



RE: Objection to Planning Application 30800-013

Dear Summer Sharpe,

I am writing to formally object to planning application [30800/013](#) for the development of 22 dwellings with associated access, car and cycle parking, landscaping, and drainage on land at the rear of 131 Winchester Road, Four Marks, Alton. My objections are based on the following grounds:

1. Inadequate Notification and Public Consultation

According to [Article 15 of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#), local planning authorities must ensure proper notification and consultation with the public. The reliance on a portal without locality-based subscriptions does not fulfil this requirement, especially for significant developments. Many residents in the impact zone, particularly those using shared amenities such as schools, GP practices, and main roads, were not adequately informed.

2. Lack of Environmental Impact Assessment (EIA)

The cumulative impact of multiple developments leading to a 40% population increase from 2011-2021 has not been properly assessed due to the absence of an EIA. Article 15(5) mandates comprehensive publicity and environmental assessment for significant developments. EHDC's process does not have an effective mechanism to prevent segmenting developments to avoid triggering an EIA. This undermines the intent of the regulation and fails to consider the overall environmental and community impact. The adverse effects of the significant development of the area, as well as the inadequacy of the mitigation practices undertaken, have been observed by the residents. The opposition of which should be the core determinant of the status quo, in the absence of data that should have been collected and was not due to the dysfunctional planning application process.



3. Insufficient Publicity Methods

The portal's limitation in notifying based on locality does not comply with Article 15(3), which requires effective publicity methods. Significant developments necessitate more proactive notification methods, such as direct letters to affected households, to ensure all potentially impacted parties are informed and have the opportunity to participate in the consultation process.

4. Infrastructure Overload

The substantial population increase has already strained local infrastructure, including schools, GP practices, and roads. The proposed development will exacerbate these issues without adequate planning and investment in infrastructure improvements.

5. Inapplicability of Paragraph 11 and Precedent

Due to the dysfunctional process, proper monitoring of the impacts of cumulatively significant exemptions in the ward of Four Marks and Medstead was not in place. Thus, there is no sufficient data needed for proper determination of the nature and impact of these developments, compromising the assessment process. Consequently, Paragraph 11 nor the precedent format should be applicable. Furthermore, until a full EIA is conducted and a detailed inventory of the effects of insufficiently monitored developments is completed, no further permissions should be granted.



Conclusion

In light of the above concerns, I urge EHDC to reject this application until a full Environmental Impact Assessment is conducted, proper notification and consultation procedures are followed, and the cumulative impacts on local infrastructure and environment are thoroughly assessed.

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:

[FOI – REF-191888-D3L9 – POPULATION 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 \(NPPF PARAGRAPH 11\)](#)