



## Objection to Planning Application 55318/001

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Dear Samantha Owen,

I am writing to formally object to the outline planning application 55318/001 for the proposed development at Land west of Beechlands Road, South Medstead, Alton. My objection is based on several key points, focusing on the insufficiency of details in the *outline application*, the cumulative impact of piecemeal developments, and the precedent set by the recent appeal decision in Four Marks.

### Outline Application as a Paragraph 11 Application

The developers, through the documentation provided by Pegasus Group, are [presenting this outline application as a Paragraph 11 application](#) under the *National Planning Policy Framework (NPPF)*. *Paragraph 11* sets out the presumption in favour of sustainable development and stipulates that planning permission should be granted unless adverse impacts significantly and demonstrably outweigh the benefits. Given this context, the application should not be considered in the form of an outline planning application due to the following reasons:

### 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.



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

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### Location and Policy Considerations

- **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.
- **Inappropriate for Outline Application:** Given the location outside settlement boundaries and exclusion from the Interim Local Development Plan, applying for permission under Paragraph 11 should not be permitted via an outline application. A full planning application is necessary to adequately evaluate the sustainability and impacts of the proposal.

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### Need for Up-to-Date Information

Ensuring that consultant comments contain more detailed information is also crucial for members of the public to understand the basis for determinations, especially when their experience suggests otherwise.



## Conclusion

To strengthen my objection to the outline planning application, I emphasise that this application, presented as a Paragraph 11 application based on the Pegasus documentation, **requires the level of detail provided by a full planning application. The developers appear to be pushing for approval based on Paragraph 11, but without the necessary details to ensure compliance with sustainability requirements, this application should not proceed in its current outline form.**

I urge the planning authority to consider these points and require a full planning application that provides comprehensive details and assessments. This approach will ensure that all potential impacts are thoroughly evaluated and that the development aligns with the principles of sustainable rural growth.

Thank you for your attention to this matter. I look forward to your response.

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.