



RE: Objection to Planning Application 27000/005

Dear Samantha Owen,

I am writing to extend my formal objection 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. This extension specifically addresses the procedural concerns related to the disclosure of material considerations and the critical need for an Environmental Impact Assessment (EIA) as previously recommended by Hampshire County Highways.

Procedural Concerns

Incomplete Disclosure of Material Considerations

It has come to my attention that the council has not fully disclosed all material considerations related to this planning application. According to East Hampshire District Council's guidelines, every member of the community has the right to comment on all aspects of a planning application, and these comments should be taken into consideration when recommending whether an application should be approved or denied. However, the selective disclosure of concerns limits the public's ability to make informed comments, which is a procedural oversight.

Recommendation for an Environmental Impact Assessment (EIA)

In 2013, Hampshire County Highways recommended an EIA for a similar development in Medstead due to significant impacts on the junctions of Boyneswood Road and Lymington Bottom Road with Winchester Road (A31). These junctions are critical bottlenecks, and an EIA is essential to fully understand the cumulative traffic impacts, especially given the significant population increase in Medstead from 2011 to 2021. The current application does not include an updated EIA, which is a critical omission considering the continued development and increased traffic in the area.



Impact on Traffic and Access

Lymington Bottom Road is a primary route to hospitals and other essential services. The proposed development's access plan, which leads to Lymington Bottom Road, will exacerbate existing traffic congestion and could delay emergency services, impacting the whole Medstead community. The current traffic and access plans do not adequately address these critical concerns, posing significant risks to public safety and access to essential services.

Potential Procedural Error

The failure to disclose all material considerations and the omission of a comprehensive EIA could be considered procedural errors. These errors might undermine the integrity of the planning process by not providing a complete picture of the potential impacts of the proposed development, thereby preventing fully informed public participation and decision-making.



Conclusion

In light of these concerns, it is crucial for the council to ensure that all relevant information, including the need for an EIA, is fully disclosed and addressed. Transparency is essential for maintaining public trust and ensuring that the planning process adheres to the principles of fairness and thorough evaluation of all potential impacts.

Given the council's current shortfall in the five-year land supply, it is even more critical to ensure that any proposed sites can pass the sustainability test and provide robust infrastructure solutions. This development does not meet such criteria, particularly without a comprehensive EIA to assess its full impact.

I urge the Council to reject this planning application unless substantial revisions are made to address these critical traffic and access concerns comprehensively, and a full EIA is conducted as previously recommended.

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.

References:

[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 \(NPPF PARAGRAPH 11\)](#)