.
3. **Current Patient Numbers:** Current number of registered patients at local healthcare providers, with comparative data for 2011 and 2021.
4. **Ambulance Services:** Current waiting times for ambulance arrival to the village and advisories regarding driving to A&E.
5. **Impact of Future and Approved Developments:** Consideration of the impact of not yet inhabited new developments and other approved planning applications.
6. **Identification and Accountability:** Specify the NHS unit or team conducting the assessment, and provide details of the individual responsible for the comment.
7. **Health Contributions:** Contributions made towards the expansion or enhancement of healthcare infrastructure from 2011 to 2021 and from 2022 to the present.
8. **Healthcare Infrastructure Projects:** Specific projects delivered from 2011 to 2021 and from 2022 to the present, including their impact on local healthcare capacity.



**9. Comparison of Population and Registered Patients:** Number of registered patients with local GPs compared to the overall population in 2011 and 2021.

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**Conclusion**

In conclusion, the proposed development at 61 Lymington Bottom Road does not meet the criteria for sustainable development as required by Paragraph 11 of the NPPF. The significant concerns regarding environmental sustainability, flood risk management, affordable housing provision, impact on public infrastructure, fire safety, and healthcare services indicate that the application does not comply with relevant planning policies and poses potential risks to the local community and environment.

Given the council's current shortfall in the five-year land supply, it is crucial to ensure that any proposed sites outside the settlement boundary and local development plan can pass the sustainability test to count toward the land supply. This development does not meet such criteria.

I urge the Council to reject this planning application unless substantial revisions are made to address these critical concerns.

Thank you for considering my objection.

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.

[MEANING OF 'WHEN ASSESSED AGAINST THE NPPF AS A WHOLE'](#)

[TILTED BALANCE](#)

[RURAL PLANNING: APPROVALS OUTSIDE LOCAL DEVELOPMENT PLANS AND SETTLEMENT BOUNDARIES](#)

[REF-198213-W7Y7 — URGENT: REGARDING THE SUBMISSION OF OBJECTIONS TO APPLICATIONS 55318/001 AND 27000/005](#)

[PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT \(NPPF PARAGRAPH 11\)](#)