

Planning Policy East Hampshire District Council

Penns Place

Petersfield

GU31 4EX

22nd February 2024

Dear Sir/Madam,

Reference: East Hampshire Draft Local Plan 2021-2040 - Regulation 18 Public Consultation

The EHDC Draft Local Plan is a much reduced plan when compared with previous versions.

Many existing policies relating directly to the district as a whole and its residents have been removed. It comes across very much as an off the shelf plan focused purely on development rather than considering the entire local area in which we all live. Was this due to using a consultation company rather than local personnel who know the issues within the district?

Some of the issues with the plan are:

Infrastructure Arrangements.

Policy DGC1 and Appendix H (Infrastructure) plan for how new developments must satisfy infrastructure requirements via S106 arrangements, nothing is said about how existing infrastructure will be improved.

Bramshott and Liphook Parish has a lack of GP capacity, and local schools are at capacity, it has traffic congestion, rainwater flooding, sewage overloads, power cuts, potholes and non-existent local buses, to name but a few. The Local Plan should be identifying where new or extended facilities should be and needs to allocate either new land or existing sites for intensification or expansion to meet the growth that has already taken place over the last decades.

Policy DGC1 and Appendix H do not identify infrastructure improvements that are critically needed and therefore is not fit for purpose.

Cross Boundary Duty to Cooperate

There is a comment within the Draft Local Plan with regard to "Cross Boundary Duty to Cooperate" within the appendix but regard to the Parish of Bramshott and Liphook there is no evidence of this or that any cooperation has been forthcoming

with the South Downs National Park Authority (SDNPA). Page 3 para 4.3 confirms that there has been no collaboration with the SDNPA since 2019. The village of Liphook has no opportunity to grow within the existing settlement boundary and the allocation of housing sites to the south and east of the village are unsustainable. Liphook has space to develop new affordable and open market homes, along with new infrastructure, in a sustainable location that will not be car dependent and will be able to access facilities by foot and bicycle within the SDNP. There is no evidence to suggest that the SDNP realises the unique situation that Liphook is in and I implore EHDC and SDNPA to come up with a holistic plan for development within the entire parish.

S106 and CIL payments

Every policy within the Draft Local Plan appears to make reference to S106 and CIL payments as a mechanism to improve and upgrade local infrastructure and facilities that will be affected by a new development. Historically the Parish of Bramshott and Liphook appears to receive very little of these payments for improvements, they seem to be diverted to other towns and villages. EHDC must include a policy within the Local Plan that guarantees any payments received will be sufficient to improve the infrastructure required, are always recovered from developers and are always spent within the parish where they were generated.

Liphook Village Centre congestion

Liphook village has a recognised issue within the centre of the village, the Square, as being heavily congested and daily at a virtual standstill with traffic. Hampshire County Council have advised that they will not fund any improvements will be funded, but every development proposal promises improvements to alleviate the problem. These two factors are not mutually compatible therefore no new development should take place which will generate any increase in traffic within the conservation area of the Square, no matter how small that might be.

Liphook age profile and housing stock

It is noted in the statistics provided within the Draft Local Plan show that the Parish of Bramshott and Liphook actually has more 0 – 20-year old and less 45+ year old residents than the average in the EHDC area. It also has more flats and maisonettes than bungalows and houses than the average settlement in the EHDC area. That suggests that any new development proposals within the parish should concentrate on providing more family houses and bungalows, rather than any high density blocks of apartments and flats.

Sites in Bramshott and Liphook Parish proposed for development

LIP1 – Land North of Haslemere Road, Liphook. LAA Ref: LIP-005 2.5 ha for 24 homes.

The site lies outside the settlement boundary of Liphook so is deemed to be development in the countryside therefore it is contrary to policy NBE1 “Development in the Countryside”.

The site is within the River Wey Conservation Area and it is likely to harm the setting of the Conservation Area. Development here is contrary to DLP Policies NBE2 (Biodiversity, Geodiversity and Nature Conservation) and NBE3 (Biodiversity Net Gain).

This proposal is contrary to DLP Policies NBE7 “Managing Flood Risk” as any development will lead to increased surface run off and due to the topography of the site pollution of the River Wey. The proposal highlights “significant constraints for infiltration sustainable drainage systems”. Any water that does infiltrate will immediately move downhill into the River Wey.

The allocation of the site at a density of 9.6 homes/ha appears to be a low density on paper, but because a large section of the site is unsuitable for development, the actual build density on the available land will be much higher and out of place with the general street scene of Haslemere Road. This is contrary to policy DES1 “Well-Designed Places”, policy DES2 “Responding to local Character” and Policy DES3 “Residential Density and Local Character”.

Due to its distance from facilities (Liphook Station 1.9km, Sainsburys Store 1.4km, Liphook Federation Schools 2.2km) it will be a car led development resulting in increased traffic and congestion at peak times in the Square. This makes it contrary to policy DGC2 “Sustainable Transport”.

Taking all the above into consideration, I strongly object to the current proposal to include this site for potential development. It is not a sound housing allocation and would be contrary to the National Planning Policy Framework (December 2023).

LIP2 – Land West of Headley Road, Liphook. LAA Ref: LIP-012 1.6 ha for 20 homes.

The site is outside the settlement boundary of Liphook so is deemed to be development in the countryside. As such it is contrary to policy NBE1 "Development in the Countryside" but it is however adjacent to developed land and an existing SANG and is much closer to village facilities. It is very close to Liphook Federation Schools, one of the major generators of traffic congestion within the Square at peak times so of all the sites within the Parish it is the one least likely to increase traffic in the Square.

Overall the site is a good choice for new housing but I question why the designated number of homes has been reduced by 50%? The previous Draft Local Plan allocated the site for 40 homes but this Draft Local Plan only allocates it for 20 homes, making it the lowest density of all the proposed sites in Liphook. If the site is reallocated for 40 homes it could help to reduce the density at other sites.

LIP3 – Land at Chiltley Farm, Liphook. LAA Ref: LIP-017 4.5 ha for 67 homes.

The site is an existing Poultry Farm that successfully produces 2.5 million chicks per year from around 18,000 broiler chickens. This is a much needed agricultural business producing home grown food, which has been highlighted nationally and is an important consideration in the allocation of agricultural land for development. As such development of the site would be in contrary to policy NBE13 "Protection of Natural Resources (Agricultural Land).

On page 411 the Draft Local Plan includes the notes:

"Landscape: There is potential for adverse landscape and visual impacts, although the site is well contained by mature green infrastructure and includes brownfield land (large agricultural building and related infrastructure) that would be removed by its redevelopment".

This note is factually incorrect as the site is totally agricultural land and does not comply with the Draft Plan's own definition of brownfield land in any respect, nor with the definition of Previously Developed Land in the NPPF.

The site lies outside the settlement boundary of Liphook so is deemed to be development in the countryside. As such it is contrary to policy NBE1 "Development in the Countryside".

The site is being proposed for 67 homes at a density of 14.8/ha. This is the highest density of any of the proposed Liphook sites, even though it takes access from, and is adjacent to, very low-density housing at less than 8/ha. The immediate housing area is currently identified as a "Site of Special Housing Character" and has special planning protection under the current EHDC Local Plan. Development of this site at the proposed density will be contrary to policies DES1

“Well-Designed Places”, DES2 “Responding to local Character”, DES3 “Residential Density and Local Character” and DM10 “Locally Important and Non-Designated Heritage Assets”.

The Draft Local Plan states that the site scores above average in the Local Planning Authority’s Accessibility Study but on closer inspection it actually scores 5/8, which is not above the average in any respect. Due to its distance from facilities (Liphook Federation Schools 2.6km, Bohunt School 2.0km, Village Centre 1.6km) it will be a car led development resulting in increased traffic and congestion at peak times in The Square. This will be contrary to policies DGC2 “Sustainable Transport” and DM13 “Air Quality”.

Given the number of houses proposed the site requires the provision of a SANG but will be unable to provide one on site. With no credible location nearby, the proposal will be in conflict with policies NBE2 “Biodiversity, Geodiversity and Nature Conservation” and DGC5 “Provision and Enhancement of Open Space, Sport and Recreation”.

The site suffers from extensive surface water flooding (which is shown clearly in the diagram on page 411) and any proposal will need to carefully consider the impact it has on the site, and in particular the Network Rail embankment on the northern boundary. Due to the topography of the site the only option for a SUDS is in the bottom corner adjacent to the railway embankment as water will always run downhill. Network Rail have object to the current planning application due to the location of the SUDS and the impact it could have on the railway embankment. Being unable to provide a suitable SUDS will be contrary to policy NBE7 “Managing Flood Risk”.

The site has no opportunity to connect to the existing foul sewer network other than via the already overloaded system in Ash Grove. Thames Water have acknowledged that the network is already at capacity and no additional capacity can be provided. Thames Water have put a holding objection to the current application and would enforce a Grampian Condition should any development take place. Any developer must ensure that capacity is available and fund in advance any upgrades required. Without that, the proposal will be contrary to policy NBE8 “Water Quality, Supply and Efficiency”.

EHDC makes much of wanting to hear the feedback of local residents. “Your Voice Matters”. It is worth noting that when developers submitted their most recent outline Planning Application in 2022, over 400 local residents and several statutory consultees formally objected to the development of this site. It would appear that these objections have been totally ignored.

When this site was first proposed for development in 2014, EHDC’s own Planning Officers rejected the plans for reasons that included and may be summarised as follows (reference Notice of Refusal 22789/006):

1: Severe detrimental impact on the operation and safety of the local road network,

2: Due to its position, users of the development would be unable to make use of sustainable transport opportunities.

3: The development, by virtue of the unsatisfactory pedestrian link to Chitley Lane, was not in accordance with the requirements of the NPPF.

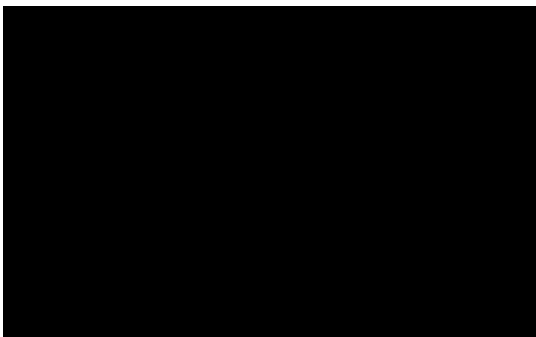
4: The Local Planning Authority did not consider that the proposal met with criteria set in Policy CP10 of the Joint Core Strategy which stated that it would only be permitted where it "met a community need or realised local community aspirations, reinforced a settlement's role and functions, cannot be accommodated within the built-up area, and has been identified in an adopted Neighbourhood Plan or has clear community support as demonstrated through a process which has been agreed by the Local Planning Authority in consultation with the Parish or Town Council".

It was also noted by the Planning Officers as being contrary to policies CP1, CP2 of the Joint Core Strategy and saved policy H14 of the East Hampshire District Local Plan: Second Review.

Since the time of that refusal nothing has changed that removes these contraventions, in fact with the recent developments that have taken place in the parish certain issues have deteriorated further. Taking the above points into consideration the proposal to include this site for development is not a sound allocation and would be contrary to the National Planning Policy Framework (December 2023).

Thank you for the opportunity to comment on the Draft Local Plan.

Yours faithfully,



Objection to local plan

[REDACTED]

Sat 02/03/2024 13:56

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

> Dear Sir or Madam,

>

> I wish to support Alton Town Council's objections to the Local Plan.

>

> My name is [REDACTED] and my address is:

> [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

■

> Regards,

>

> [REDACTED]

Sent from my iPhone

EHDC Plan Objections - RLC3 (Woodlands Avenue) Oaklands House

[Redacted]

Sun 03/03/2024 18:53

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

Cc:[Redacted]

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hi,

I am contacting you regarding the development of additional housing in the Village of Rowlands Castle. I am very concerned at how the impact this level of development will have on the village.

I do not believe that the village can sustain an increase of 10%+. The character of the village will dramatically change. The roads are very busy as they are.

It is so difficult to park in the village and having seen a number of near misses, I think is dangerous!

Our local school and doctors surgery is bursting full of children and patients and cannot cope with more. Finding a doctors appointment is hard enough as it is

Public transport is very limited with one bus, 4 times daily.

Transport serving the village, the bus service operates 4 times a day to Emsworth.

I feel that the village of Rowlands Castle is being expected to take a very unfair share of the new developments required by the EHDC plan. It currently ranks third in the potential Additional Population rankings and 4th in the Additional Dwellings per Km2: please see below

Settlement	Heirarchy	No of new Homes	Potential Population increase	Population	Area Km2	Increase by Population
Clanfield	3	180	360	1256	0.611	28.66%
Alton	1	1700	3400	17874	5.458	19.02%
Rowlands Castle	3	145	290	2972	1.317	9.76%
Whitehill & Bordon	2	667	1334	14525	4.283	9.18%
Four Marks	3	210	420	5617	3.073	7.48%
Bentworth	5	10	20	513	1.634	3.90%
Medstead	4	15	30	898	0.9738	3.34%
Liphook	2	111	222	7129	2.735	3.11%
Bentley	3	20	40	1404	0.5047	2.85%
Horndean & Love	2	350	700	34040	8.481	2.06%
Catherington	4	13	26	2849	9.229	0.91%
Holt Pound	3	19	38	-	-	-

Detailed data not available

Ranking	Settlement	Heirarchy	No of new Homes	Potential Population increase	Population	Area Km2	Additional dwellings per KM2
1	Alton	1	1700	3400	17874	5.458	311
2	Clanfield	3	180	360	1256	0.611	295
3	Whitehill & Bordon	2	667	1334	14525	4.283	156
4	Rowlands Castle	3	145	290	2972	1.317	110
5	Four Marks	3	210	420	5617	3.073	68

6	Horndean & Lovedean	2	350	700	34040	8.481	41			
7	Liphook	2	111	222	7129	2.735	41			
8	Bentley	3	20	40	1404	0.5047	40			
9	Medstead	4	15	30	898	0.9738	15			
10	Bentworth	5	10	20	513	1.634	6			
11	Catherington	4	13	26	2849	9.229	1			
	Holt Pound	3	19	38	-	-		*Detailed population data not available		

The RC003 development at Oaklands House, which is actually on Woodlands avenue will totally change the character of the existing Montague Green Development of 115 dwellings. Putting another 50 dwellings on the edge of the estate will place a huge burden on the existing Montague Green infrastructure, Montague Green is a picturesque and well-maintained estate and the negative visual impact would be substantial.

The access from Whichers Gate Road is a narrow partially blind junction, increasing the traffic by almost 50% is not viable.

The land drainage in this area is poor at best and is considered a flood risk area, many dwellings already suffer from marshy gardens. This is recognised by EHDC as a FLOOD ZONE. Turning the current pasture in a densely populated residential development will have severe consequences for the existing houses.

Adding more house will put added stress on the already poor underground pipes for waste and rain water drainage throughout the Montague estate.

This will also have a major affect on local wild life which has already been distrusted building the Montague green estate.

Soon Rowlands Castle will lose its village title and become merged with the surrounding villages and become a super town that will suffer in every part of its infrastructure.

I really do hope you will give this matter serious re consideration as it's very important.

Regards



Sent from my Galaxy

Comments on the Local Plan Consultation

Mon 04/03/2024 12:51

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I agree with the excellent document produced by Fight4FourMarks (chairman Dr Arthur Barlow) and the submission from the Medstead and Four Marks Neighbourhood Plan Steering Group and their comments to improve the Local Plan

I support in general the draft Local Plan which has a logical layout and sensible way for residents to make comments although a little tedious to manage

The total number of homes is excessive as the numbers are now "advisory" and the effect of the SDNP on land available in the district is not acknowledged by Government

The new settlement hierarchy method is an improvement but Four Marks/ South Medstead belongs in the new tier 4 not tier 3 and the sites allocated should be seriously reviewed and preferably removed. This area has been over developed with "urban style estates" and more are being processed or about to be proposed and are unsustainable and have low accessibility

The new proposed settlement boundaries would allow more unwanted and unsustainable building in the countryside

Surface water flooding is a major issue particularly along Lymington Bottom, the valley of the historic river Lym which floods with heavy rain a situation more apparent in recent years and likely to become worse with global warming. There are several developments which will increase this risk and should not be approved

"Land behind 46 Lymington Bottom" awaiting appeal decision

"Land North East of Belford House" (behind 87 Lymington Bottom) down the middle of which is the major tributary of the Lym, recently flooded. Application submitted.

"Land behind 103 Blackberry Lane" Application Submitted. On steep slope and will exacerbate flows along the tributary of the Lym

"New care home in grounds of Belford House" currently subject to public comment. The original care home was flooded in 2014 and the new large building will increase surface flooding risk

"Land behind 135 Winchester Road" known locally as "Barn Lane" application submitted. But the same situation pertains as on the adjacent recent developments with foundations affecting the drainage through the "clay Cap" on top of the chalk and causing flooding

Four Marks already has numerous sites for so called "travellers" none of whom are true gypsies and does not need or want more particularly on the Fordlands site in narrow Brislands Lane. This site has been the source of problems for the 43 years I have lived nearby and already has several buildings behind the main house

The village is relieved that Four Marks South large site is not contemplated but concerned that speculative applications by the developers of the constituent sites will be forthcoming

and would be unsustainable, needing car use on inadequate roads, and again exacerbate surface water flooding

It is concerning that the Alton Town Plan seems to favour Windmill Hill Farm site, to which not surprisingly the local residents object and access would be problematic

The best and possibly only feasible large site is Neatham Manor Farm which I am sorry to see has an organised on line protest movement and banners around Alton. This site appears to be sustainable and deliverable While it is very regrettable to have to allocate farm land in the countryside for building this site has the possibility of good access onto the A31 at the Holybourne roundabout and is sustainable due to its proximity to Alton and access by road as well as by foot and cycle using the existing footbridge and footpaths. The mainline railway station, 6 large supermarkets, schools , shops, many pubs and the sports centre and work places are in easy reach and can be car free. Provided the infrastructure is in place first and with a primary school and some shops as the first homes are built it should flourish as a community. Its proximity to the main sewage treatment works which is down hill and down wind from the site is a bonus and as mentioned in the plan the land adjacent to the works should be retained for the expansion required to deal with more housing and to prevent pollution of the upper reaches of the internationally rare 'chalk stream" the River Wey by discharges

I am puzzled as to the strong opposition as recorded in the comments on the on line Local Plan consultation as no current residents would be inconvenienced or affected during build out and green areas and the footpaths are to be preserved and hopefully enhanced. This is the best site for a large development and entirely in accordance with the tier 1 status of Alton

██████████

[REDACTED] - Local Plan

[REDACTED]

Sat 03/02/2024 12:08

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>



CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sirs,

I have tried using the online consultation process to give my comments but, despite confirming my email address several times, I keep getting a message saying I haven't given any answers. Hence, I must resort to email to give my comments:

1. Alton cannot accommodate more new housing. It has a very small high street/centre. There has been a significant amount of building in recent years which are already stretching infrastructure and services to the limit and, in some cases, beyond. We need to be thinking in terms of new towns that can be properly planned and this needs to be part of Hampshire wide thinking, not just EHDC – and, ideally, regional thinking. Keep bolting more houses on to small towns does not work.

2. The proposed Neatham Down development is particularly worrying:
 - It sets an unwelcome precedent for building on the other side of the A31 to Alton
 - Windmill Hill is a site that is to be included in the Alton Neighbourhood Plan. This makes much more sense. It is actually in Alton.
 - The development is said to be in a bowl and, therefore, somehow hidden from view. That would be true to some extent if the Eastern half of the site were not part of the plan but the Eastern half falls outside of the bowl and will be a blot on the landscape when viewed from the SDNP.

3. The Neatham development is huge. This is going to put massive pressure on the already stretched local services/ infrastructure. I think that people would be more tolerant of new developments if proper joined up thinking (involving all the relevant disciplines , not just “planning”) were applied at the planning stage to ensure that when people start moving into the development the appropriate level of services and infrastructure are in place. That does not happen currently – the houses are built and occupied and only some time after that, if at all, does anyone think about providing additional GPs, schools and infrastructure services. What that means is that residents suffer for years, or more likely decades, with inadequate services and infrastructure. This is wrong. It shouldn't be that way. So often, lip service is paid to these issues in planning. For example, for this Neatham development there is the briefest of mention of extending the Chawton Park GP surgery. That is not a practical solution to the GP requirement. The extension is needed for the current development. With this size of this development, there should be a new GP surgery within the development.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

EHDC's Draft Local Plan (Reg 18 Consultation) Neatham Down and Holt Pound

Mon 04/03/2024 15:29

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I wish to register my objection to the above for the following reasons

Too many houses, in the wrong place, with no infrastructure, and environmental destruction:

- Excessive homes proposed: +22% above EHDC's required allocation of 9,082 homes by 2040.
- 3 development sites¹ in our parish (one of over 1,00 houses) would destroy 111 hectares of greenfield/good quality agricultural land (4% of parish).
- Building on productive farmland is against the government's 'Brownfield First' policy.
- Proposals would irrevocably change the rural nature of the local area.
- Would have a negative impact on nature & biodiversity, including River Wey & chalk aquifer.
- Further sites yet to be proposed from SDNP Local Plan, but EHDC Plan proposals alone would MORE THAN DOUBLE our parish population.
- Puts unsustainable pressure on local infrastructure (roads, water supply, sewage, health care).
- Big greenfield developments are NOT what Binsted 'Parish Priorities Statement' said we want.

We are extremely concerned about Neatham Down (Site ALT-8) and urges it is withdrawn:

- A beautiful landscape - rolling hills, open fields, wildlife (bats, hares, herds of deer, and several 'Red List' bird species: e.g. skylarks, kites, buzzards.)
 - Site designated a 'Valued Landscape': large-scale development is normally not allowed.
 - Building here conflicts with Policy NBE 13 'Protection of Natural Resources' & 'Dark Skies'.
- 1 ALT8 Neatham Down, HOP1 Holt Pound and ALT7 Lynch Hill 2
(<https://binstedparishcouncil.org.uk/wp-content/uploads/2023/11/Binsted-Parish-Priorities-Statement-vFinal2023.pdf>).
- 'Strategic Site': in planning parlance this means developing a new settlement of 1,000+ homes, even in locations (countryside) where rules would normally prevent development.
 - Site promoter wants to develop 1,250 houses.
 - Site was already assessed and rejected for a smaller development of 650 houses.
 - Site is disconnected from Alton: even with A31 bridging, difficult to integrate with Alton.
 - Access constraints: walk/cycle across A31 footbridge; vehicles via Lynch Hill site.
 - High car-dependence: parts of site 30 minute walk (2km) from Alton High Street. Significant increases in traffic in our parish, Alton, key junctions and on the A31, as well as the impact during construction.
 - No transport impact/capacity work has been undertaken so far.
 - Further pressures on vital services such as GP appointments- EHDC is not responsible for, and has no direct powers to ensure that services such as this are increased to meet the increased population from the development they are proposing.
 - Not climate resilient - site is substantially affected by areas of groundwater flood risk.
 - Site only 30m from Northern Wey - development will worsen local flooding.
 - Development could 'kill' the Northern Wey chalk stream (reduce chalk aquifer recharge & increase demand for water).
 - Inadequate sewage treatment capacity: Alton STWs regularly discharge untreated sewage.
 - Poor location for affordable housing. No local services & geology means building expensive
 - Building beyond A31 creates creep into countryside & likely future fusion with Holybourne
 - 'CIL island' – A proportion of the financial contributions by developers (Community Infrastructure Levies) would normally go to the parish that the development is being built in. EHDC are proposing a

'CIL Island' where this would not automatically apply. CIL enables Binsted Parish Council to fund a wide variety of community assets and projects.

- Possible new primary school at Neatham Down – a threat to Binsted school

Yours faithfully


A solid black rectangular redaction box covering the signature area.

[REDACTED] - Draft Local Plan 2021-2040 - Settlement Policy Boundaries - Lasham

[REDACTED]

Fri 01/03/2024 12:04

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

 1 attachments (313 KB)

Lasham SPB - Royal Oak Doc 01 Mar 2024, 11.58.pdf;



CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To whom it may concern:

Having reviewed the proposed new settlement boundary for Lasham, I would ask you to consider excluding the public house, The Royal Oak, and keep it outside of the settlement boundary. I have indicated its boundary on the attached map for reference.

It is a prime large site in the centre of the village and could be sold as a potential development opportunity, rather than being maintained as a public house, which would have a considerable detrimental effect on the village and completely alter the current street scene.

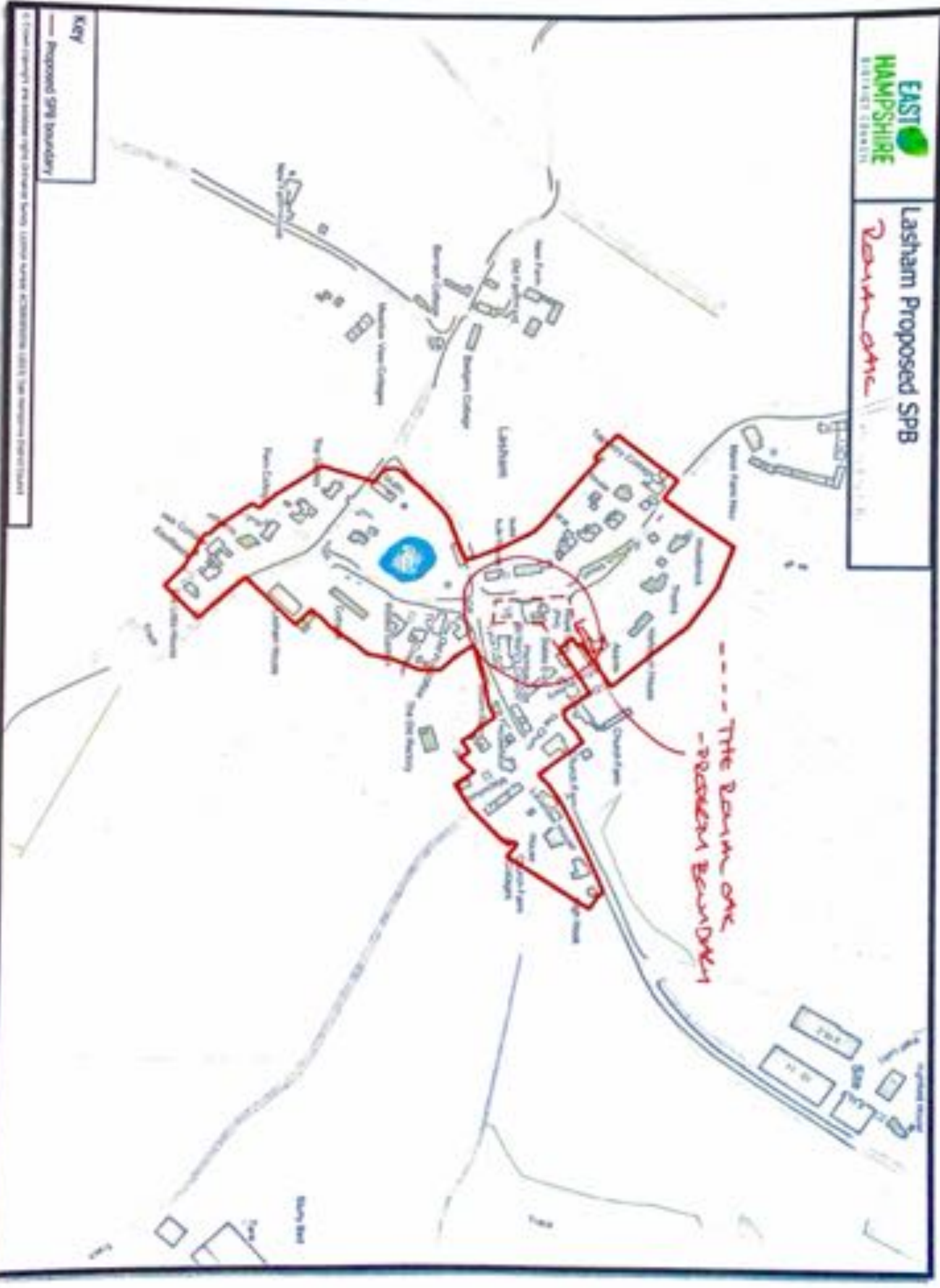
Lasham has very limited amenities and trying to keep the pub going is paramount to our social activities.

Many thanks for your consideration.

[REDACTED]

Rearm one

Key
Proposed SPB boundary



All Crown copyright and database right. Ordnance Survey 100014352. © Hampshire County Council 2015

EHDC Local housing plan 2021-2040 Objection

Wed 06/03/2024 11:11

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Good Morning,

I understand from social media and the local press that you intend submitting a further increase to housing development for Whitehill and Bordon areas running up to 2040. To this end I totally object to such a proposal.

I'm not sure if you 'ill informed, out of touch' people at the council are aware of the social and demographical problems this plan will have on the local area, as I suspect, any impact would be of no, or little importance to you.

Let me inform you that Whitehill and Bordon cannot possibly support any further increases in housing, to its already swollen population for the following reasons;

Only two GP surgeries (both full)

Only two dental practices (not currently accepting NHS)

Health hub is a long way from fruition, and again, I can see that being besotted with financial problems/funding.

Local transport continues to have its funding cut as services get reduced.

Short Hoppa busses don't work and never have done.

Local railway station Liphook is inaccessible at weekends (when people want to travel to London or further afield).

Due again to a none existent bus service.

Proposed closure of our only recycling /waste centre. (fly tipping will increase I dare say).

Bordon does not have a railway station (like nearby Alton) and there are no plans afoot for one.

One secondary school which is rapidly getting close to capacity (infants and juniors are both in a similar state).

One leisure centre is not enough now that Mill Chase sports centre and astro turf football pitches have gone.

Regeneration company continually stalling on further work on the "new town" which arouses suspicion.

An increase in population would create a more diverse multicultural town but would that include religious, cultural centres, and places of worship? If so, are you going to finance this as well?

677 new homes would see an average increase in populus of around 2000 individual new residents.

This town is already full to capacity, short on infrastructure (partly brought on by bad discission making, and financial cutbacks both locally and nationally).

This list is not exhaustive, and there are plenty of other bad reasons out there too. Please consider these, and a host of others, (which I'm sure our local councilors will point out to you), before making yet another poor discission for the people of Whitehill and Bordon.

Best regards,

██████████
Bordon resident.

[REDACTED] - East Hants draft local plan 2021-2040

Wed 06/03/2024 15:19

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sirs,

I am agreeing to the additional 667 homes to be built in Whitehill and Bordon. I disagree with any extra homes over this figure though. Bordon has no infrastructure for any extra properties. We have no regular bus services, no dentists and the 3 doctors surgeries are struggling. (One is currently rated inadequate and unsafe)

We have 2 supermarkets which will be inadequate for the population we will soon have.

The Schools, both secondary and primary are having to extend in order to fit in newcomers children. We have one leisure centre which is smaller than we previously had and no other facilities for children apart from Hogmoor enclosure. The extra building is far more suited to Alton which has a large amount of shops, numerous Doctor and dentists facilities and large supermarkets. They also have a hospital for outpatient appointments, scans and X-rays. The addition of a railway station, numerous primary and secondary schools and a further education college plus road links to Basingstoke and a leisure centre including soft play. The above are needed for a larger population. Bordon has none of most of the above and cannot cope with additional homes.

Re Neatham Down Development

[REDACTED]
Sat 02/03/2024 12:39

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sirs

I am writing to object to this proposed development.

My family and I farm the [REDACTED] and surrounding land from opposite [REDACTED] on the A 31 down by [REDACTED]. We farm Beef cattle and Sheep organically and have done for 25 years. Our Farm is designated as a Conservation Area .

My wife and I live at [REDACTED] and therefore are very familiar with the water quality and flows in the Chalk stream the Northern Wey and of course the biodiversity of the whole area.

I am concerned at the damage to the water quality and the worsening floods that may result from this large development only yards from the River Wey. The quality of the fly life on the river is already ,I am advised only 10 per cent of the equivalent on the Southern Wey which is already very concerning and this development is going to put further stress on this .I need to understand how the Sewage Treatment Capacity can be sufficient for this development not to further damage the Chalk Stream's biodiversity and fly life.

It is forecast that with the changing Climate that storms will be fiercer and more frequent and therefore the risk of flooding will increase.The scale of this development would only compound this Risk.

The proposed development is being proposed in an area of productive farmland against the Government's Brownfield First Policy.

I would be grateful if these issues be addressed in considering this proposed development as I am very concerned that these issues will damage the area and the Chalk Aquifer on which we depend for our water supply [REDACTED].

I would be pleased if you acknowledged my objection

Yours sincerely

[REDACTED]

Sent from my iPad

Alton Town Councils objections.

[REDACTED]

Thu 29/02/2024 17:03

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To whom it may concern,

My husband and I strongly object to planned housing at Neatham Down and to The South Town plan at Borovere Farm/Windmill Hill.

Alton cannot cope with the suggested housing and loose wonderful open space farmland.

This cannot be allowed to happen.

[REDACTED]

Alton.

[Sent from Sky Yahoo Mail for iPhone](#)

[REDACTED] - EHDC Plan Objections - RLC3 (Woodlands Avenue) Oaklands House

Sun 03/03/2024 11:13

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

Cc [REDACTED]

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

EHDC Plan Objections - RLC3 (Woodlands Avenue) Oaklands House

Good afternoon,

I am contacting you regarding the development of additional housing in the Village of Rowlands Castle. I am very concerned at how the impact this level of development will have on the village.

I do not believe that the village can sustain an increase of 10%+. The character of the village will dramatically change. The roads are very busy as they are.

It is so difficult to park in the village and having seen a number of near misses, I think is dangerous!

Our local school and doctors surgery is bursting full of children and patients and cannot cope with more. Finding a doctors appointment is hard enough as it is

Public transport is very limited with one bus, 4 times daily.

Transport serving the village, the bus service operates 4 times a day to Emsworth.

I feel that the village of Rowlands Castle is being expected to take a very unfair share of the new developments required by the EHDC plan. It currently ranks third in the potential Additional Population rankings and 4th in the Additional Dwellings per Km2: please see below

Settlement	Heirarchy	No of new Homes	Potential Population increase	Population	Area Km2	Increase by Population			
Clanfield	3	180	360	1256	0.611	28.66%			
Alton	1	1700	3400	17874	5.458	19.02%			
Rowlands Castle	3	145	290	2972	1.317	9.76%			
Whitehill & Bordon	2	667	1334	14525	4.283	9.18%			
Four Marks	3	210	420	5617	3.073	7.48%			
Bentworth	5	10	20	513	1.634	3.90%			
Medstead	4	15	30	898	0.9738	3.34%			
Liphook	2	111	222	7129	2.735	3.11%			
Bentley	3	20	40	1404	0.5047	2.85%			
Horndean & Lovat	2	350	700	34040	8.481	2.06%			
Catherington	4	13	26	2849	9.229	0.91%			
Holt Pound	3	19	38	-	-		Detailed data not available		

Ranking	Settlement	Heirarchy	No of new Homes	Potential Population increase	Population	Area Km2	Additional dwellings per KM2			
1	Alton	1	1700	3400	17874	5.458	311			
2	Clanfield	3	180	360	1256	0.611	295			
3	Whitehill & Bordon	2	667	1334	14525	4.283	156			

4	Rowlands Castle	3	145	290	2972	1.317	110			
5	Four Marks	3	210	420	5617	3.073	68			
6	Horndean & Lovedean	2	350	700	34040	8.481	41			
7	Liphook	2	111	222	7129	2.735	41			
8	Bentley	3	20	40	1404	0.5047	40			
9	Medstead	4	15	30	898	0.9738	15			
10	Bentworth	5	10	20	513	1.634	6			
11	Catherington	4	13	26	2849	9.229	1			
	Holt Pound	3	19	38	-	-				*Detailed population data not available

The RC003 development at Oaklands House, which is actually on Woodlands Close will totally change the character of the existing Montague Green Development of 115 dwellings. Putting another 50 dwellings on the edge of the estate will place a huge burden on the existing Montague Green infrastructure, Montague Green is a picturesque and well-maintained estate and the negative visual impact would be substantial. The access from Whichers Gate Road is a narrow partially blind junction, increasing the traffic by almost 50% is not viable.

The land drainage in this area is poor at best and is considered a flood risk area, many dwellings already suffer from marshy gardens. This is recognised by EHDC as a FLOOD ZONE. Turning the current pasture in a densely populated residential development will have severe consequences for the existing houses. Picture below shows [redacted] on the montague green estate which is almost always flooded.



I really do hope you will give this matter serious re consideration as it's very important.

Regards

Local Plan

[REDACTED]

Sat 02/03/2024 12:26

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I am writing to register my objection to the amount of housing allocated under Tier 1 Alton. This allocation is unfair for our small market town just because we are outside of the South Downs National Park.

The Neatham Down site is not a sustainable site. It will be a car-dependant community and will add to the existing traffic problems around Alton and Holybourne.

We need to retain valuable agriculture land to encourage more home grown products to feed our country instead of costly imports which harms the environment.

Alton is a small rural town and Holybourne a small historic village and cannot take more large development and the problems that creates. The infrastructure of Alton and Holybourne cannot sustain major development on this scale.

[REDACTED]

Holybourne Resident

Sent from my iPad

From: [REDACTED]
Sent: Wednesday, January 31, 2024 5:46 PM
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Fwd: EHDC Local Plan

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Apologies [REDACTED]

It should state at the bottom - outside of the SDNP.

Kind regards,

[REDACTED]
Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 31 January 2024 at 17:40:52 GMT
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: EHDC Local Plan

Hi [REDACTED]

There aren't many opportunities to give really positive feedback these days - but here goes.

The positive feedback is however for HCC and its survey/questionnaire on the closure of Waste Recycling Centres.

Whilst we, the general public, work our way through giving our feedback on these Waste Recycling closure proposals, we can also click a link to the section we need to refer to in order to make our comments. It helps us to keep track of what information we need to refer to and helps us to answer the question - to keep our answers more pertinent and relevant.

That, as far as I can ascertain, doesn't seem to be an option for us, the general public, when we attempt to complete feedback on the East Hampshire Local Plan.

Your survey/feedback/questionnaire is extremely complicated, long winded (68 sections)

<image003.png>
and difficult to follow.

For example, having just looked at Section 3 (Managing Future Developments) no where does it have No3 on the menu for that section - so if you forget the title of the section you've just been reading it's so difficult to find that section you need to refer to again (as no quick link to click on for reference)

<image004.png>
<image005.jpg>

I do understand that each person may opt not to comment on all 68 sections your survey refers to, but goodness, it would be good to make life a little easier for us to negotiate our way around, through your survey questions.

I'm sure many people will struggle to give EHDC the feedback you desire on the East Hampshire Local Plan and you really need to work harder to make this easier for the general public. Worryingly, I believe those poorer, more basically educated people from the more deprived areas of East Hampshire will not stand a chance of giving their feedback because it's really much too convoluted to follow. Even those who are more capable are likely just to give up giving feedback in its present design and format!

Can whoever is responsible for this Local Plan survey in EHDC speak with the company overseeing your Local Plan survey/feedback requests to make it more clear and easier to follow?

Or, the more sceptical in our area might think you want as little feedback as possible so it looks as if there's no interest in what's happening to our towns and villages outside of the Local Plan.

I look forward to hearing from you.

Kind regards,



Sent from my iPad

EHDC LOCAL PLAN

Wed 06/03/2024 07:40

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sirs,

Thank you for extending the consultation period so that I have time to make a longer response.

Firstly some comments on the consultation process:

- The consultation period is too short - people need time to spread the news and react, including getting together in community groups. I think a minimum of 8 weeks would be appropriate.
- There should be more 'live' consultation events. Having only one in each area means that prior arrangements make it easier for people to miss. There should be two in each area; one of them on a weekday evening.
- The Local Plan consultation needs to be publicised more widely - leaflet drop through the post?
- Friends reported problems with being shut out of Commonplace
- Most importantly - when I got to the point where Site Allocations are set out, under the table of allocations to each settlement, I could only select a grumpy face. **On one of the most important items in the whole plan there is no space to write any comments.** That's quite a good way of making sure that you don't receive many comments, of course, but the response that you get here won't be representative of local opinions. The comments on the allocation number will be spread through the comments on other sections. I hope these are recorded thoroughly.

General Response

- I wholeheartedly endorse the response prepared by that has been submitted by Alton Town Council

Specific Responses

- Wherever they might be located in and around Alton, 1700 new houses would have have a hugely negative impact on the town - traffic, pressure on already overstretched resources and the environemnt, and on quality of life. Infrastructure is already struggling to cope with the fairly rapid development of the last 10 years. This level of development is disproportionate
- A strategic site such as Neatham Down would require all the associated CIL and 106 monies for its own developemnt leaving nothing to expand the facilities in the town on which it would depend.
- The allocation of 1700 houses to Alton is unfair, and it is wrong. The four settlements of Alton, Whitehill/Bordon, Horndean and Liphook have to take the bulk of new housing

development in East Hampshire outside the National Park. In earlier proposals as the Local Plan emerged, all four were put in the same 'tier' and the housing allocation would have been spread accordingly. Now, in the current Local Plan, Alton is the only settlement in Tier 1 and the others have all been put in Tier 2. This results in 1,700 houses allocated to Alton compared with 1,098 spread across the other three. There is no justification for this unfair allocation. This is particularly strange when considering Whitehill/Bordon where there has been enormous investment in infrastructure in recent years. It seems to me that the numbers are being distorted to allow EHDC to identify Neatham Down as a strategic development site and take pressure off the rest of the District. One can only assume that this policy has arisen because Alton is under-represented at EHDC in Cabinet and on the key committees.

- Insufficient attention has been given to brownfield site development
- The Neatham Down site will not be a sustainable development. It will be a car-dependent community adding greatly to the existing traffic problems of our town. The increased need for car parking will restrict the amount of brownfield development that can be achieved in the town and the proposal is in conflict with many other environmental and travel policies and the vision contained elsewhere in the Local Plan and also required by national planning guidelines.

The Local Plan has much to commend it in its professed policies and objectives but it trips itself up almost immediately by being unfair to residents and by proposals that are not in compliance with those policies and objectives. It should be reconsidered.

Best regards,

██████████

Alton Resident

[REDACTED] - East Hampshire District Council Draft Local Plan - Objection

Mon 04/03/2024 19:25

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

East Hampshire District Council Draft Local Plan - Objection

I wish to support Alton Town Council's objections to EHDC's Draft Local Plan

Yours sincerely

[REDACTED]
Holybourne Resident

Sent from my iPhone

Overdevelopment in Alton

[REDACTED]

Wed 28/02/2024 13:04

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I wish to object in the strongest possible terms to Alton being earmarked for further development. It is already hugely overdeveloped and it doesn't have the infrastructure to support this. It needs to be removed from Tier One and I support the District Council's objections to the Local Plan.

[REDACTED]

[REDACTED]

Alton

Sent from my iPad

Site 1 "CFD1 Land at Clanfield County Farm"

Sun 03/03/2024 20:44

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

RE: The proposed building plans for the above mentioned site, I wish to state my comments and disapproval.

A. Local Gap - South Lane Meadow: This land was bequeathed by the owner **"for the people of Clanfield for the use of the people of Clanfield"**, not for building purposes.

Who decided the land belongs to them and they can sell for profit?

B. Site 1: 100 Houses to be built on this plot: I believe this field is 'working farmland' and should be kept to produce food for the vital food chain.

C. The whole area if built on will cause strain on local facilities which are already inadequate for the current population.

1) We already have problems trying to access a doctor and the local surgery is totally insufficient to accommodate further local population numbers.

2) Likewise for local dental services.

3) The local schools cannot accommodate an increase in numbers.

4) Clanfield village shopping facilities inadequate for growth.

5) Shortage of parking facilities in village for even current villagers.

6) Bus services for this area are already inadequate, no bus service on Sundays and end very early in the evening.

7) Isolation (causing mental health problems) for future residents in this area.

8) Lack of local employment for people.

9) I believe 'luxury homes' will be built in keeping with the area, not building "starter homes" and truly "affordable" homes for people as simply they will not be able to afford to live in this area.

10) Loss of village status and country life.

11) **Most importantly**, infrastructure especially the drains and the current roads system cannot accommodate further development.

12) The East Hants Council have stated they would prefer future development to be on the east side (along the Havant Road near the current inter-junction).

Site 2 "CFD2 Land at Drift Road"

Sun 03/03/2024 21:59

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

RE: The proposed building plans for the above mentioned site, I wish to state my comments and disapproval.

- A. Drift Road/ White Dirt Lane area: This land is 'working farmland' and should NOT be built on as it is producing necessary grain (especially with the Ukraine crisis we need every square meter) and should be kept to produce food for the vital food chain.
- B. Site 2: 80 Houses being built on this plot: This is just the beginning, but you don't state how many more you plan to build on this land known as "The Gap".
- C. We were promised by the Council that they **would keep "The Gap"** to keep the individual villages of Catherington, Clanfield and Horndean.
- D. The whole area if built on will cause strain on local facilities which are already inadequate for the current population.

- 1) We already have problems trying to access a doctor and the local surgery is totally insufficient to accommodate a further increase in local population numbers.
- 2) Likewise for local dental services.
- 3) The local schools cannot accommodate an increase in numbers.
- 4) Local village shopping facilities inadequate for growth.
- 5) Shortage of parking facilities in village for growth.
- 6) Lack of local employment for people.
- 7) Loss of village status and country life.
- 8) Condition of Drift Road cannot sustain even current traffic usage.
- 9) White Dirt Lane (hill) is unsuitable (too narrow) for current usage and therefore totally inadequate for further building development, especially on the scale to build on land of the large and small farm fields.
- 10) The land in the small field on the corner of White Dirt Lane and White Dirt Lane (hill) is bog land.
- 11) Plans to have only one entrance into the small field (opposite Francis Road) for a new build is totally unsatisfactory for emergency services.
- 12) The Air Ambulance services often use that field for landing in emergencies when necessary.
- 13) Peoples health will be put at risk building virtually under the high voltage pylons.
- 14) The infrastructure, drains and water facilities, are unsuitable to undertake further buildings. I myself recently reported a severe water leak spewing out in White Dirt Lane and I believe there has been another occasion since then.
- 15) The roads infrastructure is unsuitable to accommodate further building plans and additional traffic will impact on Horndean village (Portsmouth Road/Havant Road) causing congestion.
- 16) Additional traffic will cause additional Danger to public/pedestrians.
- 17) I believe 'luxury homes' will be built in keeping with the area, not building "starter homes" and truly "affordable" homes for people, as they will simply not be able to afford to live in this area. Causing the village to be a possible 'London Over Spill' area for London based workers thus causing future property price problems for local people.

18) The East Hants Council have stated they would prefer future development to be on the east side (along the Havant Road near the current inter-junction).



EHDC local plan objection

[REDACTED]

Sun 03/03/2024 09:45

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

As residents of Holybourne we wish to register our support to the Alton Town Council objections to the unacceptable increases in housing planned for Alton.

[REDACTED]

[REDACTED]

I support Alton Town Council's objections to the Draft Local Plan

[REDACTED]
Fri 08/03/2024 15:35

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hi

I wish to support Alton Town Council's objections to the Draft Local Plan.

Kind regards

Edward Robert Ilsley

Response to Local Plan

[REDACTED]
Wed 28/02/2024 18:03

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I am writing in response to the Local Plan 2021 – 2040, specifically Part D, Development Management Policies and Site Allocations. I believe that there have been moves, apparently unsuccessful, to adjust the number of new homes stipulated in East Hampshire to acknowledge that most of its area is accounted for by the National Park. Looking at the map on Page 8 of your 'made easy' consultation document, it is quite staggering to see what little land is outside the Park and therefore must take the new housing. I understand that there is very little housing provision proposed within the Park boundaries.

Since I moved to Alton in 2016, quite a number of new estates have sprung up on the outskirts of the town, one estate actually beside me, and two retirement complexes with another on the way. We also have the very large estate now being built by Cala Homes on the brewery site, which I do consider a very good use of a brownfield site.

In the light of the extent of all this new housing in only eight years, I find it astonishing that Alton alone is designated as a Tier 1 area and along with four nearby villages selected to receive 1309 new homes. The two other areas get off much more lightly with around half and less than half that number respectively.

All this, with no extra health or education provision. How is the infrastructure to cope with an influx of so many people? My considered opinion is that Alton should not have to bear the brunt of yet more new housing and it should be shared more equitably with the North East and South areas of East Hampshire.

If the numbers have to remain as outlined for the Alton area, I would reluctantly say that the Neatham Manor Farm site is the least worst option – rather than any further development in Alton itself (such as fields around Windmill Hill – not mentioned in the Local Plan, I know, but apparently might be mooted in the Neighbourhood Plan). Further such development in Alton would be in danger of creeping even further up the hills surrounding Alton and would destroy its character.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Local Plan Consultation - Regulation 18 March 2024

Here is my personal feedback.

How did you hear about this consultation?

- Council correspondence

Any other comments about this consultation?

I was very pleased that your team came to Four Marks. However, I was disappointed that your banner about the climate emergency didn't mention anything about trying to reduce CO2 emissions from transport which contributes 43% of the total. Siting yet more houses in FM&M, where there are limited facilities just increases this number as we all use our cars to get to the nearest centre (Alton) where many more facilities are available.

Chapter 2 Objectives - How do you feel about these objectives?

Neutral

Chapter 2 Objectives - What are your comments on the Objectives?

I don't feel some of these objectives can be achieved. e.g. How can building over swathes of green fields "protect, conserve and enhance wildlife habitats to achieve an overall increase in local biodiversity?" or how can you get people to reduce their reliance on a private car, when you are proposing hundreds of new houses in villages with limited facilities, e.g. Medstead and Four Marks?

Chapter 3 Managing Future Development - How do you feel about this chapter?

Dissatisfied

Policy S1 Spatial Strategy - What are your comments on this policy?

Although the basic strategy sounds sensible, to site the largest number of houses in the most sustainable locations that have the most facilities, i.e. Tier 1 and Tier 2, I would say that the overall number of houses being proposed, (minimum 9,082) is too high as 3,000+ are over and above the projected local need (calculated from the historical household growth figures for the district). Additionally, the housing numbers being handed down from government are now only ADVISORY not compulsory, so EHDC should use this change to reduce the numbers, which would take better account of the fact that 57% of the district is covered by the SDNP, with all its building constraints. They take 17% of the burden but have 57% of the land area which results in thousands of houses being built on green fields just outside the Park.

Policy S2 Settlement Hierarchy - What are your comments on this policy?

The methodology for determining the Settlement Hierarchy is now much more detailed and appropriate (see the Ridge Report) that what was used at "Issues and Priorities" consultation last year. However, I don't quite understand why Whitehill and Bordon is not in Tier 1 with Alton. I always believed that it was to be a new green/eco town, much of it built on brownfield land (ex army) and with a new town centre approved. Additionally, it's population of 17,600 is not very far off Alton's. Furthermore, Holt Pound and Bentley seem a little high in the hierarchy, but as both are allocated very few new dwellings then I would argue this is acceptable as I'm sure there is some local need for a few houses in these locations. I believe that Four Marks/Medstead has been allocated too many houses. Both these villages have had an enormous number of dwellings built in the last 10 years and as the Ridge score shows, their accessibility is poor and facilities are limited in relation to the size of the population. I also disagree with them being pushed up a tier because of this relatively large population. As stated, their facilities are limited and everyone drives to Alton 7km away to access a wider array of offerings, indicating that these two villages are not particularly sustainable.

Facilities in Four Marks/'South Medstead' versus Alresford.

The population of the two settlements is fairly similar and although Alresford is not in EH District, The Ridge Report now considers facilities that are used by residents that are fairly local but which are not actually in the district.

Population of Four Marks/'South Medstead' = 5,600

Population of Alresford = 5,339

As you can see from the data below, apart from convenience stores, Four Marks/'South Medstead' has significantly less facilities than Alresford even though their populations are similar, which just supports the argument that because of the limited facilities, residents simply get in their cars and drive to either Alton/Alresford or further afield, depending on what they require. I believe that this proves that these two villages then could hardly be considered sustainable and shouldn't be allocated over 200+ more houses (there's already 59 with planning approval here).

Alresford Facilities vs Four Marks/'South Medstead' facilities

Population of Alresford 5,339

Population of Four Marks/'South Medstead' 5,600

Convenience Stores

Four Marks/'South Medstead'	Alresford
Tesco Metro	Tesco Metro
Co-op	Co-op
M&S food (at the garage)	
Total = 3	Total = 2

Comparison Stores (including non-retail e.g. hairdressers)

Four Marks/'South Medstead'	Alresford
Clementine's fruit/veg	Ragamuffin Childrens clothes
Read's Butcher	D. Barker & Son - Jewellers
Cato computer repairs	Design Realities – interior design
Rivers Hardware	The Naked Grape Off-licence
Firework shop	Sole Butchers
Antique shop	Lawrence Oxley - bookshop
Loaf Bakery	Turkish barber
Willow & Sage Florist	Alresford Pet Co.
Charity shop	House of Gallet – Vintage designer clothing
Arrows Off -licence	Fowler and Smith - Antiques
The Naked Grape Off-licence	Eddolls - carpets
FM Pharmacy	Pretty Woman – beauty salon
Matheson Optometrist	Billy Goat – childrens footwear
Alton Sports	Hair Art – hair salon
Faded Skulls - barber	Interior Style – interior design
First Impression Hair/beauty	Rawlings - Optician
	Matheson Optometrist
	Hellards Estate Agent
	Charters Estate Agent
	Prado Estate Agent
	Moda Rosa - clothing
	Roxtons - clothing
	LA J Beauty
	Louisa Slade - jewellery
	Mange 2
	Alresford Hearing Studio
	Hetra
	Daisies/ Just Because – womens accessories
	Delilah boutique
	New Era Travel
	Mane Dealer
	Alresford Haircare
	Susie Watson designs
	Loaf
	The Alresford Gift Shop
	Deli- Kitchen & Veg
	Six West
	Alresford Linen Co
	Wessex Pharmacy
	D&G Hardware
	The Oakmoor Hare – restored furniture

	Ellie & Bea boutique
Total = 15 (+1 Pharmacy)	Total = 41 (+1 Pharmacy)

Pubs

Four Marks/'South Medstead'	Alresford
None	The Swan
	The Bell Inn
	The Globe
	The Horse & Groom
Total = NONE	Total = 4

Café/Restaurants

Four Marks/'South Medstead'	Alresford
Nosh	Shapla
Saffron	Tiffin Tea room
	Coffee No1
	Caricoli
	The Courtyard Tea room
	La Piccola
	The Town House
	Pulpo Negro
	Alresford Station cafe
Total = 2	Total = 9

Takeaways

Four Marks/'South Medstead'	Alresford
Tall Ships fish & chips	Sarah's sandwich shop
Chinese Takeaway	Hobby Horse - Chinese
	Fish and Chips
Total = 2	Total = 3

Banks/Building Societies

Four Marks/'South Medstead'	Alresford
None	Nationwide

Total = NONE	Total = 1

From East Hampshire Retail and Main Town Centre Uses Study Update Final Report (July 2023) found the following for Four Marks:

Convenience Goods turnover 2023 (£ Millions) for Four Marks = 6.12

From Winchester District, Retail, Leisure and Town Centre Uses Study 2020:

Convenience goods turnover (as predicted 2029 (£ Millions) for Alresford) = 13.9

Additionally, Alresford has a Secondary School, a library and a Fire Station.

Conclusions

If we consider that Alresford has a good level of facilities, then it can be seen that Four Marks/'South Medstead' only has a limited number/amount of facilities, even though the populations of both settlements are fairly similar. This dearth of facilities is the reason that the majority of residents in Four Marks/'South Medstead' drive to other centres.

By comparing the results in the table below, Four Marks/'South Medstead' has all shortfalls except for convenience stores, where Alresford has 1 less.

Facility	Actual No. in Alresford	Actual No. in FM/SM	Shortfall in facilities in FM/SM (as a number in red)	Shortfall in facilities in FM/SM (as a % in red)
Convenience	2	3	+1	+50%
Comparison Stores	42	16	26	62%
Café/restaurants	9	2	7	78%
Takeaways	3	2	1	33%
Pubs	4	0	4	100%
Banks/Building Societies	1	0	1	100%

Chapter 3 Managing Future Development - Please provide any further comments on this chapter

I understand that there is not very much brownfield land in EH, but what there is should be used first. However, there is very little mention of it in the plan as far as I can see. Gove's latest edict (13 Feb 2024), wants brownfield to be prioritised (particularly in cities), but elsewhere too. In response Rishi Sunak said, "we pledged to build the right homes in the right places - protecting our precious countryside and building more in urban areas

where demand is highest." But in EH, this is practically all we do - build in the countryside over more and more green fields, devastating wildlife and losing yet more agricultural land that we should be using to grow our own food. Madness.

Policy CLIM1 Tackling the Climate Emergency - What are your comments on this policy?

The policy's aims are laudable, however there is danger that the additional requirements for new buildings to help mitigate climate change will put up the cost for developers, who may then in turn look to reduce the number of "affordable" houses that they offer on a development as they will still want to make their huge profits! See recent research by Brunel University regarding profits.

Policy CLIM2 Net-Zero Carbon Development: Operational Emissions - What are your comments on this policy?

The use of an energy hierarchy and the requirements around the production of a Sustainability Statement are welcomed, however, there is a "get-out" clause for developers, which I'm sure will be utilised as some of these measures will no doubt affect their profit margin - see comments under CLIM1.

Policy CLIM3 Net-Zero Carbon Development: Embodied Emissions - What are your comments on this policy?

I like the ideas behind trying to renovate buildings instead of demolishing them, however, thoughts about viability come to mind again.

Policy CLIM4 Renewable and Low Carbon Energy - What are your comments on this policy?

Again, a laudable idea, however I would not want to see banks of wind turbines blighting the EH countryside. The use of heat pumps is fine in new, well insulated properties, but not good for much of the existing stock of dwellings. The other concern I have is that due to the drive to get away from fossil fuels then I suspect that there will be a huge increase in electricity requirements over the coming years and if the majority of this electricity generation is going to come from solar and wind, then unless the technology for efficient battery storage is improved then I can see the lights going out, particularly when everyone plugs in their electric vehicles and switches on the heating in the millions of new houses that are planned to be built by 2050!

Policy CLIM5 Climate Resilience - What are your comments on this policy?

It is good that that the plan considers, for example, the location of development with respect to the effects we see due to the changing climate. Surface water flooding is becoming more and more of an issue in Four Marks and Medstead and as additional housing is proposed then I see this only getting worse. Sadly, each new planning application says that they will retain and dispose of all surface water on the site, but

invariably after the estates are built then surface water flooding is seen, often on local roads or in residents' gardens.

Chapter 4 Responding to the Climate Emergency - Please provide any further comments on this chapter

I like that measures have been included with the CLIM policies in order to assess how the policies are working. However, the statement around providing residents space to grow some of their own food and support local wildlife is a bit of a joke. Have you seen the size of the plots that most of these new dwellings sit on - tiny or non-existent front gardens, dominated by parked vehicles and small back gardens surrounded by 6 foot high closed panel fencing. Not very conducive to any sort of wildlife I would suggest.

Chapter 5 Safeguarding our Natural and Built Environment - How do you feel about this chapter?

Neutral

Policy NBE1 Development in the Countryside - What are your comments on this policy?

I am in total agreement with this policy - development in the countryside (i.e. outside settlement policy boundaries, SPB), should be discouraged wherever possible. Once the countryside is built on, it's generally gone forever. However, we see time and time again, developers getting plans approved for housing if the site is adjacent to the SPB - which is by definition "in the countryside". In this way, over time, field after field is slowly built over, one slice at a time. Therefore, I believe that this policy is not secure.

Policy NBE2 Biodiversity, Geodiversity and Nature Conservation - What are your comments on this policy?

I totally agree that we must protect international, national and locally designated wildlife sites that meet designated sites criteria. However, I have no confidence that according to part e. "development will contribute to the protection, restoration and enhancement of existing wildlife habitats, the creation of new wildlife habitats and the maintenance of existing and the creation of new habitat linkages between sites and ecological features which thereby create and enhance local ecological networks." Again, in Medstead we have had a recent example where an original area which was specifically used as a linkage/oasis route for wildlife following a new housing estate being built, was then given approval for yet more houses thus destroying this wildlife corridor/oasis. I can see this happening again and again with speculative applications.

Policy NBE3 Biodiversity Net Gain - What are your comments on this policy?

I believe that this requirement for 10% biodiversity net gain is just a joke. How can planting a few trees and wildflowers and putting up some bird and bat boxes secure a 10% BNG, when a field becomes a high-density housing estate. Where does all the current wildlife go? On a proposed housing allocation site near where I live in Medstead, we

regularly see deer, hares, badgers and overhead, red kites, buzzards, owls, bats all using the field for foraging. No account is taken in their calculations of the creatures that get displaced. Furthermore, in my experience, wildlife tends to be shy and skittish, therefore I doubt they will be living in anybody's back garden or using the "retained hedgerows" when cars and pedestrians are in more or less constant attendance during the day and evening.

Policy NBE7 Managing Flood Risk - What are your comments on this policy?

Surface water flooding is a big issue around Medstead and Four Marks and it is getting worse every year. You have policies to encourage walking and cycling, however there are areas in our two villages where the pavements are totally covered in water and are impassable. The make-up of the land around here is a clay cap over chalk and in many places SuDS are not appropriate and neither are deep boreholes due to the likelihood of contamination of the principal aquifer below. I believe that building over yet more green fields in the two villages will exacerbate these issues.

Policy NBE8 Water Quality, Supply and Efficiency - What are your comments on this policy?

This policy is again laudable as it attempts to minimise water usage per household, greater than the "optional requirements" set out in the current Building Regulations. This is particularly important as the district falls within the classification identified as an "area of serious water stress"

Policy NBE9 Water Quality Impact on the Solent International Sites - What are your comments on this policy?

This is an important consideration around Medstead and Four Marks. In fact, 2 of the large allocated housing sites (for 100 and 90 dwellings) contain some land that is within this catchment and must be adequately dealt with to ensure nutrient neutrality. I completely disagree with the option of "buying" off-site credits to mitigate the harm. This is similar to buying carbon credits, which we all know is open to abuse and so shouldn't be used here for such sensitive areas. Additionally, mitigation doesn't improve situations it just attempts to minimise the harm. We should be more progressive and focus on improving these highly valuable water assets.

Policy NBE10 Landscape - What are your comments on this policy?

Although this policy says we should conserve and wherever possible enhance the special characteristics, value, features and visual amenity of the LP area's landscapes, which is commendable, I can give you multiple examples where house building in our villages has done the exact opposite.

Policy NBE11 Gaps Between Settlements - What are your comments on this policy?

This policy is welcomed but needs to be adhered to.

Policy NBE12 Green and Blue Infrastructure - What are your comments on this policy?

I like the idea of a new strategic semi-natural green space in the north of the district and look forward to hearing more. I also welcome the part of the policy that says that new green infrastructure in new developments should have funding for its future maintenance and management long term. So often you see puny little trees on new housing estates which have not flourished as they have not been cared for. I have photographic evidence of this.

Policy NBE13 Protection of Natural Resources - What are your comments on this policy?

I believe strongly that natural resources are finite and the strongest protection possible should be enforced.

Policy NBE14 Historic Environment - What are your comments on this policy?

Sites of archaeological interest should be better protected. Often these aren't discovered until development has started and then potentially they could be lost. The archaeologist reviewing one of the allocated housing sites in Medstead stated the "The site clearly has an archaeological potential for neolithic remains, which could represent archaeologically significant features and material."

Chapter 5 Safeguarding our Natural and Built Environment - Please provide any further comments on this chapter

Overall, building large urban style housing estates which are not in keeping with the densities of the original local housing in our villages, on field after field does not in my opinion safeguard the natural environment. Rishi Sunak's statement on 13th Feb 2024, said that we should "protecting our precious countryside". However, it's this same government who imposes these very high levels of house building on rural districts like EH. So, who wins, certainly not the countryside.

Policy DES1 Well-Designed Places - What are your comments on this policy?

Again, this policy says all the right things. However, why do all these large (greater than about 50) new housing estates all look alike. You could be on the outskirts of Basingstoke as opposed to in one of our EH villages. There's cars parked everywhere, they have tiny front gardens and very little in the way of statement tree planting to soften the stark build form.

Policy DES2 Responding to Local Character - What are your comments on this policy?

The aspirations of this policy are again well intentioned. Let's hope that the house building of the future reflect some of these characteristics as certainly some of the recent housing estates around Four Marks and Medstead don't reflect these aspirations at all. Sadly, what has now happened is that the recent high-density estates that have been built have somehow become the "new norm" for our village. So the latest application which is

adjacent to one of them, is just more of the same, urban in style and high density, as the developers will argue that that is what the character of the village is now. Yet, less than 10 years ago, before these estates were built, it certainly was not the character of the village - which was a linear configuration with mostly detached houses set back in large plots and lots of mature trees. That character in certain parts of the village has now been irreparably changed, for the worse in my opinion.

Policy DES3 Residential Density and Local Character - What are your comments on this policy?

See my comments for Policy DES2. Once high-density estates are introduced into villages it is very difficult to return to the original village densities, no matter how inappropriate they are.

Policy DES4 Design Codes - What are your comments on this policy?

It would be good to see local design codes and it is rather disappointing that they have not yet been created, particularly since the National Model Design Code has been around since 2021. Although as I've indicated above some villages are already "lost" by already allowing these high-density urban style estates to be built.

Policy HWC1 Enabling Communities to Live Well - What are your comments on this policy?

All I see here is just more housing estates being built over yet more green fields and I would argue it is the green fields and open countryside spaces that support wellbeing, not yet another small LEAP (Local Equipment Area for Play) in a high-density housing estate in a village. The southern part of Medstead must have at least 4 of these LEAPS, with potentially more to come - yippee. Thank goodness we have access to Chawton Park Woods, where you can walk in nature, see and hear the local birds and animals and not hear and smell the traffic.

Chapter 7 Enabling Communities to Live Well - Please provide any further comments on this chapter

Policy HWC.1.2 requires developers of schemes with 50 homes or more to prepare a Heath Impact Assessment (HIA), but nothing specific is said about the content and methodology of these. Is there authoritative guidance available? If so then we recommend that it should be made clear that the developer's HIA should comply with this. I will be interested to see how these actually work. Will it just be another "tick in the box" for developers, like "biodiversity net gain", which always seems to be met if you plant a few saplings, sow some wildflowers and stick a few bird/bat boxes up!

Furthermore, the comment in HWC1.1b, which discusses having attractive walking routes, I would like Council members to come and walk along Lymington Bottom Road or

Boyneswood Road or Grosvenor Road in Medstead after the rains. Word of advice, bring your wellingtons.

Policy DGC1 Infrastructure - What are your comments on this policy?

I strongly support the idea that any necessary new infrastructure should be available when it is first needed. Also, that the infrastructure implications must consider the wider area also, not just the development site itself. I hope these proposals will be enforced as I'm sure we can all think of examples where the infrastructure has lagged behind the development.

Policy DGC2 Sustainable Transport - What are your comments on this policy?

Although it is admirable that this policy encourages new residents to walk, cycle and use the bus more to reduce car journeys. Your own Ridge Report states that individuals, in the main, will only walk 10 minutes before they resort to their vehicles and people living in the countryside tend to walk less than those in the cities anyway. Villages like Four Marks/Medstead, who have limited facilities for the size of its population, is a long narrow settlement with the busy A31 going right through the middle, which makes walking to the row of shops at Oak Parade both unpleasant and for many too far. Not to mention the 100 foot incline from the Lymington Bottom end. Hardly very sustainable, particularly when you consider the age profile of the residents.

Although the 64 bus route is one of the better ones in the district, it's not much use unless you want to go to Winchester or Alton.

Policy DGC3 New and Improved Community Facilities - What are your comments on this policy?

I support this policy. Good community facilities are what helps to forge community spirit, particularly in villages, where facilities often tend to be somewhat limited. However, we have seen that in villages like Medstead and Four Marks, which have had very large numbers of houses built here in recent years (over 550) then many of these new residents came from outside the area and continue to work outside the area, as there is very little employment here. This then limits the time that these new residents have in the evenings to support the running of, or be members of, the various local clubs and activities.

Policy DGC4 Protection of Community Facilities - What are your comments on this policy?

I agree with this policy that open space, sports and recreation and other community facilities should be protected unless it can be objectively proven that they are no longer needed or better provision will be provided elsewhere close by. However, a truly valued open space for many villagers is the countryside around the village. As more and more of this land is being

used to build high density urban style estates on it, then this treasured amenity is being lost year on year.

Policy DGC5 Provision and Enhancement of Open Space, Sport and Recreation - What are your comments on this policy?

I agree with this policy. However, over the last 10 years, the southern part of Medstead has seen over 300 new dwellings (on 4 different housing estates) and I don't know of any sports and recreation facilities being supplied, other than LEAP's and a few allotments and certainly no real significant and useable open space. Hopefully going forward this will improve.

Chapter 8 Delivering Green Connections - Please provide any further comments on this chapter

Just a small point, the title of this section seems a little misleading "Delivering Green Connections" when most of it is talking about delivering infrastructure.

In the monitoring table, the target for Policy DGC2 about sustainable transport, says "No. of developments permitted within the upper tier settlements". What does this mean? Is it just Tier 1 and 2 or does it include Tier 3 as well. It should be clearer.

Policy H1 Housing Strategy - What are your comments on this policy?

The outstanding number of houses you are trying to find sites for is too high (3,500). This number includes 643 over what the "standard method" calculates. EHDC says this overage is to cover any unmet need from SDNP and other adjacent Councils, plus if not all allocations happen. But the Plan already provides for 3,857 over and above the objectively assessed household growth, so I would argue that there is already a considerable overage included, therefore the 643 should be removed. This would then mean 643 less dwellings would be built on our countryside's green fields.

Furthermore, the LP "advocates making as much use as possible of brownfield sites and/or underutilised land in existing settlements". I would say "advocates" is too weak a word, it should be "always brownfield first" and I would suggest redevelopment of the Council offices, Penns Place (plus carpark) Petersfield, for at least 50 houses.

Policy H2 Housing Mix and Type - What are your comments on this policy?

I support this policy. From research it is predicted that we need smaller properties (1,2,3-bedrooms) and a mix of dwelling types for the ageing population and those wishing to downsize. The Council should be more prescriptive with developers, insisting on more smaller properties (as cited in the Housing and Economic Development Needs Assessment (2022), instead of the usual 4 and 4+ executive homes that they like to build, whether they're needed or not, as they provide the biggest profit.

However, if these smaller houses are being built in villages, then the densities must not increase because the properties are smaller, just put them in bigger plots. High housing

densities are not in keeping with village locations and can very easily adversely affect the character.

Policy H3 Affordable Housing - What are your comments on this policy?

I agree that the proportion of "affordable" houses on a site of more than 10 dwellings or 0.5 ha should be 40%, with 70% of them being for affordable rent and 30% ownership. Clearly there is an affordability crisis in East Hants because according to the HEDNA (2022), the median house price is £415,000 and the median income salary is £28,603. This gives an affordability ratio of 12.7. This means that buyers need 12.7 times their salary in order to buy a house at the median price. Since mortgage lenders typically lend 4-5 times salary typically, then this makes the median house price in EH unaffordable for many first-time buyers. Currently "Affordable" means market price - 20%. But as the Council has discovered to their cost last year when purchasing several houses for Ukrainians families, there is a premium on the purchase of new houses compared with the existing stock, so this 20% off market value is not what it seems and is not really very helpful, i.e. new houses command a premium over an equivalent older house and therefore they are still unaffordable to many people even with the 20% discount. More social starter homes for rent and cheaper market houses need to be built. Unfortunately, the developers wouldn't really want to do this as their huge profits would take a hit.

Policy H4 Rural Exception Sites - What are your comments on this policy

I fail to understand how this policy (or its equivalent in the current LP) isn't enforced for all proposals outside the defined settlement boundaries, as it states, that 70% affordable dwellings should be provided (not 40%). All the current speculative applications in Four Marks and Medstead are outside the SPB for the 2 villages but this policy doesn't seem to apply. Why not?

Policy H5 Specialist Housing - What are your comments on this policy?

Agree with this policy. However, I would suggest not every active older person wants to relocate to a McCarthy and Stone-like apartment, but perhaps a new, smaller, well insulated bungalow with low energy bills and an easy to maintain garden around them in order to live as independently as possible for as long as possible.

Policy H6 Park Home Living - What are your comments on this policy?

No comment

Policy H7 Gypsies, Travellers and Travelling Showpeople Accommodation - What are your comments on this policy?

Although I agree that provision should be made for the above group of people. however, these sites need to be carefully selected. There is a country road in Four Marks where over 50% of the dwellings on the road are traveller sites. I would suggest this is too much in one small area. They should be spread out in small groups more equitably around the district.

**Policy H8 Safeguarding Land for Gypsy, Traveller and Travelling Showpeople
Accommodation - What are your comments on this policy?**

No further comment

Chapter 9 Homes for All - Please provide any further comments on this chapter

In the monitoring section, what happens if the "targets" are not met? e.g. For Policy H2 - the number of smaller dwellings isn't met, then what does the Council do? Not very much I would suggest or am I just being a little harsh?

Also, what exactly does the phrase "As required to meet local needs delivery of housing in line with the housing trajectory." All sounds a bit woolly and open to challenge to me. Why isn't it just "according to the recommended percentages in the HEDNA 2022"

Policy E1 Planning for Economic Development - What are your comments on this policy?

I agree with this policy that new and redevelopment of existing employment premises should be supported in the appropriate locations.

**Policy E2 Maintaining and Improving Employment Floorspace Across the Plan Area -
What are your comments on this policy?**

The HEDNA (2022) indicates that the requirement of around 28.2 ha of industrial floorspace and land is broadly in line with current commitments, allocations and proposed allocations. I believe that we need to increase this amount quite significantly. The HEDNA shows that commuting flows (2011) were "in-commute" =15,505 and "out-commute" = 25,712 – approximately 10,000 more residents "out-commute". Additionally, as the number of additional dwellings, over and above the objectively assessed household growth for the district, to be built over the plan period is 3,857, i.e. which will bring in even more people from outside the district. So, unless we actively encourage more employment here, then a significant number of these new residents will also "commute-out" and the CO2 emissions for EH will increase even more (transport is already the biggest contributor to this at 43%.)

Policy E3 Rural economy - What are your comments on this policy?

I agree with this policy as long as these sites do not adversely affect the local landscape and character of the area and do not increase the level of traffic movements significantly.

Policy E4 Tourism - What are your comments on this policy?

Where I live in Medstead, we are lucky enough to have one of the heritage steam train stations. Tourists enjoy travelling through the countryside in this location. However, the recent building of 2 high density urban style housing estates close by the line in Medstead already detracts from the typical village scenery. Introducing just more of the same will detract from their enjoyment even more, therefore I do not believe that the Council truly wishes to "protect existing tourist provision" as this policy states.

Policy E5 Retail Hierarchy and Town Centres - What are your comments on this policy?

I agree with the retail hierarchy as proposed. However, it is imperative that any development should be appropriate to the role, function and distinctive qualities of each individual centre.

Chapter 10 Supporting the Local Economy - Please provide any further comments on this chapter

As mentioned above one of the drivers of the LP should be to drive down CO2 emissions in support of the Climate Change Emergency as transport is the biggest contributor to this. We can only support this if we can reduce the number of people who regularly commute out of the district. Additional employment opportunities need to be made available within the district.

Policy DM1 The Local Ecological Network - What are your comments on this policy?

When it comes to ecological matters, what precisely do the words "harm" and "benefit" mean? I would suggest these are totally subjective words, which I'm sure developers will be easily able to exploit. As only last year the UK was deemed to be one of the most nature depleted countries in the world, then sadly I fear it will only get worse as we build over more and more of our precious countryside. Oh, but wait, we've sown a few wildflower seeds and put some swift bricks in, we'll be alright!

Policy DM2 Trees, Hedgerows and Woodland - What are your comments on this policy?

I agree with this policy particularly around introducing tree lined streets into new housing developments as long as they are not the spindly little things that you see currently, which are often not looked after and die anyway. I presume to accommodate the planting of more substantial native specimens then residential roads will have to be wider, with the houses set further back. This would be a great improvement to the overall street scene

and help to slightly detract from all the parked cars in front of the houses. Additionally, I believe that more of our existing mature trees should have TPO's on them, otherwise they are more vulnerable to wanton felling.

Policy DM3 Conservation Areas - What are your comments on this policy?

I totally agree that conservation areas should be preserved and sympathetically enhanced where possible.

Policy DM4 Listed Buildings - What are your comments on this policy?

I am generally in agreement with policy and I agree that we should preserve listed buildings wherever possible and generally not allow for demolition, but strive to retain the historic structure and fabric of them. There needs to be careful consideration if these buildings are to be converted.

Policy DM5 Advertisements affecting Heritage Assets - What are your comments on this policy?

I agree with this policy. No additional comments.

Policy DM6 Shopfronts affecting Heritage Assets - What are your comments on this policy?

No additional comments.

Policy DM7 Archaeology and Ancient Monuments - What are your comments on this policy?

My concerns regarding this policy centre around when potentially significant archaeological artefacts are suspected to be buried in the ground where new house building is proposed. Your paragraph 11.59 states " It is important to note that many historic assets with archaeological interest do not have any form of statutory protection and are not currently designated but have an equivalent significance to that of a Scheduled Ancient Monument."

The archaeologist reviewing one of the allocated housing sites in Medstead stated the "The site clearly has an archaeological potential for neolithic remains, which could represent archaeologically significant features and material."

How do your policies protect this site?

Policy DM8 Historic Landscapes, Parks and Gardens - What are your comments on this policy?

Once again, this policy talks about "harm" and "substantial harm". What do these words actually mean - very subjective and who is the arbiter?

Policy DM9 Enabling Development - What are your comments on this policy?

I agree with this policy. No additional comments.

Policy DM10 Locally Important and Non-designated Heritage Assets - What are your comments on this policy?

As in Policy 8, "degree of harm" is mentioned, which I believe is always open to challenge by developers as they will always argue that their housing development (like every other one) brings multiple benefits, e.g. construction jobs for a period of time, more housing, more Council tax revenues, more local spend by the new residents, which they will argue, outweigh the harm.

The neolithic remains that potentially may be present on the Medstead site mentioned above should comply with this policy, particularly point c.

Policy DM11 Amenity - What are your comments on this policy?

I agree with this policy, although I should just like to add a point in relation to the Medstead allocation MED-022. You state " For larger developments it may be necessary to consider the impacts on amenity during construction phases as well as for their anticipated operation." As this is a large site of 90 dwellings, which will require all construction traffic to use the same 1 access road as all the residents of the adjoining Austen Fields estate (approx. 100 dwellings), then this could, as you state, cause "undue disturbance or intrusion" for these residents over the build period, which could be 2 to 3 years. How does this policy deal with this situation?

Policy DM12 Dark Night Skies - What are your comments on this policy?

I fail to truly understand how dark night skies can be preserved when closely packed urban style housing estates are being proposed outside settlement policy boundaries in villages, even if the criteria you list is adhered to. The lighting from within the houses at night is

significant, additionally, lots more houses also brings lots more car headlights. Both these items are detrimental to our nocturnal wildlife.

Policy DM13 Air Quality - What are your comments on this policy?

Air quality is an important consideration for many people, particularly for those roadside properties along the A31 in Four Marks and the pedestrians who walk along that stretch of road to access the local shops. Your policy states that all new major housing developments should be prioritising, walking, cycling and using public transport. However, you have allocated a further 210 dwellings to be built in Four Marks and Medstead (on top of the 550 we have already had here over recent years). As the village facilities are limited, most residents simply use their cars to access amenities (including employment) further afield, so walking along the A31 becomes even more unpleasant (you can taste the vehicle fumes at certain times of the day). So, please no more houses here if you want to improve our local air quality.

Policy DM14 Public Art - What are your comments on this policy?

I agree with policy and am looking forward to seeing the proposed piece of public art that we heard was being planned for land somewhere by the Butts railway bridge in Alton.

Policy DM15 Communications Infrastructure - What are your comments on this policy?

I agree with this policy and it is good to see that HCC have committed to investing £22m to increase coverage of super-fast broadband from 90% to 97.4% of premises across Hampshire. Although the disruption on the roads caused by this installation work in Four Marks and Medstead has been significant, but hopefully worth it.

Policy DM16 Self-build and Custom Housebuilding - What are your comments on this policy?

No additional comments.

Policy DM17 Backland Development - What are your comments on this policy?

I agree that because the settlements in EH differ, then "backland" development may be characteristic of a particular settlement, where other areas are characterised by a linear frontage form of development and where "backland" is inappropriate. Where it is inappropriate, then I suggest that this policy is not strong enough and needs to deal with this situation more robustly. The southern part of Medstead on Lymington Bottom Road, north of the railway line, which until 8 years ago was of linear configuration, with detached

houses in large plots, has been adversely affected by 2 large "backland" developments which have significantly changed the character of this area.

Policy DM18 Residential Extensions and Annexes - What are your comments on this policy?

I fully support that all extensions and annexes should be in keeping with the existing dwelling and the character of the area.

Policy DM19 Conversion of an Existing Agricultural or other Rural Building to Residential Use - What are your comments on this policy?

I suggest that the wording of this policy is strengthened to include some clearer restriction on the size of a proposed dwelling. Although more information about this is included in the "Implementing the Policy" section paragraph 11.130 which says ".....should be to scale and size proportionate to the rural workers that will inhabit the dwelling." Unless this stipulation is in the actual policy itself, I believe that according to the Cherkley Judgement, then any supporting paragraphs are not considered in law to be part of the policy itself. If there is no mention of dwelling size in the policy, one could see someone starting an agricultural enterprise (for 3 years) building a huge detached residential property on the site, then closing the business and arranging to remove the occupancy condition. This could result in a very large dwelling being built in a completely inappropriate countryside location, which under normal planning rules would not have obtained approval in the first place. Please strengthen the wording of this policy.

Policy DM21 Farm & Forestry Development and Diversification - What are your comments on this policy?

No comment.

Policy DM22 Equestrian and Stabling Development - What are your comments on this policy?

No comment.

Policy DM23 Shopping and Town Centre Uses - What are your comments on this policy?

No more Turkish barbers or charity shops in Alton, please, adding more doesn't support either the vitality or viability of the town.

Policy DM24 Alton Town Centre – primary shopping frontage - What are your comments on this policy?

See comments above in Policy DM23.

PM2 Draft Policies Maps - What are your comments on this?

I disagree with the Settlement policy Boundary being extended to include Five Ash Road in Medstead. The surrounding area to the north, west and south of these houses is countryside fields and therefore I disagree with your assessment "Properties along Five Ash Road are physically and visually attached to the existing urban area." Additionally, such an extension would most likely encourage development directly behind these houses, developers still have "options" on parts of this land. We all know that land "adjacent" to SPB's is much more vulnerable to speculative applications and development "creep" which we have seen already in Medstead, which has resulted in unplanned, inappropriate developments at housing densities much higher than the original village properties, which is adversely changing the character of the village.

I strongly support the extension of the "Medstead Gap."

Neatham Manor Farm

Firstly I'd just like to say that I truly believe that the overall housing numbers for EH are too high and that the Council Leader hasn't done enough to get the SDNP to take more of the allocation or to get the appropriate government housing department to allow EH to use a housing calculation method which would take into account the constraints of the SDNP when housing numbers are calculated and thus reduce the requirement in the LPA. Surely Petersfield which has a population of 15,000 could do with a few more houses, Penns Place will soon be available!

Additionally, I deplore the idea of building over yet more green fields, which is what we seem to do every year, which is detrimental in so many ways. Rishi Sunak's statement on 13th Feb 2024, said that we should be "protecting our precious countryside". However, it's this same government who imposes these very high levels of house building on rural districts like EH. So, who wins, certainly not the countryside and the wildlife in it.

Sadly, we are where we are and thus if we have to accommodate this very high housing number in the district, then I believe the best location for it is Neatham Manor Farm. I say this because:

1. it will have a direct link onto the A31, where it is dual carriage way,
2. there are both supermarkets and employment places that can be accessed on foot via the pedestrian bridge,
3. the building of it will cause the minimum disruption to the existing town residents,
4. a local centre with services and facilities is planned, and there appears to be lots of new woodland and green planting proposed,
5. the wider town amenities and the station are probably within 2km of the site, i.e. just a short cycle or car journey. If we truly want to reduce the CO2 emissions from vehicles, we need to build houses near the settlements with the greatest facilities and not 6 or 7km away from them.

6. It will supply a considerable number of affordable houses, of which there is a significant need in Alton.

So overall, with the housing numbers currently imposed on us, then I believe this is the best location for a strategic site.

MED-022 Land west of Longbourn Way

This site of 90 dwellings is located adjacent to an existing housing estate which contains over 100 dwellings - all would use the same access road. Surely this can't be allowed from purely a safety perspective. What if Longbourn Way is blocked or impassable for some reason (we already know the hill can be dangerous when icy) and a fire engine or ambulance needs to get through to one of these 200+ houses? What then?

The Hampshire Highways comments regarding the current planning application for this site identifies lots of safety issues with the road particularly behind the butchers. Will the proposed mitigation measures make it safe, particularly for pedestrians?

When "living Locally" is being encouraged, it's 1.4km walk uphill and down to access the shops on A31 in Four Marks from this site, so people will just use their cars. So, expect to see an additional 200 vehicles on the local roads.

Surface water flooding is also an issue here and because the area is a clay cap over chalk, then there are very significant constraints to using SuDS to remove this water. Part of the site drains into the catchment of the River Itchen so nutrient neutrality also needs careful consideration.

The design is very urban and it is completely incongruous with the edge of a village which looks out over open countryside.

Grayshott

It is conspicuous that for a second time Grayshott has not been allocated any housing (none in the 2016 allocations either, in support of the JCS), even though it is a Tier 3 settlement, it has two proposed sites on the LAA currently, it has a vibrant village centre and it does have a need for some affordable housing. This seems rather suspicious and definitely unbalanced when you consider that Four Marks and Medstead have taken over 560 houses since the current plan was put in place and has now been allocated a further 210, amounting to nearly 800 in 10 years.

From: [REDACTED]
Sent: 08 March 2024 15:53
To: [EHDC - Local Plan](#)
Subject: Local Plan feedback
Attachments: [EA personal response to DLP consultation.docx](#)

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Consultation Responses

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hi there,

Please accept the following document as a record of my thoughts on the consultation. I have had trouble using Commonplace. Last weekend I was able to add some comments without issue, but ever since (I tried Monday, Tuesday, Wednesday and Friday) but kept getting the same message "You've reached your limit, try again later or get in touch if you wish to continue."

Many thanks

[REDACTED]

Sent from [Outlook](#) [REDACTED]

Local Plan Consultation Response.

[Redacted]

Sat 02/03/2024 12:07

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Good morning

[Redacted]

[Redacted]

[Redacted]

Please do not upload the above three paragraphs as part of my consultation response.

Thank you.

[Redacted]

This is my response to the Draft Local Plan Consultation.

Overall, I think that the draft plan is a good, well written document.

I like the statement under B1 of Visions and Objectives that the integrity of existing settlements and their settings should be maintained. This statement is repeated throughout the document eg B1 of Safeguarding Our Natural and Built Environment.

Under 06: Creating Desirable Places, valid concerns are set out referring to avoiding car dominance, landscape impacts and the scale of buildings that can have urbanising impacts. I shall refer to these three points again.

07: Enabling Communities to Live Well. Reference is made to reducing dependence on cars and access to healthcare. I shall refer to these points again.

I live on the western side of Horndean. My comments relate to how I consider the following proposed site allocations will adversely affect Horndean and in part, Clanfield. I leave it to Clanfield residents and councillors to be more specific in relation to Clanfield.

PROPOSED SITE ALLOCATIONS.

1. Land south of Five Heads Rd- 118 homes.
2. Land north of Chalk Hill Rd- 38 homes.
3. Land to the rear of 191-211 Lovedean Lane- 30 homes.
4. Land at Drift Rd- 80 homes.
5. Land at Clanfield County Farm-100 homes.

My big concerns are that due to the location of the South Downs National Park and existing development, all that the two settlements have left is the land in the Local Gaps most of which is arable land. Apart from the implications of incremental loss of land in the Local Gaps, should we not also be looking at food security? Secondly, there are the problems of inadequate infrastructure. I would hope that if adequate infrastructure cannot be provided for a particular site at the time of a planning application, then it would not go ahead.

The back ground paper relating to Gaps between Settlements is particularly relevant to Horndean and Clanfield. It states that the purpose of gaps between settlements is to prevent coalescence of those settlements and the maintenance of their separate identities. Following on from that, gaps should be open and have an undeveloped nature, there should be a sufficient sense of separation and provide a sense of arriving and leaving a place all of which would be lost by coalescence.

My first point is that adequate and sufficient housing does need to be provided. I am also very aware of the implications and effect of not having a sufficient land supply. The problem is that of location.

Horndean and Clanfield are contiguous on their eastern side on their northern and southern boundaries respectively. There is a wide and very striking rural gap between the two settlements on the eastern side. It is a key feature of this landscape when viewed from Southdown Rd and White Dirt Lane up to the west that it is an agricultural landscape rising to the horizon with the South Downs National park

beyond. Viewing the same field from Drift Rd, again, it is a key landscape feature that it is a large agricultural field with the adjoining settlement of Horndean on the boundary. There is a strong sense of leaving the very urbanised built up part of Horndean (Downs Ward) and arriving in Clanfield. This part of Clanfield is characterised by much older housing with some infill.

The building of 80 homes at Drift Rd would have a significant adverse impact on the local gap and the street scene. The homes would inevitably contain blocks of flats. Current building designs favour 2 and ½ - 3 storey dwellings with high roof pitches. It would extend the heavily urbanised area currently contained in Horndean across White Dirt Lane and around the existing small development. The local gap and its purpose would be severely compromised.

Similarly, development at Five Heads Rd and Chalk Hill Road would encroach onto the local gap. In particular, at Five Heads Rd, there is the adverse impact on Catherington which has a distinct character and history.

It is pertinent to raise infrastructure at this point as it equally applies to the proposals at Five Heads Rd and the land north of Chalk Hill Rd. The reasons for inclusion in the proposed site allocations refer to new vehicular access points and new cycling and walking infrastructure. It doesn't refer to the fact that the existing roads were constructed and formed at a time when the area comprised separate, very distinct rural settlements. Development over the years was alongside those roads so that there is no ability to increase their width to accommodate additional traffic from new development. The main roads in and out of Horndean are Catherington Lane, Lovedean Lane and London Rd plus a road changing its name a few times from the Clanfield roundabout at White Dirt Lane to the Downwood Way roundabout. running north to south and London Rd/ Portsmouth Rd running east to west. They are inadequate to take extra traffic.

It is a fact that to live in Horndean and Clanfield, a resident would have to have at least one car in order to live in either settlement. There are inadequate bus services in parts. One of the reasons that they are inadequate is that they do not go where people need to go or they take too long because of the distances involved. The car problem is compounded when each adult in a property (including adult children) has a car. Parking is a serious problem in many existing areas. New development would have to accommodate parking that was not on street parking.

Five Heads Rd is already a very congested rural road with schools at both ends. It is a character of the area that it is a sunken lane and that should not be destroyed.

The reference to upgrading and widening Chalk Hill Road is misleading. The problem is the narrow roads once you exit from the Chalk Hill site and in a short time, have to access Five Heads Rd to which I referred in the last paragraph.

Development at Drift Rd and Clanfield County Farm would have the same road problems.

There is currently a planning application in on the Land at Five Heads Rd where the problems with the road infrastructure is highlighted time and time again in the planning comments.

On all of the sites, it is difficult to see how cycling and walking infrastructure can be improved. There is no room for dedicated cycling lanes on existing roads. Walking in the area is for leisure purposes as a car would be necessary for any serious purpose.

Turning to Enabling Communities to Live Well in 07, there are a couple of points. Due to location, reducing dependence on cars is difficult to envisage. Walking for health and enjoyment is easily achieved as the area has numerous public rights of way. Access to healthcare will be a problem. We know from the Five Heads Rd application that the existing doctors surgeries are 144% oversubscribed. GP surgeries are private businesses. There is a shortage of GP's.

My only other comment is in relation to NBE1: Development in the Countryside. The countryside is the area outside the Settlement Policy Boundaries. The draft provides that development will only be permitted where it is demonstrated that a countryside location is both necessary and justified. I think that this is weak and could provide a loophole for inappropriate development. Why can't the existing requirement to show a genuine and proven need for a countryside location be retained?

Sent from my iPad

NEATHAM MANOR FARM - Alt 8. OBJECTION

[REDACTED]
Fri 08/03/2024 17:40

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To whom it may concern,

I am writing to object to the Neatham Manor Farm alt 8 residential proposal.

I have had several issues on thee website in trying to put an objection in so am emailing instead.

How this site has been suggested is beyond me seen as there are so many reasons that this is inappropriate. These include but are not limited to:

- Chalkstreams in the area will be severely impacted, which should instead, be actively protected.
- Flooding is already a real issue in the area let alone with additional concrete and hard surfaces blocking natural infiltration.
- This site will be visible from the SDNP, of which I regularly frequent and this development would not be in keeping with the surrounding environment at all.
- The EHDC's landscape study would suggest this area is wrong and CPRE have designated the area 'valued landscape'.

I hope these points will be considered and this will be rejected.

Kind regards,
[REDACTED]

EHDC Local Plans

Sat 02/03/2024 17:57

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Planners,

I would like to contribute to the draft Local Plan Consultation.

And would like to **Object Strongly** to the following specific draft proposals:

The new housing target number (approx. 11k over the period to 2040) includes no less than 4.8k houses as a "buffer" number mainly due to application of the so called "Affordability Ratio", but also to accommodate unspecified "migration" from South Hampshire – this makes little sense in what is a rural district and particularly when 83% of the new houses are allocated to 43% of the total EHDC area, due to the constraints of the SDNP

Contrary to Government guidance for urban areas there is proposed no "brownfield first" policy, to reduce need for building on green fields

Upgraded allocation of Bentley to Tier 3 status in the Settlement Hierarchy:
Bentley has a small population (1k) and is a rural settlement with very limited services – therefore significant new housing is inherently unsustainable, because it makes disproportionately necessary the use of the private car.

However Bentley has been assessed as Tier 3, based on its relative "sustainability" and "accessibility". This is a comparable assessment to much bigger settlements such as Four Marks (5k) and Clanfield (6K)

"Sustainability" relates to the locally available services – Bentley's are no greater than Bentworth, Medstead, Ropley – all classified as Tier 4

Bentley lost its Surgery in 2021 – this has probably not been registered
Bentworth, Medstead, Ropley (Tier 4) all have schools, churches, recreation grounds etc
Extension of local employment in Bentley has been considered "unviable" by EHDC in examination of its Neighbourhood Plan

Thames Water currently has an appalling record of sewerage spills into River Wey (x 62 in 2022) and therefore provides an inadequate service to the existing community
"Accessibility" relates to "living locally" and "the 20 minute neighbourhood", which means walking or cycling to available services within 10 mins - ie to reduce the use of private cars
Bentley's score is high almost entirely due to the presence of Bentley Station, which is 1 mile (ie >10 mins) from the Settlement Area. Its limited carpark is already full by 7.20am for most of the working week

Bentley is not a local settlement "node" and its minimal services do not currently attract residents from other local settlements (on foot or cycle)

In summary, the Bentley rural settlement, with its very limited services, is significantly less sustainable/accessible than other Tier 3 settlements and is much more akin to those in Tier

4. Significant new housing in Bentley would run contrary to EHDC's laudable longer term targets to achieve "zero carbon" and in so doing reduce the use of the private car. Therefore, the facts dictate that Bentley's status should be reassessed to Tier 4

Please acknowledge receipt of these comments

Thank you

[Redacted signature block]

Holt Pound development

[Redacted]

Fri 01/03/2024 10:30

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

This is not an appropriate place for more homes. The A325 is already saturated with extra traffic from Bordon. There are many holes in the road which, when filled, are quickly back in holes again -often worse than before. There is already congestion caused by traffic into and out of Fullers Road on a corner that already has new houses. To build more in that area would simply exacerbate the situation and be dangerous for families with young children.

[Redacted]

[Redacted]

[Redacted]

Objection to Neatham development proposal Reg 18 Consultation

Mon 04/03/2024 14:31

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To whom it may concern

Ref Neatham Down proposed development Reg 18 Consultation and Site Alt-8

I hereby strongly oppose the above proposed development on the following grounds.

According to the 2021 census Alton's population was just under 18,000. 1000-1250 new properties would likely represent a 17% uplift in that population putting a massive extra strain on all the local utilities and infrastructure. The population of the parish of Binsted will double. This is totally out of proportion to the local requirements.

Current EHDC developments and proposals are 22% over the required number of new homes needed of 9,082 by 2040. This is a margin way over what is necessary.

Two other proposed developments (HOP 1 Holt Pound and ALT 7 Lynch Hill) when added to this proposal, will absorb 111 hectare of agricultural land or 4% of greenfield land in the parish of Binsted. Importantly this is in contravention of the government's "Brownfield First" policy.

The local schools and doctors' surgeries are already under-resourced. The new developments at the West end of Alton have yet to fully impact those facilities without the demand from this proposal being added.

Sewage infrastructure is currently not adequate. At times there have been discharges into the local chalk streams. Run-off from new roads, driveways etc will threaten many more occasions for this to happen. The local chalk streams are part of a system which represent a large percentage of the WORLD's such habitats. Parts of the site are only 30 metres from the river Wey. The site is affected by groundwater flood risk.

The proposal conflicts with Policy NBE13 "Protection of Natural Resources and Dark Skies".

This site has already been assessed and rejected for a smaller development of 650 houses and so how can it now be appropriate for double the number?

The site is designated a "Valued Landscape". Large (in this case a Strategic Site) developments are not normally allowed. A diverse fauna including some red list birds will be at risk.

The site is not convenient to any existing Alton retail and social amenities. The A31 must be crossed. Alton town centre is up to 2 km away by foot or cycle. Assuming a lower level of car ownership, this is potentially very difficult for Affordable Housing residents.

Vehicular activity will increase substantially, certainly locally, but also wider afield for accessing more appealing retailing and for work. The Holybourne to Binsted road could well become a rabbit run for access to the A325 and A287. This road is narrow and there already big problems with speeding through the villages. No transport and capacity work has been undertaken. Where is the employment?

This, if allowed, will be the thin end of the planning wedge. The first incursion into the greenfield area south of the A31. An attitude of "if we can get away with it once we can do it again and again" will be engendered in developer and EHDs minds until the gap between Alton and Four Marks is closed. An easy choice for EHDC!

The list of objections is significantly longer than the above.

I trust the EHDC will reject this proposal as totally untenable.

Regards

[REDACTED] - EHDC local plan 2021-2040

Tue 05/03/2024 19:52

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Looking at the proposal of new housing in the local areas is concerning. Although not in support of this amount of housing being built locally if it is to happen then I support the allocated housing in the Alton area of 1700 dwellings. We feel this is justified, based on their level of facilities and infrastructure. The facilities and infrastructure are significantly greater, when compared to Whitehill & Bordon. It is a traditional market town, has a train station, Community Hospital (not proposed to be closed, as with Chase Hospital in Bordon) sixth form college and much larger Leisure Centre. Alton Household Waste & Recycling Centre is also currently not under consultation for closure/reduction, as Bordon is.

We recognise that home housing increases create extra economic activity, creating jobs locally and supporting local businesses. Development can generate S106 that can be invested into the local area. We would not want to see the development and regeneration of the new Town Centre area stagnate but feel the already proposed housing is sufficient for this.

I recognise that the Planning Inspectorate is unlikely to sign off a plan that would propose housing for the Alton area, Four Marks, Southern Parishes and other villages, without including Whitehill & Bordon so accept that the area will have some allocation of new housing.

Im am gravely concerned that any increase in housing will stretch vital facilities even further than they currently are and infrastructure must match growth. We support the 'requirements' outlined, but express concern that the Health Hub proposed for Whitehill an Bordon is not yet 100% confirmed and thus need to ensure there is adequate medical provision if the Health Hub does not get built [e.g. from Chase Hospital] with the Local Plan acknowledging this. We would like to see a requirement supporting public transport e.g. via S106, as this is crucial for our community, especially where we have no train station.

We understand that the new Whitehill and Bordon Town Centre development is happening in its current location because that is where the MOD land became available. However, having a shopping area in the original Town Centre area of Bordon is extremely important in serving residents in this part of town. We also support regenerating the Forest Centre offering and ensuring shops remain open in that part of Bordon. We are also concerned with the amount of information that residents are expected to read to format a meaningful response to the local plan consultation.

Regards

[REDACTED]

Sent from my Galaxy

Re: Local Development Plan

[REDACTED]

Fri 01/03/2024 13:20

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear EHDC,

I am a resident of East Hampshire.

I have read and wish to object to these areas in the local development plan. The development of the sites at Holt Pound and Neatham Down.

The proposal to build new homes is excessive and above EHDC required allocation, the site of these newly proposed homes are all in the same parish area, this is a rural greenfield area of good quality and productive farm land and this proposal goes against the governments 'brownfield first' building policy. If these proposed sites go ahead it will irrecoverably change the rural nature of the local area and put an unacceptable strain on local resources which are already at breaking point.

If these proposals are allowed to go ahead it would more than double the population of the parish, the strain on local resources is already unacceptable and these proposals would put an unsustainable strain on local resources particularly the roads that are already congested and dangerous, water supply which at times already fails us, sewage and as for health care we have already seen our local doctors surgery close and currently have to drive 20 minutes to attend a doctors surgery. I am also particularly concerned by the impact on our wildlife and green environment which is already under excessive pressure, these developments would have a negative impact on the River Wey and chalk aquifer.

I am extremely concerned and object to the proposed development at Neatham down. This site is a beautiful site and designated a valued landscape, where several different endangered red list birds and other wildlife reside, and building on such a site conflicts with Policy NBE 13 'Protection of natural resources and dark skies'.

The site promoter wants to build 1250 homes, a previous smaller development was already rejected on this site. This site is disconnected from Alton and will see an increase in motorised traffic as people will not want to walk or cycle into Alton, parts of this site are a 30 minute, 2 km walk into Alton, this will increase traffic on a road system which is already over capacity, this will affect local traffic on rural roads making them more dangerous for vulnerable road users as they are often already used as race tracks by commuting drivers trying to avoid the gridlock of the towns and congestion around the junctions on the A31. No actual transport impact work has been undertaken for the proposed site. This site currently has poor access for construction work and is a poor location for affordable housing, due to the local geology and lack of local services meaning building will be expensive.

The area is not climate resilient and has been subject to ground water flooding risk, its close proximity to the River Wey and the effects of building, concreting and laying tarmac over green field sites will lead to worsening flooding problems elsewhere. The development could kill the northern Wey chalk stream. There is already inadequate sewage capacity as Alton STW regularly

discharges untreated sewage.

Further housing as previously mentioned will put an unacceptable and unsustainable strain on local services, particularly schools and healthcare.

I strongly object to the proposed housing developments in East Hampshire and hope EHDC reject these proposed developments, which will have an unacceptable detrimental impact on rural life in East Hampshire.

Yours Sincerely

[Redacted signature]

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

Sent from my iPad

Neatham down development

[REDACTED]

Fri 01/03/2024 18:07

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hi

Please accept this email as my objection to the proposed development mentioned above

Regards

[REDACTED]

BWH1 - "Top Field", Land Adjacent to Glebe Field, Bentworth.

[REDACTED]

Thu 07/03/2024 10:42

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir/Madam,

I am writing with regard to the Draft Site Allocation BWH1 - "Top Field", Land Adjacent to Glebe Field, Bentworth.

Bentworth is a beautiful village filled with characterful properties in an outstandingly beautiful conservation area. The Bentworth Conservation Area appraisal of 1981 acknowledges that the form of the land and features in the village suggest that the area has been continuously farmed since the medieval period.

I believe that Bentworth is a Tier 5 settlement which, although about a 10 minute drive from the nearest town, Alton, is remote in the sense that we have almost no public transport. Whomever these 5 houses are destined for, they will need at least one car per house in order to get anywhere!

We have one village pub and a church but NO other facilities available and I don't believe that there is any suggestion of creating any. It is extremely doubtful that the current suggestion of 10 houses to be added to the village (5 at the entrance to Bentworth via Station Road) will do anything other than create more congestion and pollution. It is highly unsustainable.

Bentworth via Station Road is used as a cut through for traffic from Basingstoke, and the surrounds, to Four Marks. The huge number of vans, cars and trucks speeding through our village is already a huge problem.

Hampshire Council should perhaps address the other issues we have before suggesting that we add to the problems!

Mind regards,

[REDACTED]

Consultation response for East Hampshire

[REDACTED]

Fri 23/02/2024 18:28

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir/Madam,

I have been a resident in Bordon since 2019, and feel the promises made when moving to the area are far from being fulfilled. More houses will just add to this issues. Many projects have been halted or stopped (cinema, supermarket, restaurants, the tip potentially closing, school space shortage, limited healthcare, dentists, no indoor space for young children). The idea of more developments without this infrastructure would be a detriment to Bordon.

Also the proposed areas for further development mean negative impacts for the current residents. Where we live (Amherst Place) there have been no pavements put in, even though a promised other access route was cancelled, so heavier traffic. There is also more proposed planning to happen using the same roads, which are unsafe for the children and residents.

The proposed plans will put more pressure on services and the infrastructure and will make residents further disappointed in the slow town progress. The plans should be halted until the promises are fulfilled for current Bordon residents.

Thank you,

Regards,

[REDACTED]

██████████
██████████
Hampshire
██████████

Planning Policy,
East Hampshire District Council,
Penns Place,
Petersfield,
GU31 4EX

7th March 2024

Dear Sirs,

EHDC Draft Local Plan 2021 to 2040 Regulation 18 Consultation

I welcome the new draft plan and commend the reordering the Policies that make the Plan more understandable and easier for readers to navigate.

However, I believe that there are some key issues that EHDC need to resolve.

1. I note that, for many of the proposed Policies the wording to determine the meaning is subjective, with the explanation of the determination of the process is to be found in the supporting clauses in the DLP. I believe that EHDC is putting itself at risk of legal challenge of determining the scope of Policies, particularly in Planning Appeals, particularly as the the Cherkley Judgement¹ was used by the Appellant at Appeal² to discount the subsidiary clauses from the meaning of *Medstead and Four Marks Neighbourhood Plan, Policy 1* to dilute its meaning, particularly regarding the DM Policies in Chapter 11, where the wording is considered ‘weak’.

I urge EHDC to sharpen its wording of the document to ensure that it clearly states the LPA’s intention for the District and precisely define the scope of each Policy clause.

¹ IN THE COURT OF APPEAL (CIVIL DIVISION) ON APPEAL FROM THE HIGH COURT OF JUSTICE ADMINISTRATIVE COURT Mr Justice Haddon-Cave [2013] EWHC 2582 (Admin) Date: 07/05/2014

Before : LORD JUSTICE RICHARDS, LORD JUSTICE UNDERHILL and LORD JUSTICE FLOYD Between : The Queen on the application of Cherkley Campaign Limited Claimant/Respondent - and - Mole Valley District Council and Longshot Cherkley Court Limited

16. Leaving aside the effect of the saving direction, it seems to me, in the light of the statutory provisions and the guidance, that when determining the conformity of a proposed development with a local plan the correct focus is on the plan’s detailed policies for the development and use of land in the area. The supporting text consists of descriptive and explanatory matter in respect of the policies and/or a reasoned justification of the policies. That text is plainly relevant to the interpretation of a policy to which it relates but it is not itself a policy or part of a policy, it does not have the force of policy and it cannot trump the policy. I do not think that a development that accorded with the policies in the local plan could be said not to conform with the plan because it failed to satisfy an additional criterion referred to only in the supporting text. That applies even where, as here, the local plan states that the supporting text indicates how the polices will be implemented.

Neutral Citation Number: [2014] EWCA Civ 567 Case Nos: C1/2013/2619, 2622, 3551 and 3781.
https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/Note-1-Appendix-D-Green-Belt-golf-course-R-Cherkley-Campaign-Ltd-v-Mole-Valley-DC-Anr-07-May-14.pdf

² EHDC Planning Portal: Appeal : APP/M1710/W/19/3225766 regarding Application 25256/045 | Outline application - Development of up to 58 Dwellings (including up to 23 Affordable Homes) with Access to be determined, including associated Garages, Car parking, Infrastructure, Open Space, landscaping and potential dedication of land for community use (Access only to be considered) (Amended site address and planning ref. no.) | Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton.
https://planningpublicaccess.easthants.gov.uk/online-applications/files/OE0B6137CB94C3288F69185351245E95/pdf/25256_045-APPEAL_DECISION-896407.pdf

2. On studying the *Housing Background Paper, January 2024*, the number required appear to be overstated, as when considering its detail, it appears that EHDC has taken the opportunity to increase the required housing numbers by double counting the contingencies for providing 'Affordable Housing' and its 'Duty to Cooperate' with SDNPA, by some 643 dwellings over the period of the Plan. I ask EHDC to review its philosophy.
3. With regard to *Policy S.2 Settlement Hierarchy*, I am extremely pleased to see that EHDC have engaged Ridge and Partners to scientifically determining the settlement's connection to a significant infrastructure, by using a 'Hexagon analysis'. In the *Revised Settlement Hierarchy Background Paper, 2024*, figure 4 demonstrates four clear groups of settlements. However I am confused by the decision by EHDC to apply a further consideration on two settlements to consider the population of the settlement, which apparently falls outside the area of the settlements used for the original Ridge and Partners analysis.
However, when reviewing the supplementary papers put forward as this Consultation, it is noted that the Ridge and Partners *East Hampshire Living Locally Accessibility Study and Decide & Provide Methodology Report 1: East Hampshire Accessibility Study* used the 'Hexagon' analysis to determine the accessibility index of each proposed LAA site. As part of the Settlement Hierarchy assessment for Four Marks nine hexagons were assessed; and seven for Rowlands Castle.

The number of Hexagons covering the current settlement SPBs are

- Four Marks / 'South Medstead' - 21
- Rowlands Castle - 15

These additional hexagons, which if assessed by Ridge and Partners, will reduce the Accessibility Score for the whole settlement. The score including all hexagons covering the SPB is a true indicator to the settlement's viability; and is proportional to the 'area covered by the settlement'.

I believe that the uplifting of Four Marks/'South Medstead' and Rowlands Castle to the next Tier is simply a subjective mechanism used by EHDC to increase the number of settlements in their Tier 3 classification. This is elevation is not scientific but just the whim of the DLP authors, and must be redressed.

4. I have considered the *Interim Settlement Policy Boundary Review Background Paper, January 2024*, and have concerns over some of the changes covering my residential part of the District, particularly with regard to inappropriate 'backgarden' development. I look forward to responding to the Consultation on this document as ask EHDC advise me when this takes place.
5. Chapter 4 *RESPONDING TO THE CLIMATE EMERGENCY* is welcomed but *Policy CLIM1*, which should be cross reference with Policy DES4. *Point .5* requires strengthening and should reference the National Model Design Code, Unfortunately as there are only 8 long distance bus routs joining transport hubs covering the District, I believe that currently private vehicles are the only method of transport open to most of the District outside the SDNP.

For consistency with the rest of the DLP, I ask that *Policy CLIM3 Net-Zero Carbon Development: Embodied Emissions* point CLIM3.2 uses 10 dwellings as its base, and *CLIM5: Climate Resilience* should also include the good work EHDC has demonstrated in its *Climate Change and Sustainable Construction Supplementary Planning Document*

³April 2022 and include resolving the effect of Surface Water runoff. It should also refer to, under *Multi-Residential and Non-Residential Development*, the suggested BREEAM requirements have not been referenced or the requirement to review the compliance of the built development with its design by using following schemes which seek to address the performance gap:

- BRE's Bridging the Design and Innovation Gap (BRIDG)
- BRE's NABERS which focuses on energy-use in new office development
- BEPIT's Better Building Tool Kit; and/or
- NEF's Assured Performance Toolkit

6. In Chapter 5, *SAFEGUARDING OUR NATURAL AND BUILT ENVIRONMENT*, with regard to *Policy NBE7: Managing Flood Risk*, I believe that the scope of this policy must be broadened to include the effects and solutions for surface water runoff that creates dangerous situations, particularly at the road junction at Four Marks CofE Primary School and at Five Ash Pond on Lymington Bottom Road in Medstead.

Similarly, *Policy NBE12: Green and Blue Infrastructure*, should be cross referenced in *Policies CLIM 5, DES 1, DES2, DES 3 and DES4*.

7. In Chapter 6, *CREATING DESIRABLE PLACES* I am disappointed that for Policy DES2 *Responding to local character* EHDC have not been able to produce a timely District Design Code, and note that the Examiner will not find the DLP competent without one.

I believe that *Policy DES1 Well-Designed Places*, should be cross referenced to Policy CLIM5.2a.

Similarly, I recommend that *Policy DES2 Responding to Local Character*, references *Policy CLIM 5*.

8. In Chapter 8, *DELIVERING GREEN CONNECTIONS*, I recommend that in *Policy DGC2 Sustainable Transport*, the number of dwellings triggering the Policy should be reduced from eleven to 'ten' to be consistent with the housing levels of other Policies.
9. In Chapter 11, *DEVELOPMENT MANAGEMENT POLICIES*, I have major concerns with the wording of the policies bearing in mind the Cherkley Judgement mentioned above. I also suggest that *Policy DM2: Trees, hedgerows and woodland* should be cross-linked to Policy NBE 3.

We look forward to EHDC working with HCC to reduce the effects of noise and other pollutants due to the cumulative effects of new developments being built in the District and adjacent LPAs whose residents frequently use the A31.

10. In Chapter 12, *SITE ALLOCATIONS*, I note that some of the Allocated Sites do not align with proposed *Policies CLIM 1, CLIM2 and CLIM 5*, due the philosophy used to determine the Tiers relating to each settlement in the *Revised Settlement Hierarchy Background Paper, 2024*.

On one particular allocation causes me great concern. From local knowledge, I am extremely concerned regarding EHDC's decision to include Site FMS -1 as an Allocated Site.

³ EHDC Portal: *Climate Change and Sustainable Construction Supplementary Planning Document April 2022*
<https://www.easthants.gov.uk/media/6995/download?inline>

Before considering the site for inclusion on Planning grounds, I urge EHDC to reconsider the safety of the site access/egress.

The Four Marks/ 'South Medstead' settlement is over 200m above datum (110m at Alton Station), which helps to create its own microclimate with temperatures some 2°C lower than Alton. This site is also at the top of the escarpment that forms the Itchen Wey watershed; exposing the site to the prevailing southwest wind and any relevant winter windchill factor.

The altitude of the proposed development site is higher than that of the site access point on the Longbourn Way, causing vehicles of all types to travelling downhill on a straight road from the rear of the development to the rear of the Lymington Barns retail outlet. Longbourn Way is not an adopted road, and it is maintenance by a Management company and not under the direction of Hampshire Highways.

Information from residents, both documented and verbal, highlights the risk of a major incident, which could be fatal, on this road due to inclement weather which I do not believe will be mitigated under the multiple attempts to design a safe access.

Apart from the issues of 'snow and ice', I would like to point out that the current 'virtual' footway stops at the 'crossing point' west of the Medical Centre road access, directing pedestrians into Lymington Barns and onwards to Lymington Bottom Road emerging opposite Station Approach.

Currently, there is no footway to allow secondary pupils to safely access the school bus stop from Longbourn Way from the existing and new development without being forced to cross the carriageway to get to Lymington Bottom Road via Lymington Barns and then walking north along Lymington Bottom Road to recross Longbourn Way at its grossly exaggerated bell mouth to finally reach the stop.

A question - would a teenager follow the route of the dedicated footway system, or take the short cut by walking in the road? to the stop?

If the footway was to the south side of Longbourn Way, but north of Lymington Barns, pupils would still need to cross Longbourn Way at the exaggerated Lymington Bottom Road bell mouth at busy times of the day for vehicles. I can foresee an RTA, which being on an unadopted road would not appear on the national RTA database, particularly, as the sweep of the exaggerated bell mouth commences some 15 m before the centre of the Longbourn Way carriage way, and vehicles turning left into the road have their vision obstructed by trees and the hedgerow, and currently would not be able to see pedestrian is the roadway until they are almost upon them.

Please remove this Allocation before a fatality occurs.

For logistical reasons I also ask that EHDC removes Allocated Site - *ALT3 - Land adjacent to Alton Sewage Treatment Works, Alton* from the DLP. With the increase in housing and employment required in the northwest of the District; and together with the increasing environmental legislation tightening the requirements for the purity of WTW water outflow and restrictions on emergency release of sewage, I foresee that Thames Water will require this land to make future improvements to their facilities to accommodate future developments.

With regards to other documentation, I support the aspirations of:

- *Gaps Between Settlements Background Paper*
- *Meeting the Accommodation Needs of Gypsies, Travellers and Travelling Showpeople 2024 Background Paper*
- *Interactive Draft Local Plan 2021 to 2040, Policies map Regulation 18 2024*

However, I have major issues with *East Hampshire Local Cycling and Walking Infrastructure Plan (LCWIP), 2020*. It is clear that this was a desktop exercise. If you had visited the area,

- how could you propose to make an important dual number a trunk road a reduced speed restriction 20 MPH area?
- How can you increase the width of a footway between fence lines to make it suitable for cycles?
- Is not a footpath a footpath, a PRoW that only allows bicycles to be walked and not ridden?

I believe the LCWIP is report is incompetent.

The *Transport Background Paper* neglects to detail the single carriageway through Four Marks with a 30mph speed restriction; and the Ropley Section, similarly single carriageway with a 40 mph speed restriction between the Shell Service station and around Gascoigne Lane.

The travel to work data advises that more residents of EHDC travel more than 10km to work when compared to residents of Hampshire as a whole, which must be by private vehicles as there are only 8 bus routes covering the district road network.

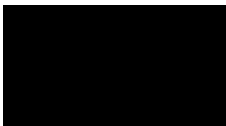
As part of the report, it notes the congestion on major roads running through some settlements.

The RTA data is of interest, but is sadly incomplete as RTAs on private roads are not recorded on National Statistics.

It will be interesting to read on how local congestion can be ameliorated in EHDC's cumulative highway Transport Assessment as part of the Regulation 19 version of the Plan.

I must congratulate EHDC for a fine piece of work which only requires a few modifications for me to be able to fully support it at the Regulation 19 Stage.

Yours faithfully



Objection

[REDACTED]

Mon 26/02/2024 17:27

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir

I wish to register my support for Alton Town Council's considered response to you on this plan, in which they set out grounds for objecting in several respects. In particular I support the questioning of the retention of Alton, now uniquely, in Tier 1.

I would also emphasise that the GP surgeries in Alton cannot cope satisfactorily with current demand. With an aging population the position will worsen even without housing development. The recruitment prospects for GPs are dire. A major new housing development will in my view therefore put public health at risk.

I also wonder whether some of the thinking is premature, given DLUC's change of tack on national house building strategy.

Yours faithfully

[REDACTED]

Sent from my iPhone

[REDACTED] - Re: Proposed Housing for Whitehill & Bordon

[REDACTED]
Wed 06/03/2024 13:44

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir or Madam

I wish to make it known that as a resident of Bordon I would like to respond to the proposed extra 667 houses that are to be built. I agree that Houses are needed but no more than what you are suggesting. Bordon is being overcome with new developments and there is a lack of facilities to support more houses. The infrastructure lacks decent Shops restaurants and local small shops. Also the roads will be blocked up with extra traffic, the roads around the area are in an unfit condition to take extra vehicles.

I hear that the Alton Councillors and residents are against the 1700 homes that are scheduled for their area. I would like confirmation that these homes will not be moved to Bordon & Whitehill.

Regards

[REDACTED]

Comment

[REDACTED]

Sat 02/03/2024 13:40

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Sir

I wish to register my comments on the EHDC Local Plan.

I agree with the Alton Town Council's objections.
It is wrong that Alton has become a tier 1 settlement.
Please add my name to the list of objectors

Regards

[REDACTED]

East Hants Local Plan 2024

Sun 03/03/2024 19:21

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I have read through the EHDC Local Plan Consultation. I object in the strongest possible terms and language to the plan and the way it has been proposed.

I consider the EHDC's draft Local Plan is unsound and is inconsistent with the *National Planning Policy Framework* (NPPF) and does not achieve the correct balance between development, environmental protection and public interest.

It is quite inappropriate that Alton and Binsted in particular, is elevated to be the sole Tier 1 development and the proposed allocation of approx. 1700 houses is proposed when other areas of EHDC are relegated to lower levels of development and allocated far fewer houses. If this proceeds, the change in population size is disproportionate and will have a deleterious effect on the nature and character of the area

This large housing is even more alarming bearing in mind we are still awaiting the South Downs development plans and they have hinted they are looking to place developments and allocate housing to the peripheral areas of the park around its boundaries.

Neatham Down (Site ALT8) is the sole 'Strategic Site in EHDC's Plan and covers 97.9 ha - approx. 240 acres of productive (Grade 3A) farmland which is also a "valued landscape."

The development would come at a huge cost to biodiversity and nature, including to the River Wey and its chalk aquifer. It conflicts with EHDC's Policy NBE10 'Landscape', which puts a duty on EHDC to "*respect and enhance the Local Plan Area's landscape assets.*" The use of Greenfield sites also directly conflict with the government's 'Brownfield First' policy. There are better ways to create new homes - and affordable housing - that avoid the environmental harm caused by building on greenfield land. In our rural parish, Rural Exception sites could be used to build affordable housing on rural brownfield (farmyards, disused industrial sites, etc.). And a significant advantage of brownfield sites is that there is normally quite some suitable infrastructure in place - water, sewage, roads and power. There is none of this at Neatham Down - there is no evidence that the real needs for the infrastructure have been considered. Furthermore, and worse still, there is no indication that EHDC or the site sponsor has seriously evaluated the need for any of these resources, both parties see, to just expecting them to arrive!!

The proposal to develop Neatham Down will place too many houses, in the wrong place, with no infrastructure, and accompanied by considerable environmental destruction.

It is also noteworthy that the proposal brings the number of homes proposed to +22% above EHDC's required allocation of 9,082 homes by 2040. There is no reason or justification for this. One can only assume it is convenient and advantageous in some way for EHDC and the developer.

The Development would put unsustainable pressure on local infrastructure (roads, water supply, sewage, health care).

Big greenfield developments are NOT what Binsted 'Parish Priorities Statement' said we want.

I am extremely concerned about Neatham Down (Site ALT-8) and want to have it withdrawn.

A site designated a 'Valued Landscape': large-scale development is normally not allowed.

Building here conflicts with Policy NBE 13 'Protection of Natural Resources' & 'Dark Skies'.

My understanding is that naming it a 'Strategic Site' means developing a new settlement of 1,000+ homes, even in locations (countryside) where rules would normally prevent development. EHDC is being less than open about this, the site promoter wants to develop 1,250 houses.

EHDC needs to be reminded that the site was already assessed and rejected for a smaller development of 650 houses.

The site is separated from Alton by the busy A31. There has been no serious or credible consideration or explanation about the access to the site. There is much discussion in the Local Plan about making new developments pedestrian accessible and cycle accessible and reducing the dependency upon private motor vehicles. The EHDC plan indicates the biggest causes of pollution are transport, yet the plan does nothing to mitigate that or address the Climate Emergency declared by Hampshire County Council in 2019 nor to indicate how we might meet the target of net zero.

How are residents expected to cross the busy A31 if they are walking or cycling? Even if a new footbridge is built to enable residents to cross the A31, they will be arriving in an industrial estate and have to walk through industrial areas to reach even the nearest shops or supermarkets. That is not conducive to reducing private car use. Clearly the planners have not considered this aspect.

Parts of site are a 30 minute walk (2km) from Alton High Street. That is not something that will be undertaken lightly by residents and neither is it likely to encourage pedestrian or cycle use and will not reduce private car use.

Significant increases in traffic in the parish of Binsted can be expected, as well as in Alton and at key junctions and on the A31.

Considerable further pressures will be placed on vital services such as GP appointments and dental services - services EHDC is not responsible for and has no direct powers to ensure that services such as this are increased to meet the increased population from the development they are proposing. It is all very well to use fine words to indicate the existing health practices will be expanded – but there is no indication of how EHDC expects the practices to recruit and obtain the staff for these purposes. It is well known that recruitment and retention of GPs is a big problem nationwide. Alton is still dealing with the effects of the closure of the rural doctors practice at Bentley and the reallocation of patients among a number of practices – most notably further from the patients homes.

The proposal does not consider flood risk – the site will be affected by areas of groundwater flood risk. The site only a short distance from Northern Wey - development will worsen local flooding. There is clearly already inadequate local sewage treatment capacity: Alton STW regularly discharges untreated sewage. Further downstream, the Holybourne Sewage Treatment Works (STWs) frequently discharges untreated sewage into the Northern Wey, a chalk stream. It causes considerable problems for residents further downstream. One only has to look further along the Wey valley to see the amount of flooding and in particular as the river approaches Farnham. A large number of houses at Neatham Down will only add to the volume of sewage that needs to be treated. No consideration appears to have been given to this and the need to improve infrastructure. Furthermore. The large surface areas which will inevitably be covered with impermeable materials i.e. the house footprints, the roads and pavements and any cycle ways - if they are ever provided will only increase the amount of water running off the site – and inevitably to the overloaded sewage works at Alton and / or Holybourne. Alton's STW is identified as needing investment – it cannot cope with Alton's recent population expansion. (As this report was being written^[1], both STWs were discharging raw sewage.)

Creating a 'CIL island' is immoral and very wrong. A proportion of the financial contributions by developers (Community Infrastructure Levies) would normally go to the parish that the development is being built in. EHDC are proposing a 'CIL Island' where this would not automatically apply. CIL would enable Binsted Parish Council to fund a wide variety of community assets and projects.

If the possible new primary school is actually built at Neatham Down what will happen to the successful primary Binsted school? If it were closed, it would have a significant negative effect on the community in both Binsted and the surrounding villages destroying a good and vibrant community. And how will the children be transported to the new school? Councils do not have the money to provide transport.


Resident of Binsted

Fwd: RLC4 land at Little Leigh farm

Sun 03/03/2024 10:58

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Two years or so back [REDACTED] which meant I could no longer drive or play golf at RCGC. My main priority was to retain my fitness levels and since then most days I walked 4/5 miles starting uphill in Redhill Rd [REDACTED] or uphill (turning left) into Bowes Hill.

This soon lead me to conclude that as a Village we had conspired to underestimate (grossly) the upsurge in traffic in both key roads particularly 'Redhill Rd' which I believe represents a recipe for potential FATALITIES. I'm a an ex-senior Bank Mngr. and still I believe a balanced individual although having witnessed so many near misses I am astonished we've not experienced more serious accidents/deaths particularly involving schoolchildren at the top end of 'Redhill' I and others believe this applies to the length of Redhill Road including the Green with the Road now having at times 2 very busy cross roads. On occasions the traffic can almost be non-stop with many instances of (unchallenged) speeding and one (or several) car(s) forcing its way downhill (past parked cars) compelling uphill vehicles to drive within inches (or on) the left hand pavement. When there are randomly parked vehicles going up the hill between the Green and Castle Rd. all too often this does NOT slow the traffic as motorists tend to speed up to become (one of) the first past the obstruction.

Most of us have seen (part) solutions elsewhere and doubtless our Councils have many people far better equipped to solve this SERIOUS and very REAL problem confronting our Village. I synopsis regular Red Hill Rd. users :-

1. Daily cars & weekend cars using parking areas around the Green before walking/cycling(out of the Village).
- 2.Home Improvement/Repair Vans.
- 3.Buses, taxis, shop delivery lorries, refuse trucks & coaches.
- 4.Cyclists village based & visiting groups.
- 5.Motorbikers village based & visiting groups.
- 6.Horse & traps, horse being ridden & trained.
7. E-Scooters & occasional mobility scooters.

We are aware of 2 separate developments behind [REDACTED] both we believe with 40 units & say 120(?) motor vehicles. An ex-Capt. of RCGC told me Village membership is now as low as 20/25% altho' I have NOT independently verified this altho' since I joined 25 years ago there has been a material downturn and the volume of non-Village cars travelling to & from our Golf Club could be massive(I remain a social member). We & others also believe people who live on the edge(s) of our Village now regularly use their cars to visit central village facilities & friends.Conversely we are very aware of many friends LIKE OURSELVES who now regularly drive out of our Village for purpose of walking, coffee breaks, social pint, lunch or dinner at e.g. Emsworth, Stansted, Kingley Vale or a village en route to Chichester.

We have no doubt that the above (& others) have resulted in a vast underestimation of the present usage of Red Hill Rd. which continues to far later in the evening & recommences early A.M. which makes us wonder if there is a nearby property occupied by Taxi drivers undertaking early airport

runs.

The pavements in Redhill Rd are also experiencing far greater usage based on more pedestrians, dogs (some on extended leads and occasionally without) children on bikes/scooters, adults on bikes sometimes without children, mobility scooters, zimmer frames, and prams, E scooters, school children and occasional groups of walkers. All of the aforementioned road/pavement usage if in moderation is a great part of the village life. Unfortunately in many instances it now goes beyond saturation point to the detriment of Redhill Road house owners, our beloved Village Green and the village generally which will become more widely recognised. The fact that so many villagers socialise beyond the village also affects detrimentally cafe, Golf club, public house, shop proprietors many of whom do their utmost for our village.

During the pandemic we were so fortunate in being able to walk our Golf course when closed. Like so many others I/we disliked walking past endless numbers of chimney pots and the land at Deerleap with living trees rising above the classic flint wall are truly representative of our village. All too often we experience financial gain outstripping the historical value of Rowlands Castle. Already several house owners along Redhill Rd suggest the road has become the eye-sore of our village this could manifest itself in lower property values - mental well being is also suffering.

Long gone are the days when you could enjoy a coffee/half pint outside the cafe/ Robin Hood soaking up the serenity and peacefulness of the village Green with the majestic Deerleap in its substantially undeveloped state in the background. The best you can do now is sip your chosen drink waiting for the inevitable ill tempered car horn blast (or something far worse) - it is blatantly clear our village green is no longer the jewel it was.

As far as we know the significance to the contribution the Deerleap grounds make to the Areas conservation & character have long been recognised. If this was also lost to history Rowlands Castle would never be the same & the above reference to mental well being problems would become more widely spread.

Anybody who cares, who lives or regularly uses RedHill would fully understand the effect of say 10/16/26 extra cars would have on the CHAOS which already exists let alone vehicles linked to say 132 village houses, the reservoir, the 700 unit development & any P.P. which our Golf Club may have close to the Village Green. There are of course various infrastructure objections as well as real concern for flooding issues.

I have known Rowlands Castle since moving to Hampshire in 1982, socialised here for 33 years, been a Golf Club member for 25 years & lived here since 2007. If anybody disbelieves my constructive feedback I invite them to monitor Redhill Rd . at different times on different days. Knowing & living on the Road for so long it is difficult NOT to conclude that parts of our Village are in decline & I opine our shared immediate responsibility should be to make road/pavement users aware of our expectations of them & that from a health & safety viewpoint we can no longer tolerate law breaking. One immediate step which my car driving wife would welcome is the introduction of a 20 mph limit based on the high number of properties, closeness of the school & 2 churches long before any future housing developments(but never IDEALLY Deerleap for reasons above)

██████████
3rd March 2024.

Sent from my iPhone ██████████

Sent from my iPhone

██████████
Sent from my iPhone ██████████

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 3 March 2024 at 10:12:49 GMT
To: localplan@easthants.gov.uk
Subject: RLC3 land at Oaklands house.

Two years or so back [REDACTED]
[REDACTED] which meant I could no longer drive or play golf at RCGC. My main priority was to retain my fitness levels and since then most days I walked 4/5 miles starting uphill in Redhill Rd ([REDACTED]) or uphill (turning left) into Bowes Hill.

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██████████
3rd March 2024.

Sent from my iPhone ██████████
Sent from my iPhone

██████████
Sent from my iPhone

RLC2 /1 land at Deerleap (south/north

Sun 03/03/2024 10:05

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Two years or so back [REDACTED]

[REDACTED] which meant I could no longer drive or play golf at RCGC. My main priority was to retain my fitness levels and since then most days I walked 4/5 miles starting uphill in Redhill Rd ([REDACTED]) or uphill (turning left) into Bowes Hill.

This soon lead me to conclude that as a Village we had conspired to underestimate (grossly) the upsurge in traffic in both key roads particularly 'Redhill Rd' which I believe represents a recipe for potential FATALITIES. I'm a an ex-senior Bank Mngr. and still I believe a balanced individual although having witnessed so many near misses I am astonished we've not experienced more serious accidents/deaths particularly involving schoolchildren at the top end of 'Redhill' I and others believe this applies to the length of Redhill Road including the Green with the Road now having at times 2 very busy cross roads. On occasions the traffic can almost be non-stop with many instances of (unchallenged) speeding and one (or several) car(s) forcing its way downhill (past parked cars) compelling uphill vehicles to drive within inches (or on) the left hand pavement. When there are randomly parked vehicles going up the hill between the Green and Castle Rd. all too often this does NOT slow the traffic as motorists tend to speed up to become (one of) the first past the obstruction.

Most of us have seen (part) solutions elsewhere and doubtless our Councils have many people far better equipped to solve this SERIOUS and very REAL problem confronting our Village. I synopsis regular Red Hill Rd. users :-

1. Daily cars & weekend cars using parking areas around the Green before walking/cycling(out of the Village).
- 2.Home Improvement/Repair Vans.
- 3.Buses, taxis, shop delivery lorries, refuse trucks & coaches.
- 4.Cyclists village based & visiting groups.
- 5.Motorbikers village based & visiting groups.
- 6.Horse & traps, horse being ridden & trained.
7. E-Scooters & occasional mobility scooters.

We are aware of 2 separate developments [REDACTED] both we believe with 40 units & say 120(??) motor vehicles. An ex-Capt. of RCGC told me Village membership is now as low as 20/25% altho' I have NOT independently verified this altho' since I joined 25 years ago there has been a material downturn and the volume of non-Village cars travelling to & from our Golf Club could be massive(I remain a social member). We & others also believe people who live on the edge(s) of our Village now regularly use their cars to visit central village facilities & friends.Conversely we are very aware of many friends LIKE OURSELVES who now regularly drive out of our Village for purpose of walking, coffee breaks, social pint, lunch or dinner at e.g. Emsworth, Stansted, Kingley Vale or a village en route to Chichester.

We have no doubt that the above (& others) have resulted in a vast underestimation of the present usage of Red Hill Rd. which continues to far later in the evening & recommences early A.M. which makes us wonder if there is a nearby property occupied by Taxi drivers undertaking early airport

runs.

The pavements in Redhill Rd are also experiencing far greater usage based on more pedestrians, dogs (some on extended leads and occasionally without) children on bikes/scooters, adults on bikes sometimes without children, mobility scooters, zimmer frames, and prams, E scooters, school children and occasional groups of walkers. All of the aforementioned road/pavement usage if in moderation is a great part of the village life. Unfortunately in many instances it now goes beyond saturation point to the detriment of Redhill Road house owners, our beloved Village Green and the village generally which will become more widely recognised. The fact that so many villagers socialise beyond the village also affects detrimentally cafe, Golf club, public house, shop proprietors many of whom do their utmost for our village.

During the pandemic we were so fortunate in being able to walk our Golf course when closed. Like so many others I/we disliked walking past endless numbers of chimney pots and the land at Deerleap with living trees rising above the classic flint wall are truly representative of our village. All too often we experience financial gain outstripping the historical value of Rowlands Castle. Already several house owners along Redhill Rd suggest the road has become the eye-sore of our village this could manifest itself in lower property values - mental well being is also suffering.

Long gone are the days when you could enjoy a coffee/half pint outside the cafe/ Robin Hood soaking up the serenity and peacefulness of the village Green with the majestic Deerleap in its substantially undeveloped state in the background. The best you can do now is sip your chosen drink waiting for the inevitable ill tempered car horn blast (or something far worse) - it is blatantly clear our village green is no longer the jewel it was.

As far as we know the significance to the contribution the Deerleap grounds make to the Areas conservation & character have long been recognised. If this was also lost to history Rowlands Castle would never be the same & the above reference to mental well being problems would become more widely spread.

Anybody who cares, who lives or regularly uses RedHill would fully understand the effect of say 10/16/26 extra cars would have on the CHAOS which already exists let alone vehicles linked to say 132 village houses, the reservoir, the 700 unit development & any P.P. which our Golf Club may have close to the Village Green. There are of course various infrastructure objections as well as real concern for flooding issues.

I have known Rowlands Castle since moving to Hampshire in 1982, socialised here for 33 years, been a Golf Club member for 25 years & lived here since 2007. If anybody disbelieves my constructive feedback I invite them to monitor Redhill Rd . at different times on different days. Knowing & living on the Road for so long it is difficult NOT to conclude that parts of our Village are in decline & I opine our shared immediate responsibility should be to make road/pavement users aware of our expectations of them & that from a health & safety viewpoint we can no longer tolerate law breaking. One immediate step which my car driving wife would welcome is the introduction of a 20 mph limit based on the high number of properties, closeness of the school & 2 churches long before any future housing developments(but never IDEALLY Deerleap for reasons above)

██████████
3rd March 2024.

Sent from my iPhone ██████████

Sent from my iPhone

EHDC Local Plan Public Consultation - Your say

[REDACTED]
Fri 01/03/2024 10:35

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

Cc:[REDACTED]

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To whom it concerns.

The suggestion of moving Bentley from a Tier 4 settlement to a Tier 3 settlement is flawed for a number of reasons which we list below:

1. Bentley is a small village with some 500 dwellings and 72 being added since the last Local Plan. It has a population of 1400. By comparison, Four Marks a Tier 3 settlement has a population of nearly 6000.
2. The Village Surgery and pharmacy closed recently, resulting in residents typically having to travel to Alton to see a GP or collect prescriptions.
3. There is one grocery store in the village which is very convenient for small items but it is much more expensive than typical supermarkets. This means that residents have to travel by car to either Farnham or Alton for their weekly shop.
4. Thames Water tell us that there is headroom for more dwellings to be connected to the sewage system, but the Bentley Sewage Treatment Plant can't cope as it is. This has resulted in Bentley's Sewage Plant spilled into the river Wey raw sewage 62 times for a total of nearly 600 hours. This will have a devastating effect on the ecology of the chalk stream east of Bentley.
5. Although Bentley has a station, actually it's not in Bentley but in Binstead which is at least a half-an-hour walk for many residents. Moreover, on week days typically the car park is full by 7.30 am.
6. EHDC have talked about a 20 minute neighbourhood referring to the time it takes to arrive at a destination by foot or bicycle. Given as already referred above it takes at least half-an-hour to reach the station this patently absurd.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

29/02/24

Dear Sir or Madam,

Draft Local Plan – Public Consultation (Reference Site CFD 2, Clanfield)

I wish to record my objections to the proposal to include site reference CFD 2 (land off Drift Road and White Dirt Lane in Clanfield) as a potential site for development in the Draft Local Plan.

My reasons for objection can be summarised under the following headings:-

1. Settlement Policy Boundary

The proposed site is an arbitrary departure from the line of the existing SPB, being a randomly fabricated further incursion into the countryside. It ignores Principle 1 (para. 4.14) and Principles 3(f) & 3(h) defined in the Interim Settlement Policy Boundary Review (Jan 2024) as the west and south boundaries do not recognise any defined features. The west boundary could be further west or further east. The south boundary could be further north or further south. There is no logic to this ugly rectangular encroachment into the farmland.

It does not follow any line relating to the existing SPB but makes worse the crude intrusion into the countryside of the Godwin Crescent and Co-op Shop developments which should never have been permitted. That development is now a precedent against which this proposal attempts to be justified. No doubt if this new site is permitted there will be another proposal in due course to 'tidy up' the ragged boundary of the new SPB it would create.

2. Gap Between Settlements

The Settlement Gap between Horndean/Catherington/Clanfield is very important and EHDC Planners will be aware how sensitive the local communities are about potential degradation of the gap. Local Plan Policy NBE 11.1 requires that development must avoid reducing the land that maintains separate identities of existing settlements. Policy NBE 11.2 requires that open character and appearance of countryside between settlements must be maintained.

Development of this site would contravene both of these EHDC important Policies. Not only would it continue the degradation of the gap started by the Godwin Crescent permission but it proves that any affirmation from EHDC that the gap will be preserved in the future cannot be trusted.

3. Landscape

Policy NBE 10.2 (b) and (c) in the Local Plan would be ignored if this site were developed as it is highly visible from literally all compass directions in the area, being on the side of the valley and in the middle of open fields. The mature boundary landscaping of Godwin Crescent would be redundant and any new provision, when eventually mature, would only marginally help the view down Drift Road.

The high voltage electricity lines to the south would limit the extent and height of any boundary screening under them to allow access for maintenance and safety so from all other directions the housing climbing up the valley side would be laid bare forever with the sun glare from solar panels making matters worse.

4. Public Footpath

It is nonsense to recommend this site as having easy access to a public Rights of Way network as the path is merely a short-cut between Drift Road and White Dirt Lane and does not connect with any other footpaths. It is used mainly by local dog walkers to be able to safely let their dogs off lead for exercise. If this area becomes 'an attractive open space' dog walkers will either continue to exercise their dogs among the houses or be forced to drive to some other open area.

5. Vehicular Movements.

The recent considerable additional housing along Green Lane has made a noticeable increase in traffic into Horndean towards the A3(M) south in spite of attempts to persuade the new traffic to use the Chalton Lane interchange.

The speed bumps in Green Lane, intended to deter this southbound route, would certainly cause additional traffic from site CFD 2 to head south to the A3(M) and Waterlooville either through Horndean or highly likely by continuing up White Dirt Lane to Catherington Lane. White Dirt Lane is already over-used because of heavy traffic at busy times in Horndean.

6. High Voltage Power Lines

Bristol University has carried out extensive investigation into possible effects of living near these power lines. There is evidence of increased childhood leukaemia and adverse effect on potential cancer-causing particles in the atmosphere making them more likely to adhere to lung tissue when inhaled.

Where development has already taken place in such areas potential house buyers can make their own decisions about this potential danger. It seems highly irresponsible for EHDC to ignore the warnings and studies associated with this potential health risk and recommend this site for additional blighted homes.

7. Flooding

Extensive groundwater investigation was carried out by Southern Testing April 2014 in connection with the planning application for housing on White Dirt Farm. It concluded that flooding in this area was caused by surface water run-off to low permeability surface deposits in the valley. This is especially a problem at the junction of Southdown Road and lower White Dirt Lane.

Clearly the increased area of impermeable surfaces associated with new housing on site CFD 2 has the potential to exacerbate the problem. Southern Testing suggested possible drainage improvement by perforating these deposits to access the underlying chalk but with on site features for attenuation at peak flows. No doubt this advice would also apply to this site.

However, records show that concern was expressed that punching through the impermeable layer to access the chalk might actually make matters worse by allowing floodwater to flow upwards from the chalk to the surface during extreme weather conditions.

The results of this testing already carried out should have been taken into consideration before recommending this site. It seems likely that to cope with the future increase in impermeable surfaces on this site the surface water will be concentrated into an area adjacent to White Dirt Lane where there is already a flooding problem for the reason stated by Southern Testing.

Conclusion

This is a high profile and sensitive area of an important Settlement Gap protected by previous Local Plans.

Site CFD 2 extends much further up the hillside than the Godwin Crescent development and it is misleading to suggest housing could be concentrated at the bottom of the slope because that is where any surface water flow attenuation would have to be together with the public footpath corridor and the access to White Dirt Lane. It would also be the area most at risk of general flooding from outside the site.

Green infrastructure to the southern boundary would have to be limited in height to comply with requirements of the electricity company so the development would be very intrusive to the views from Tarn Rise, Francis Road, Draycote Road and Drift Road East. The view from Drift Road West would be even more intrusive than when Godwin Crescent was built until the new tree screen eventually reaches maturity.

This site is central to a very significant visual gap between the villages providing a glimpse of the countryside which then extends past Clanfield towards Butser Hill and beyond. Development of the site would physically and visually reduce the distance between Clanfield settlement and Catherington settlement by at least 50% thus conflicting with Gaps Criteria (b) in your own Gaps between Settlements Background Paper. When paragraph 5.82 of Part B, Chapter 5 implementing policy NBE 11) is considered there is no doubt the development would compromise the existing openness and undeveloped nature between the settlements.

The proposal to change the Settlement Boundary and reduce the distance between Clanfield and Catherington displays a degree of hypocrisy on the part of EHDC. Residents are told that the Local Plan is EHDC's 'key Planning Policy document' for development. As such it contains numerous pages of criteria that will be applied and against which all planning proposals will be considered.

However, with regard to this proposal, for some reason it is considered acceptable to ignore certain significant aspects of their own policy (as described above) regardless of the detrimental effects the development will have on the existing amenity and landscape of the area.

Yours,

██████████
██

Neatham Down Development



Fri 01/03/2024 16:17

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I fully support Alton Town Council's objections to this proposed development.

EHDC Proposed Local Plan Site ALT-8

[REDACTED]

Fri 01/03/2024 18:23

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I strongly object to the following Proposal.
farm land is against government's Brownfields Policy.
local infrastructure. Roads, Water supply, Sewerage, Healthcare.
scape: large scale development is normally not allowed.
and rejected for smaller development of 650 houses.
impact on nature and Biodiversity, including River Wey and Chalk aquifer.

Building on productive
Puts undue pressure on
Site designated a Valued Land
Site was already assessed
Would have a negative

[REDACTED]

[REDACTED]

Proposed development by Thakeham on land south of Five Heads Road, Horndean

[REDACTED]
Thu 07/03/2024 10:51

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Local Plan team,

As a resident living at [REDACTED] Horndean I object to this development proposal for the following reasons:-

- Both Catherington and Frogmore Lanes inadequate for increased traffic.
- Outside the settlement policy boundary.
- Local doctors, dental surgeries and schools already oversubscribed.
- Limited local services and public transport.
- Loss of valuable arable and grazing land.
- Land east of Horndean already allocated for approximately 900 new houses.
- Currently not an allocated site for development purposes.

Please can you keep me updated regarding this proposed housing development. Many thanks.

Yours sincerely,

[REDACTED]

[REDACTED]

Alton local plan

Sat 02/03/2024 13:40

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I wish to OBJECT VERY STRONGLY to the proposal set out in Tier 1 for Alton.

Whilst I accept that more housing accommodation is required (particularly starter homes and affordable housing) the ALLOCATION for Alton on present green sites is unacceptable.

I also think that the proposal of building on Neatham Down is outrageous and totally unacceptable on very many grounds going against many environmental factors which I note below:-

1. The disturbance and after effects of building houses so close to a globally valued chalk stream. The Upper Wey is already very vulnerable - it should be respected.
2. The Neatham Down site is on a higher contour level to Alton and therefore the light pollution would be seen from as far as Froyle and would impact the 'Dark Sky' element in the South Downs National Park.
3. Car movement from the Neatham Down site would be excessive...along with the ludicrous proposal of the pedestrian footbridge as a useful alternative for family access to Alton and its shops. It is a long walk for young families and small children.
4. Maintaining fertile agricultural land is surely an important factor in these times to determine our food independence.
5. Housing on the opposite side of the A31 would be setting a precedent which would be unforgivable.
6. Holybourne has already supported a large new building site in Barley fields and several infill buildings recently. ...and I am all in favour of infill housing on Brownfield sites...of which there are still a number in the town. But large areas of new building require infrastructure first for which there appears to be no funding..eg. Doctors, dentists, schools, transport, drainage and sewage systems.

Holybourne

Sent from my iPad

[REDACTED] - Loss of woodland

[REDACTED]
Wed 06/03/2024 20:29

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

The Local Plan nominally takes into account provision of Green Spaces and consideration towards Climate Impact BUT several sections of the Plan involve the removal of established woodland, some of it ancient woodland. That will also incur multiple incidents of loss of habitat.

I think we all know by now that destroying woodland corridors and areas of natural habitat is irredeemable.

How can the Council condone even more loss of established woodland within the Local Plan footprint?


Bordon and Whitehill are clinging to vestiges of Eco Town viability but the Local Plan seems set to make a farce of that description.

Please re-think and work round the woodland areas, not through or over it.

Parts if this Plan seem to completely disregard any part of Climate Protection.

Most sincerely from:
[REDACTED]

Sent from my Galaxy

 - ALT8 Neatham Manor Park Consultation Response
Mon 04/03/2024 07:53

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear council

I have attempted to complete the online consultation at 7.30am on 4th March and the consultation is already saying that it is closed! If a consultation is advertised as finishing on a certain date it needs to be open until midnight on that day. Please ensure my comments are included.

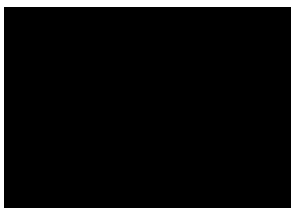
My points,

I am shocked that the council is considering building yet another large development in Alton. Alton simply cannot take any further development. I have lived at the sports centre end of the town for the last 20 years and we have recently lost our butterfly meadows above the Treloars site which is not only devastating the local wildlife, but makes it difficult for the public to access any open green space too. From the top of the hill in the butterfly meadows when you look in any direction, all you can see is building sites on green fields - the large development at the bottom on green fields lane, the development on windmill hill, the development on the brewery site.

It's totally unacceptable for Alton to take another site. The government has pledged not to build on greenfield sites so to propose another site that destroys yet another beautiful green space is a disaster.

I have witnessed the increase in traffic at the other end of town from all the new development without sufficient upgrading on the road system. It's now incredibly difficult to get out onto the basingstoke road in rush hour. Any more over development is only going to cause further gridlock. Also how are the schools going to cope? When I moved here 20 years ago I have to wait 3 years to move all my children into local schools as there weren't places available. I can only image how difficult it must be now already for people with young children, never mind if you build even more houses here, with the infrastructure to support it. The new site is also that bit further out of town so everyone there will be driving their cars into Alton and the roads just can't cope.

Alton absolutely cannot take any further large developments and to destroy Neathan down would be a disaster for the wildlife and the people of Alton



[REDACTED] - EHDC proposed plan 'Reg 18' consultation

[REDACTED]

Sun 03/03/2024 08:53

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear sirs

I would like to strongly object to the EHDC's proposal to build 1,250 homes on the beautiful hamlet of Neatham down on the edge of Alton.

This would put unbelievable pressure on local infrastructure

Although access is via the A31, this would have an extremely detrimental effect on local roads (which are all narrow country lanes and are already under huge strain due to road closures and pot holes and verges which are in a dreadful state).

I believe the local sewage plants are already contaminating the River Wey with unacceptable sewage release.

There would be no evidence to suggest that additional services in the area have been considered. The GP surgeries and dentists are already oversubscribed.

These implications are so worrying resulting in the loss of such beautiful countryside.

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

Neatham Down (Site ALT-8)

[REDACTED]

Sun 03/03/2024 09:05

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear sirs

I would like to object to the local plan concerning the strategic housing development on Neatham Down and the effect it will have on the Northern Way Chalkstream.

My major worry is the effect this will have on local flooding. The surrounding areas are currently very badly flooded and have been for the entire month of February. This HUGE development will make the situation untenable.

The ALT8 will herald the end of the Northern Way as a chalkstream, of which there are only 180 left in the world. It would become a dead river.

Please stop desecrating this beautiful part of the country with too large unmanageable developments which our local infrastructure cannot sustain.

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

Bentley - EHDC local plan consultation

[Redacted]

Mon 04/03/2024 09:43

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>



CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hi,

I would like to object to the draft local plan consultation where Bentley has been made a Tier 3 status, based on its relative "sustainability" and ""accessibility".

"Sustainability" relates to the locally available services – Bentley's are no different to Bentworth, Medstead, Ropley which are all Tier 4. Also to note, Bentley has lost important infrastructure, such as its Surgery in 2021. Thames Water is not fit for purpose in our community with 62 sewage spills into the river Wey in 2022.

In terms of accessibility, Bentley is deemed accessible by having a small train station. This has a car park that is always full. Most people drive to get to the station. But bus and other public transport infrastructure is incredibly limited. Therefore having a private car is a must for this area.

Finally, within the local plan, there is no brownfield first policy to reduce greenfield building - which is not inline with government guidelines.

The Bentley rural settlement, with its very limited services, is less sustainable / accessible than other Tier 3 settlements and is much more in line to a Tier 4 settlement. Lots of new housing in Bentley would run against the EHDC's longer term targets to achieve "zero carbon" as it would introduce more cars, put further pressure on a struggling infrastructure and build on greenfield sites.

Bentley's status should be reassessed to Tier 4.

Thanks,

[Redacted signature block]

Draft Local Plan March 2024

Fri 01/03/2024 11:51

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Re: East Hampshire Draft Local Plan 22 January 2024 to 4 March 2024

Ref. LIP1 Land North of Haslemere Road, Liphook.

We were astonished and concerned that the plot of land listed as 'LIP 1 – North of Haslemere Road' is under consideration for the building of housing. This is green- belt land and part of the River Wey Conservation Area. As such, we feel it should not be built upon.

At the fairly recent exhibition and consultation (August 2023?) of the Bramshott and Liphook Neighbourhood Development Plan at the Millennium Centre in Liphook there was no mention of a possible change of use or development of this plot of land. That now, it suddenly appears to be under any consideration at all as a possible site for future housing development, seems inexplicable and irresponsible.

At those previous consultation meetings, a series of planning topic areas were well-displayed in the Millennium Hall in Liphook and helpful EHDC staff and other volunteers were accessible for discussion and questions. Our opinions were sought and seemingly valued, But with this District draft plan now it seems they are being disregarded.

This land at LIP1 is adjacent to the edge of the built-up area of Liphook. It consists of two linked meadows both of which have been uncultivated for many decades and consequently have built up a considerable variety of natural wild-life. For a while bracken was spreading but in the years since a few horses have been using the meadows their grazing has reduced it. Despite the grazing, wild flowers grow there and these attract bees and other insects. The meadows almost certainly support many invertebrates and small mammals and as such are important in the food-chain.

A wide variety of birds make good use of the all the open ground, the very old established and long undisturbed boundary hedges and the ancient banked divide and hedge between the two meadow areas.

We have informally recorded over fifty species of birdlife visiting the meadow-land. These include the ground-feeding green woodpeckers, herons and little egrets as well large flocks of redwing and fieldfares in the winter. Owls can be heard at night, buzzards and red-kites visit and are often seen, as are sparrowhawks attracted by feeding birds. The importance of the open ground is not mentioned in the consultation notes and seems to have been ignored.

It will not have escaped your notice that [REDACTED] overlook this field. Obviously we want the view and wild-life to continue. The enjoyment and well-being that, for over 30 years, this unspoilt land has given us is very important to us.

Locally there seem to be very few areas of unspoilt open meadow-land and if these two small fields were ever to be built on valuable habitat would be lost for ever.

[REDACTED]

[REDACTED]

[REDACTED]

EDHC Local Plan

[REDACTED]
Fri 01/03/2024 17:08

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I am writing with my comments about the local plan that is currently out for consultation.

First, you only offered one slot for us to visit you and view the plan, which we were unable to attend. For something so important I'd have thought you would provide multiple opportunities.

Second, I have just spent ages completing your document. It was complex, unwieldy and designed to clearly put people off from completing the exercise. In my case I got so far and then the document threw me out. Hence my emailing instead. I think your consultants might have produced a glossy document for you, they did not however produce a sensible and easy consultation feedback process for local residents. I guess this is a deliberate attempt to exclude as much feedback as possible or desirable from EHDC's point of view.

And I'm afraid my comments are wholly negative. As a resident of Alton you can hardly begin to imagine how poorly served I feel by this plan and my district council. I see no justification for placing Alton in tier 1 and expecting it to absorb such a high proportion of housing units. Yet again Alton is so badly treated by the District Council. Why wasn't there a discussion about the tiering and agreeing that with us all before moving on to designating sites?

The proposals for housing at Neatham Down, Holybourne, and other beautiful places using wonderful greenfields around our town are shocking. I see very little brownfield development nor attempts to identify such sites. Empty shops and offices are available throughout the District but I see none being brought into residential use as part of a coherent plan for the area. Of course it is to the benefit of the landowners, developers and speculators to Hoover up our wonderful environment for their profits and it should be EHDC's job to prevent this and develop truly coherent and balanced communities. The huge density of housing you are proposing in Alton is totally unsustainable. I see no plans for new infrastructure eg schools, surgeries, pharmacies, ease of access to the town. This means your healthy community objective fails.

Building so much housing will have a hugely detrimental impact on the environment, eating into our green lungs and affecting biodiversity. The sites will further exacerbate current flooding problems. And they will create more car dependent communities as they sit far from the town centre and bus routes. This is at odds with your climate change objectives and makes your words in the plan utterly meaningless.

This feels a wholly unbalanced plan, skewed as always towards Alton who has to absorb all their pain. We were promised so much from the Coors Brewery redevelopment. It has delivered nothing like the lovely ideas you were espousing. There will be no community facilities, no wonderful wide river walk way through to the town with cafes etc, no imaginative or environmentally sound architecture. And what happened to reducing the housing targets given we have to absorb everything the national park can't.

Do better East Hants DC - we deserve it.

██████████ - DRAFT LOCAL PLAN

██

Thu 29/02/2024 14:37

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sirs,

I wish to lodge my support for the objections raised by Alton Town Council in response to the current Draft Local Plan drawn up by East Hants District Council.

Yours sincerely,

██████████
████████████████

Alton.

Sent from my iPad

EHDC Proposal Local Plan Reg 18' Consultation

Wed 28/02/2024 15:37

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sirs,

Ref Neatham Down proposed development Reg 18 Consultation and Site Alt-8

I hereby strongly oppose the above proposed development on the following grounds.

According to the 2021 census Alton's population was just under 18,000. 1000-1250 new properties would likely represent a 17% uplift in that population putting a massive extra strain on all the local utilities and infrastructure. The population of the parish of Binsted will double. This is totally out of proportion to the local requirements.

Current EHDC developments and proposals are 22% over the required number of new homes needed of 9,082 by 2040. This is a margin way over what is necessary.

Two other proposed developments (HOP 1 Holt Pound and ALT 7 Lynch Hill) when added to this proposal, will absorb 111 hectare of agricultural land or 4% of greenfield land in the parish of Binsted. Importantly this is in contravention of the government's "Brownfield First" policy.

The local schools and doctors' surgeries are already under-resourced. The new developments at the West end of Alton and at the Brewery Site have yet to fully impact those facilities without the demand from this proposal being added.

Sewage infrastructure is currently not adequate. At times there have been discharges into the local chalk streams. Run-off from new roads, driveways etc will threaten many more occasions for this to happen. The local chalk streams are part of a system which represent a large percentage of the WORLD's such habitats. Parts of the site are only 30 metres from the river Wey. The site is affected by groundwater flood risk.

The proposal conflicts with Policy NBE13 "Protection of Natural Resources and Dark Skies".

This site has already been assessed and rejected for a smaller development of 650 houses and so how can it now be appropriate for double the number?

The site is designated a "Valued Landscape". Large (in this case a Strategic Site) developments are not normally allowed. A diverse fauna including some red list birds will be at risk.

The site is not convenient to any existing Alton retail and social amenities. The A31 must be crossed. Alton town centre is up to 2 km away by foot or cycle. Assuming a lower level of car ownership, this is potentially very difficult for Affordable Housing residents.

Vehicular activity will increase substantially, certainly locally, but also wider afield for accessing more appealing retailing and for work. The Holybourne to Binsted road could well become a rabbit run for access to the A325 and A287. This road is narrow and there is already big problems with speeding through the villages. No transport and capacity work has been undertaken. Where is the employment?

This, if allowed, will be the start of more productive agricultural land being lost and the first incursion into the greenfield area south of the A31.

The list of objections is significantly longer than the above.

I trust the EHDC will reject this proposal as totally untenable.

Yours faithfully

Neatham Down

[REDACTED]

Sat 02/03/2024 10:30

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I wish to support Alton Town Council's objections.

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

1 March 2024

Dear sirs,

Response to the 2024 EHDC Local Plan consultation

I am writing in response to the 2021-2040 Local Plan Consultation. My comments are mainly concentrated on housing and in particular the need for, and location of the Strategic Site at Neatham Down. I am a local resident, very familiar with the local area and have made a site visit to consider the proposals in context.

Housing numbers

Before commenting on the site in particular, it is worth considering the housing numbers that drive the requirement for a Strategic Site of 1000 dwellings or more.

EHDC LPA have used the NPPF Standard Method (SM) for calculating housing need for the whole of East Hants, regardless of the fact that more than half the area is covered by the South Downs National Park (SDNP). I understand a 'technical note' was produced in 2022 (updated 2023) to consider diverging from the SM to account for this discrepancy, but that it concluded that there was no justification for EHDC to do so. Whilst I appreciate that there should be a reduction in numbers within the Park in order to preserve its landscape significance, surely this should result in a reduced number for the whole of EHDC? Not doing so effectively transfers the SDNP numbers into the LPA, and results in a situation where the LPA has 97% of the housing on only 43% of the land area!

Furthermore, I understand that due to "historic agreements" (3.9) the SDNP Authority only has to deliver 100 homes per annum, and that the LPA picks up the 'residual requirement' of 14 houses per annum, or 266 over the plan period. Given the uneven distribution noted above, I feel sure that there must be capacity in some of the larger towns in the SDNP to accommodate these 266 dwellings and spare Alton and its surrounding villages from a further loss of the countryside that its residents enjoy.

I further understand that, in the way the Standard Method takes account of this historical data, the added housing taken on behalf of the SDNP will only inflate the figure in years to come. Thus, exacerbating the disparity and reducing the quality of environment for those outside the National Park.

The continuing under provision of housing in the SDNP will only increase the cost of living there. This will force those on lower incomes outside, having to travel into the park to work at additional expense. In the long term this will be unsustainable and the park will cease to support balanced communities, becoming an expensive dormitory for a select demographic. Affordable housing should be an essential priority within the Park to maintain mixed communities, and additional provision made to housing numbers to accommodate them.

The choice of Alton for Strategic Site

I understand the settlement hierarchy set out in Policy H1 and note that Alton is the only Tier 1 town, but I am concerned that it should be allocated such a large proportion of the housing – almost 50% - during the plan period. Alton is scheduled to receive 1,700 homes, 700 as incremental sites situated around the town, and one large ‘strategic allocation’ of 1000 dwellings in one large development.

Alton is historically a market town, and has grown organically over the years to sit within natural boundaries of its chalk downland setting. Although a process of carefully designed, small sites can add to this character, the single addition of the strategic allocation of 1,000 dwellings equating to an increase around 12% of the existing population and 20% of the settlement area, will cease to connect to Alton’s urban structure. Indeed, in the proposed remote setting, it will be not be a “new neighbourhood” of Alton, but more akin to a new outlying settlement and an insidious step in the overdevelopment of this part of East Hampshire.

It has already seen an increase in housing numbers and its infrastructure is already stretched. Whilst acknowledging the requirements of Policy DGC1, there are locations within the LPA that are better placed to accommodate more growth.

Alton has seen great population increase over the last few years by mainly piecemeal growth, and infrastructure is falling behind. Bordon Whitehill by contrast, is the result of £1bn, multi-partner, 15-year collaborative and transformational place-making programme that will provide it with a strategically-planned level of infrastructure that is able to support and sustain further expansion. The new town is surrounded by plenty of additional brownfield sites which could accommodate a Strategic Site, served by the generous, well planned infrastructure already provided as part of the masterplan.

Bordon/Whitehill and Liphook were previously Tier 1 settlements, but have been reduced to Tier 2 without explanation. This leaves Alton alone to shoulder the brunt of development. I would favour a strategy that split development over many different brownfield sites, including SDNP, and do away with the troublesome ‘Strategic Allocation’ altogether.

Neatham Down Proposal

The current Strategic Site at Neatham Down comes hard on the heels of several other proposals up and down the A31 corridor in recent years. It seems that the LPA are searching for a site of least resistance, rather than the most suitable location. In addition to all the reasons outlined above against the size and location for this Strategic Site, the specific proposals for Neatham Down raise the following issues:

I understand there are new government policy stating that Greenbelt land *“can only be altered where exceptional circumstances are fully evidenced and justified”*. This incursion is not justified in the Local Plan.

This is the first development in Alton on the south side of the A31. It creates a precedent for development in a zone that currently acts as a 'buffer' between Alton and the National Park. It will inevitably lead to further development on this side of the A31, impacting the countryside setting of Alton and the National Park.

There are no major tracts of brownfield land in Alton, and so the proposal takes up 100 hectares of valuable countryside. This is contrary to many of the policies of the draft Local Plan which states that a *“key priority is to protect, enhance and conserve the natural environment to help support habitats and increase local biodiversity but also maintain and improve our high quality built heritage and landscapes”*.

The site is around 100 hectares with a stated allocation of 1000 houses. At 30 dwellings per hectare (medium/high density) this would only take up a third of the site. Development would have to be strictly restricted within an inner ‘red line’ to prevent development creep that will put further pressure on services and infrastructure. It is noted that the developer requested 1250 homes, and may well exert considerable pressure to achieve this figure should the Strategic Site be allocated.

The proposed pedestrian access to Alton would be impractical and undesirable. Far from the quality connection which is *“imperative to avoid feelings of disconnection to the town”*, the walk through the sewage farm and industrial estates is long and unpleasant. This will encourage 1000 households will revert to the car, which is unsustainable and will put further pressure on the infrastructure in Alton.

The suggestion for pedestrian & cycle links to Montecchio Way across the A31 is plainly unsafe. There would also be traffic implications for the Montecchio Way roundabout, particularly as the new traffic lights at Mill Lane create queues at peak hours that already back out onto the A31.

Conclusion

I believe ultimately, that there is nowhere in the North West Sub Area that can accommodate a Strategic Site of 1000 homes or more. The only way to address this is to adjust the Standard Method to reflect the percentage of EHDC in the National Park in order to reduce the overall number.

Consideration should be given to a more dispersive strategy in the distribution of the (now reduced) housing allocations across the many brownfield sites around Tier 2 settlements – and even within the SDNP.

There should also be a more equitable division between LPA and SDNP to reduce pressure on valuable countryside in the LPA, and to also to ensure the SDNP maintains a balanced demographic.

The current 1000 home strategic proposal for Neatham Down is against national and local policies. It would only be to the detriment of Alton together with its countryside setting, and would overwhelm its already overstretched infrastructure.

Yours faithfully,

██████████

By [REDACTED]

I am 80 years old and have been very fortunate to have lived in the village since 1977, the last 6 at this address [REDACTED].

I wish to object to this proposal in the strongest possible terms. To propose such a site in the very centre of the village in the heart of the conservation area smacks of desperation as well as cultural vandalism of the highest order.

I note that for RLC1 and RLC2 the proposed density of housing is 0.12 & 0.125 dwellings per hectare, whereas those of RLC3 and RLC4 are proposed as 0.53 and 0.43 per hectare, some 30 – 40 % of the proposed density of the other sites. Presumably this will be because RLC1 and RLC2 will be larger 3, 4 or 5 bedroom family -sized homes whereas those in the other sites will include smaller homes suitable for older people and first time buyers.

If this outrageous pillaging of the village's central conservation area were to take place, would it not be better for RLC1 and RLC2 to be bungalows suitable for the elderly as they are closer to village shops and surgery and within reasonable walking distance, whereas the RLC3 and RLC4 sites are not.

(I have been associated with the village Good Neighbours scheme [REDACTED] and I have been [REDACTED]. I am therefore very aware that there are a number of widowed 'empty-nesters' in the village, Good Neighbours clients, living in houses far too big for them and who would dearly love to move into smaller properties within the village but cannot as there is a critical shortage and not enough being built.)

Not only is the site in a conservation area close to the site of an ancient castle, it contains possible rare species of bat and lizard which would almost certainly be lost if the site were developed.

It is also assessed as being prone to significant flood risk. With global warming and increasingly significant weather patterns causing increasingly regular rainfall over the last few years, it seems to me criminally negligent to permit building where there is significant flood risks. After regular disasters, we often hear politicians spout, 'Lessons will be learnt.' But are they ??? After serious floods throughout parts of the country over the last few years, in Lewes, Halifax, Nottingham, Cumbria, Workington to name but a few, I believe it would be criminally negligent to permit building of new homes where there is such a threat. I also believe there is a strong legal case that should such building be permitted AND flooding were to take place, that councils and councillors who permitted it would be liable to be sued, individually and corporately, for negligence.

Finally, Deerleap Road, the approach for this development is barely adequate for its existing traffic and there have already been issues with parking along it. The road, particularly between the two houses at its entrance, **cannot** be further widened. More homes using that small entrance will only exacerbate an already existing problem.

RLC3 and RLC4 would provide over 130 houses without the damage to the village centre. RLC1 & RLC2 sites would provide 13 more homes, less than 10% of the other two sites. Drop these two proposals and all the hassle, aggro and feeling that the development would generate and well as damage to centre of the village.

[REDACTED]

[REDACTED] - Feedback to EHDC Local Plan

[REDACTED]
Wed 06/03/2024 12:54

To [REDACTED] EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

EHDC Leadership,

In the interests of transparency, I have been a resident of Holybourne for 28 years and before that Alton for 2 years..

I am writing to you in response to the Local Plan, which is clearly a significant amount of professional work. While, in keeping with many, I appreciate the need for new affordable homes, clearly I will have concerns over some aspects of the Local Plan and elements of the consultation process around it. I am keen that all stakeholders work together to find solutions that go beyond 'sharing out the pain' to find innovative solutions that, where possible, bring sustainable net benefits and minimise long term impacts in their broadest sense, as I have a professional interest in ecology and hydrology and the increasingly complex legal and regulatory contexts. As a matter of course we all seek to ameliorate the inevitable shorter term disruptions.

My focus here, however, flows primarily from the key underpinning assumption which, following a review of the documentary evidence trail, I would now challenge.

- I am unable to determine the mechanisms and criteria for what appears to be the extremely high allocation of housing to Alton compared to other areas within the district.
- In particular, I do not understand where the '20% buffer' allocation came from and have not been able to locate relevant guidelines.
- Indeed, while beyond my immediate interest, given the SDNP footprint in Hampshire, there may be a similar argument for EHDC re the overall allocation it has been given.
- It is perhaps worth pointing out here that some basic calculations made on the basis of the SDNP's rather pedestrian net zero plan (net zero target for 2030 with all the planning tools it has at its disposal!) mean that these developments are likely to make Hampshire a significant net carbon generator in the short to medium term.

As I am sure others have pointed out, there are a number of concerns related to the Alton and its surrounding villages which make further peri-urban developments extremely complex and sensitive at a systems level.

- The historic market town has largely lost a thriving high street, while the central area has now undergone intensive residential development.
- This coupled with developments that have started closing the natural gaps between Alton and villages like Holybourne risk destroying the identity of both

and the ensuing loss of identity and civic pride presages real dangers in the future (see below re policing).

- All this drives perhaps unexpectedly large traffic flows and puts pressure on services and amenities.
- By way of illustration
 - A basic calculation indicates available doctor appointments per head of population has now reached potentially unsafe levels - there is likely exposure here to a duty of care issue.
 - As you will no doubt be aware, there is discussion of the loss of natural amenities and the impact on mental health and well-being but this is not something I am comfortable commenting on - no doubt a risk assessment is in hand.
 - Policing levels per head of population have collapsed.
- From an infrastructure perspective
 - Perhaps the most obvious concerns centre around road capacity and traffic flows, especially in the constrained route through Holybourne which, perhaps unexpectedly, has already been exacerbated by an explosion in on-street parking linked to recent developments.
 - There is clear evidence of the grey water management system degrading (see below re flooding concerns) which is often, but not always, early warning of a degrading sewerage system.
 - I am unsighted on the clean water supply - although there is anecdotal 'evidence' of the fall in summer pressures becoming more noticeable - or power supply - admittedly the reliability during times of storm (a chronic problem until recently at the east end of Holybourne) has improved but overall resilience is unclear.
 - Capacity constraints on the local telecoms exchange are likely a few years off yet depending on the rate of new development.
- Following on from the infrastructure concerns, the local geology contains a chalk layer providing underground routes for water flows which can emerge above ground when the chalk runs into a less permeable structure (see the relatively recent 'freak' flooding event in Brighton as a particularly embarrassing episode for local planners) as can be seen occasionally at curb stones in Holybourne. This makes surveying and modelling hydrology and calculating projected flood a particularly challenging exercise as the simple borehole approach is not valid. Given the legal requirements to ensure no net increase in flood risks from new development, I look forward to more visibility of the baselining and modelling work which will need to be undertaken.
- It has been highlighted by others that Alton and surrounding villages have a number of 'natural resources' including some diverse habitats. Of course, agricultural land in the UK is not particularly biodiverse, which makes the very recent wanton destruction of the key hedgerow habitats in and around Holybourne that much more concerning (presumably this has been monitored?). Nonetheless, any development, including the supporting infrastructure, must now deliver a net gain in biodiversity. The complex and changing natural and peri-urban environments in and around Alton and its villages make surveying and modelling BNG particularly challenging and, given the legal liabilities, I look forward to more visibility of the current baselining work no doubt currently in hand.

Very many thanks for receiving this feedback and I look forward to future developments that we can all understand and get behind.

Yours faithfully,



From: [REDACTED]
Sent: 08 March 2024 17:01
To: [EHDC - Local Plan](#)
Subject: [REDACTED] - response to ehdc local plan regulation 18 224 draft consultation
Attachments: [Consultation.docx](#)

Follow Up Flag: Follow up
Flag Status: Completed
Categories: Consultation Responses

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Consultation: ALT8 Neatham Manor Park

I'd like to put forward my views on the ALT8 Neatham Manor Park proposal.

I'm amazed that this proposal has got as far as it has, it seems detrimental in most areas save perhaps that of being conveniently large and so contributing to most of EHDC's housing allocation requirement.

In terms of Landscape and Visual impact it breaks the ridge lines and is visible from multiple directions: Alton, upper Froyle, Binsted, the A31, and of course the SDNP affecting not only the local views and beauty of the environment but also the SDNP dark skies policy.

The CPRE have identified the Neatham site as an NPPF valued landscape

Neatham Fm manor Copse, & Monk wood are both SINC

Wealden heath is European SPA & SAC special area of conservation (SAC)

There will be a negative effect on biodiversity, whatever the developers say and a negative effect on wildlife and pollinators.

There is a real risk of a v detrimental impact on the Chalk Stream from run off once the development is built but particularly during the construction process, in order to achieve the angles for access roads there will be huge disruption to the chalk base and a requirement of massive numbers of muck aways. Chalk streams are particularly rare and valuable: <https://www.gov.uk/government/news/new-chalk-streams-strategy-launched-to-protect-england-s-rain-forests>

And the environmental agency's groundwater vulnerability map marks this area as one of High Vulnerability : <https://magic.defra.gov.uk/MagicMap.aspx>

On top of that of course if the fact that this is grade 3 agricultural land which is being destroyed.

The sheer number of new households is going to massively impact Alton and Binsted. This proposal falls within Binsted parish and represents pretty much a doubling of BPC's population. Binsted is already feeling the impacts of other local developments, particularly those in Bordon. One look at the state of the, previously quaint and narrow, lane between Binsted and Holyborne will demonstrate the impact. The silt runoff from that lane must be making quite a difference to the water downstream. Alton has absorbed a massive number of new households in the last few years. The health provision and accessibility in Alton is already at breaking point, with extended wait times for appointments, the capacity of dentists in Alton is worse, with people unable to receive treatment on the NHS. There is a proposal for a primary school but what of new nursery and secondary school requirements? There is not enough capacity in those areas either.

The proposal is for the development to be a CIL island, removing any compensation from Binsted Parish, presumably in favour of the developer dealing with the above provisions and improving access for the residents.

The siting of the development is so problematic. It is basically a car based satellite community and one that requires a new access road on to the neatham roundabout. This will be disruptive to the flow of traffic up the A31 once built and ruinous while the building is ongoing. There is mention of upgrading the footbridge to create a cycle path but it is wishful thinking to imagine the residents are going to walk the 2 miles into town regularly. To make a properly cycle friendly access to town the developers and town would have to go full Copenhagen and create functional cycle paths around the whole town, a lovely idea but unlikely to be affordable I think.

So far the 106 contributions need to fund:

Extra costs new access to roundabout

Enhance bridge access cycle paths in to alton town

Community center

Nursery access

Primary school

Secondary school

Sewage works

Energy / heat

Woodland planting for screening

Ongoing cost of maintaining the open space provision below the power lines so it doesn't become an empty provision of scrub land.

The Sustainability Appraisal (SA) of the East Hampshire Local Plan

<https://www.easthants.gov.uk/media/6320/download?inline>

had this to say about the positioning of the site.

A number of the other strategic site options appear to have notable landscape sensitivity. Within the A31 corridor, Option 6 (Neatham Down) stands out by virtue of its location east of the A31 which gives it landscape and townscape sensitivity in several dimensions. First, the A31 represents a natural and durable eastern boundary feature for the built area of Alton as all development in the town lies west of the road. Development at Neatham Down would breach this boundary and would require a new and less durable eastern boundary to be delivered through the development process. Landform on the site could enable the definition of a natural boundary, which could imitate the existing settlement pattern and form of Alton (i.e. set within a natural bowl) but would mean that development at the site would be severed from the rest of the town by a major strategic road. Further, the town and the A31 is said to have little influence on the site's rural, undeveloped character with its principal relationship and connection being to the wider landscape to the east, in forming part of Alton's countryside setting (source: Landscape Value Study of Large Development Sites, Terra Firma). The site is considered to be 'out of the ordinary', having a medium- high value in landscape terms, although it is not considered to be part of the setting of the SDNP

I could go on but I've run out of time!

Regards

■■■■■

Binsted

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<https://www.easthants.gov.uk/media/6320/download?inline>

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I could go on but I've run out of time!

Regards

██████

Binsted

████████████████████

██████████ - Objection to Proposed Housing Developments at Neatham
Down/Holybourne/Windmill Hill/Chawton

████████████████████
via yahoo.com

Tue 05/03/2024 14:54

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

TO WHOM IT MAY CONCERN:

ALTON is being swallowed up by excessive housing developments, without concern for the surrounding environment or local amenities! It is inevitable that more huge housing projects will have even more demands on our waste disposals, water supply, policing and traffic, medical care and schooling, (Just the one infant/junior school in the town has recently been enlarged). Many of our residents are trying hard to help the town to be an enjoyable place to live, but the commercial centre is slowly dying. The Authorities are struggling with the upkeep in general. A ring road was built some years ago and a one way system installed. Already, we have bumper to bumper traffic jams along major roads at certain times of the day, and constant speeding traffic along roads which we were promised (at that time) would be quieter!

ALTON cannot cope, and should not be expected to shoulder the impact of more HUGE Developments as suggested above.

Yours sincerely

██████████

(No subject)

Tue 05/03/2024 21:58

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

*** URGENT: Alton folk including councillors are fighting to reduce the housing allocated to their areas under the EHDC draft local plan 2021-2040 ***

1700 allocated to Alton area.

667 allocated to Whitehill & Bordon area.

WE NEED YOUR HELP to defend Whitehill & Bordon and respond to the consultation by email to localplan@easthants.gov.uk or via EHDC's website, with link posted in comments below by us.

We cannot simply say we do not want more housing in Whitehill & Bordon. We have to explain why ALTON/anywhere else is a more suitable place to build housing. Our written position (which you are welcome to cut+paste/use/amend for your own use) is as follows, which has also been formally submitted to EHDC from Whitehill Town Council (made up of our members):

We fully support the allocated housing in the Alton area of 1700 dwellings. The facilities and infrastructure are significantly greater, when compared to Whitehill & Bordon. It is a traditional market town, has a train station, Community Hospital (not proposed to be closed, as with Chase Hospital in Bordon) sixth form college and much larger Leisure Centre. [Alton Household Waste & Recycling Centre is also currently not under consultation for closure/reduction, as Bordon is.]

We recognise the frustrating challenge that East Hampshire District Council in that it cannot include the part of the district that falls within the South Down National Park within its local plan. This includes Petersfield. This leaves Alton and Whitehill & Bordon as the only two 'towns' in the Local Plan.

We recognise that home housing increases create extra economic activity, creating jobs locally and supporting local businesses. Development can generate £106 that can be invested into the local area. We would not want to see the development and regeneration of the new Town Centre area stagnate.

We also recognise that the Planning Inspectorate is unlikely to sign off a plan that would propose housing for the Alton area, Four Marks, Southern Parishes and other villages, without including Whitehill & Bordon.

This plan proposes 667 homes to be delivered by 2040 (noting this in addition to the 2400 homes given planning permission of which about 1900 have yet to be built and any 'windfall site' e.g. a random planning application approved.) In contrast, the Alton area is now proposed to take 1700 extra homes - just over two-and-a-half times as many as Whitehill & Bordon. We feel this is justified, based on their level of facilities and infrastructure.

We also note 1073 proposed to go elsewhere in the district.

Therefore, Whitehill & Bordon is proposed to take 667 out of the 3440 total, which is 19.4%. We feel this is a fair number when looked at in this overall context and support the local plan allocations across the district.

We are concerned that any increase in housing may stretch vital facilities and infrastructure must match growth. We support the 'requirements' outlined, but express concern that the Health Hub proposed for Whitehill and Bordon is not yet 100% confirmed and thus need to ensure there is adequate medical provision if the Health Hub does not get built [e.g. from Chase Hospital] with the Local Plan acknowledging this. We would like to see a requirement supporting public transport e.g. via S106, as this is crucial for our community, especially where we have no train station.

We understand that the new Whitehill and Bordon Town Centre development is happening in its current location because that is where the MOD land became available. However, having a shopping area in the original Town Centre area of Bordon is extremely important in serving residents in this part of town. We also support regenerating the Forest Centre offering and ensuring shops remain open in that part of Bordon. We are also concerned with the amount of information that residents are expected to read to format a meaningful response to the local plan consultation

Sent from [Outlook for Android](#)

Concerns regarding proposed local pan site CFD2

[REDACTED]
Thu 07/03/2024 08:44

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Having read the criteria for establishing "gaps between settlements" I want to raise concerns that this site (previously designated part of the local gap) contravenes these.

In particular, a), b), c) & e) ;

b) states that a sense of arriving & leaving should be maintained - should this site(CFD2) go ahead this would be lost, as the road entering the village sweeps downhill giving a sense of openness & separation.

a) clearly states a gap should generally be open & undeveloped, as stated above this proposal would also contravene this criteria

c) Aligning to a recognised feature - "The boundary of a gap should consider the existing vegetation and land uses (gardens, footpaths, hedgerows, streams, field boundaries, woodlands and backs of houses)". The current gap boundary respects this as the boundary skirts the back of the Godwin Crescent estate up to Drift Road, encompassing a well used public footpath, integrating with the adjacent countryside (as in criteria e))The new proposal contradicts both of these.

Having attended the local plan consultation event (Merchiston Hall, February 20) I was dismayed to hear one of your representatives tell me local gaps are open to review. In this case the review appears to have negated the criteria used to designate local gaps!

I was also told that as the significant White Dirt Lane flooding issue was "only groundwater", it posed no real risk - having lived on White Dirt Lane for 10 years, I can assure you the risk to motorists/cyclists is considerable, not withstanding the reliance on a inadequate 60 year old sewage system which can result in effluent back flow, a considerable health risk. Your representative told me this could be mitigated against in the new development. As the site is on a gradient & would fall immediately above the current flood area it would clearly need to be extensive (& presumably expensive).

Whilst I recognise the council has an obligation to meet housing quotas, in my view this site is not suitable for 80 new homes.

Yours
[REDACTED]

Sent from my iPad

Objection

[REDACTED]

Thu 29/02/2024 19:49

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I wish to register my objection to aspects of the draft local plan.

I wish to support the objections raised but Alton Town Council.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPad

[REDACTED] - EHDC draft local plan 2021-2040

Tue 05/03/2024 18:53

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I fully support the allocated housing in the Alton area of 1700 dwellings. The facilities and infrastructure are significantly greater, when compared to Whitehill & Bordon. It is a traditional market town, has a train station, Community Hospital (not proposed to be closed, as with Chase Hospital in Bordon) sixth form college and much larger Leisure Centre. [Alton Household Waste & Recycling Centre is also currently not under consultation for closure/reduction, as Bordon is.]

Therefore, Whitehill & Bordon is proposed to take 667 out of the 3440 total, which is 19.4%. I feel this is a fair number, but absolutely no more,

Regards [REDACTED]

Sent from [Outlook for Android](#)

Neatham Down Development - objection

[REDACTED]
Sun 03/03/2024 10:44

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Planners,

I am writing to object to the proposed Neatham Down Development.

My family live in in the Conservation Area of Isington on the River Wey, the river passes by our home which is [REDACTED]. We are very concerned that the proposed development will affect both the quality of the river water and the level of the water with the resulting risk of flooding our home.

Sewage in the area is already overwhelming the system and regularly overflowing into the beautiful chalk stream killing the wildlife, a development of hundreds of houses and thousands of people will make this worse, it is completely inappropriate.

Climate change alone is a very concerning risk for homes close to the river Wey please don't make this worse by considering this development.

Yours sincerely,

[REDACTED]

Neatham Down Development. Objection

Mon 04/03/2024 09:40

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir / Madame

I am writing to object to the New proposed development at Neatham Down. If I wasn't having to spend time actually writing to you at the EHDC to object, I would not have believed that this concept had got beyond someone's idea of a joke.

The EHDC website portal is not fit for purpose and that would seem entirely appropriate as anyone that thinks this proposed development is suitable is also not fit to be in a position to make such decisions.

There are so many reasons why this proposed development is inappropriate that it is hard to know where to start.

This is a green field site and should be protected as such instead of being exploited. Especially as Alton itself has many brown field sites that would benefit Alton as a whole from investment.

Access plans or lack of them for the new development is either madness or a deception. The A31 was built as a bypass around the town of Alton not as an opportunity to develop areas on the other side of the road. How will construction traffic reach the site? How will emergency vehicles reach the site? Is the proposition really that Holybourne should suffer the consequences of this ill conceived project.

The EHDC website mentions that the site might suffer from smells due to the proximity to the sewage treatment plant. The sewage treatment plant it makes no mention of expanding or developing further to accommodate the new development. A sewage treatment plant that is operating beyond its capacity creates much more serious problems than an unfortunate smell for those living close by. I look forward to the day that The water company, the developers and the council that knowingly damage the environment through short sighted and will-fully ignorant development are sued to compensate the environment and all those that live in it for damage caused.

The EHDC mentions a risk of flooding due to the development around the A31 roundabout. Is the report even worth the ink it is not written on. The flood risk is not to the development itself or to the area adjacent to the site but to all those down river as every square meter of new non porous surface produces ever increasing run off and peak high water events. Too much water and yet not enough to drink as this development doesn't seem to account for how it will provide this valuable finite resource without depleting the already threatened resource further.

Even a cursory glance at this proposed development indicates that it is drawn up with a view to Green wash and tick boxes without any serious thoughts about its place and practical function. Discussing bike routes , allotments, access to green space does not a serious development make.

If these "token" symbols are important in reality and not just as part of a method to green up an application to develop. I suggest the Council direct its efforts to the Town of Alton itself, which is

crying out for all this things. The existing town of Alton has green fields of unspoilt countryside on its doorstep for the community to enjoy and appreciate unless and until someone desecrates it with an ill conceived appendige.



Sent from my iPad

[REDACTED] - Land adjacent to Glebe Fields on station road Bentworth[REDACTED]
Mon 04/03/2024 20:43

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

The proposed development on the land adjacent to Glebe Fields in Bentworth is unsustainable, remote and without access to regular public transport. It is contrary to the Vision of the emerging Local Plan and the settlement Hierarchy. The proposed Site allocation will cause harm to the setting of the Conservation Area, numerous Listed Buildings, including the II* Listed Church that is surrounded by a patchwork of fields. It will have a negative impact on the sense of arrival to the village and would be contrary to the settlement pattern, that is dispersed, with a number of period properties that are set within a leafy context. The footpath to the south of the site falls within the Conservation Area, and there are footpaths in the open field to the west making this parcel of land sensitive to change. The public benefits of allowing this allocation are unknown and would not address the sensitive landscape and heritage impacts identified. The number of dwellings proposed to be allocated to Bentworth should be re-allocated to the larger, higher tier settlements that have more services and facilities.

Yours sincerely

[REDACTED]

[REDACTED]

Bentworth

Alton

[Redacted] - Reponse to local plan

[Redacted]

Sun 03/03/2024 23:02

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

After several weeks trying to comment on the local plan, I cannot understand your portal! It is not accessible e or easy to understand.

I am objecting g to this data gathering g process on the grounds of accessibility!

Surely the government inspector will assess whether EHDC have taken reasonable steps to address concerns raised during the consultation process.

If you were aiming to engage with people in the process, the portal was not a very equitable way to do this. The consultation document is so difficult to follow and very confusing. I have tried to update my comments on many occasions but I can't see what has been accepted and where!

I consider myself to be computer literate. What about those who are not, do not have acces to a computer or are just to confused by the process.

I don't believe that this consultation process is for for purpose!

[Redacted]

[Sent from Sky Yahoo Mail for iPhone](#)

[REDACTED] - (no subject)

[REDACTED]
Sun 03/03/2024 23:08

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

OBJECT TO THE LOCAL PLAN

Wherever they are located in and around Alton, 1700 new houses will have a hugely negative impact on the town and our quality of life. We can all list the concerns, particularly health care capacity, education capacity, traffic, environmental.

So, the starting point for all Alton residents, no matter which part of the town you live in or are most interested in, is to challenge that allocation. We should all respond to the Local Plan consultation to argue that the allocation is unfair, and it is wrong.

The four settlements of Alton, Whitehill/Bordon, Horndean and Liphook have to take the bulk of new housing development in East Hampshire outside the National Park. In earlier proposals as the Local Plan emerged, all four were put in the same 'tier' and the housing allocation would have been spread accordingly. Now, in the current Local Plan, Alton is the only settlement in Tier 1 and the others have all been put in Tier 2. This results in 1,700 houses allocated to Alton compared with 1,098 spread across the other three. There is no justification for this unfair allocation. This is particularly strange when considering Whitehill/Bordon where there has been enormous investment in infrastructure in recent years. It seems to me that the numbers are being distorted to allow EHDC to identify Neatham Down as a strategic development site.

The Neatham Down site will not be a sustainable development. It will be a car-dependent community adding greatly to the existing traffic problems of our town. The increased need for car parking will restrict the amount of brownfield development that can be achieved in the town and the proposal is in conflict with many other environmental and travel policies contained elsewhere in the Local Plan and also required by national planning guidelines.

The Prime minister has said that brown site development should go head of greenfield. Most of the Alton plan is greenfield.

[REDACTED]

[Sent from Sky Yahoo Mail for iPhone](#)

20 homes behind 103 Blackberry Lane Four Marks

Sun 03/03/2024 15:50

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I wish to object to the inclusion of this parcel of land for development on the following grounds

Planning Application 20252/04 for this site received 118 objections. Reduced house numbers does not reduce the validity of the objections already received.

The site is outside Settlement Policy Boundary of Four Marks re protection of the countryside. Development here would harm long-established character of Four Marks and Four Marks Clay Plateau Area

The proposed access road is only yards from 2 separate 4-way road junctions involving Blackberry Lane.

Light pollution could be newly introduced to Blackberry Lane and Bernard Avenue.

The skylines in Blackberry Lane and Bernard Avenue would be changed and current properties overlooked.

Deep bore soakage could contribute to flooding issues on Lymington Bottom. No testing has taken place, and there is no mention of maintenance strategy.

There is NO TRAIN SERVICE Alton to Winchester, just a tourist steam train line to Arlsford.

Development here would destroy local wildlife habitat, including protected species.

Development here would open up the whole area behind Blackberry Lane and Bernard Avenue for further speculation.

Research by Global Centre for Clean Air has determined open green spaces contribute to reducing temperature in surrounding streets - the larger the better.

Development on this site contravenes numerous requirements of County and Local policies and strategies.

EHDC LOCAL PLAN CONSULTATION : ROWLANDS CASTLE

DEERLEAP 1 & 2 OBJECTIONS.

OBJECTION TO DEERLEAP 1

Deerleap 1 and 2 are 2 of 4 sites the subject of consultation by EHDC for inclusion in the Local Plan. They cannot be considered separately because they are both in the Rowlands Castle Conservation Area adjacent to each other, and many of the same grounds of objection apply to both sites.

We strongly support the grounds of objection put forward by the Parish Council and the Village Action Group.

Objection to Deerleap (North) Site: RLC1

Together with Deerleap (South) Site: RLC2, this site lies within the Rowlands Castle Conservation Area. The site at present has no direct access onto a public highway and access would have to be obtained through Deerleap RLC2. The development of Site 1 would have a severe impact on the Conservation Area. Any new access not involving Deerleap RLC2 would have to be formed directly onto Redhill Road.

After Planning Consent was given for the 2 new developments at the top of Deerleap Lane, Deerleap Lane was improved. Subsequently the carriageway at the junction to the main road was reduced in width on safety grounds.

The inclusion of this site which does not specify the number of new houses or likely vehicle movements, would create additional problems on this junction.

The parking of vehicles in Rowlands Castle and in Redhill Road in particular, is already very difficult, even though already restricted. And any alterations to traffic flow would make the situation worse.

Objection to Deerleap (South) Site: RLC2.

The same considerations and objections apply to RLC2. And the objections to RLC2 apply whether or not Site RLC1 is included in the Draft Local Plan.

Possible inclusion of Sites at Deerleap in the Draft Local Plan.

If the sites at Deerleap are being put forward to partly meet the total housing needs of the District Council there is no evidence at present that this need could not be met from other sites being put forward and which are not in the Rowlands Castle area.

Rowlands Castle is an attractive village and the present proposal will have a serious effect on the village conservation plan and should be strongly resisted.



EHDC LOCAL PLAN CONSULTATION : ROWLANDS CASTLE

DEERLEAP 1 & 2 OBJECTIONS.

OBJECTION TO DEERLEAP 2

Deerleap 1 and 2 are 2 of 4 sites the subject of consultation by EHDC for inclusion in the Local Plan. They cannot be considered separately because they are both in the Rowlands Castle Conservation Area adjacent to each other, and many of the same grounds of objection apply to both sites.

We strongly support the grounds of objection put forward by the Parish Council and the Village Action Group.

Objection to Deerleap (North) Site: RLC1

Together with Deerleap (South) Site: RLC2, this site lies within the Rowlands Castle Conservation Area. The site at present has no direct access onto a public highway and access would have to be obtained through Deerleap RLC2. The development of Site 1 would have a severe impact on the Conservation Area. Any new access not involving Deerleap RLC2 would have to be formed directly onto Redhill Road.

After Planning Consent was given for the 2 new developments at the top of Deerleap Lane, Deerleap Lane was improved. Subsequently the carriageway at the junction to the main road was reduced in width on safety grounds.

The inclusion of this site which does not specify the number of new houses or likely vehicle movements, would create additional problems on this junction.

The parking of vehicles in Rowlands Castle and in Redhill Road in particular, is already very difficult, even though already restricted. And any alterations to traffic flow would make the situation worse.

Objection to Deerleap (South) Site: RLC2.

The same considerations and objections apply to RLC2. And the objections to RLC2 apply whether or not Site RLC1 is included in the Draft Local Plan.

Possible inclusion of Sites at Deerleap in the Draft Local Plan.

If the sites at Deerleap are being put forward to partly meet the total housing needs of the District Council there is no evidence at present that this need could not be met from other sites being put forward and which are not in the Rowlands Castle area.

Rowlands Castle is an attractive village and the present proposal will have a serious effect on the village conservation plan and should be strongly resisted.



Objection to Neatham down housing development. Please not this is resubmitted since my address was not included in the first objection

Sun 03/03/2024 16:06

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Objection to Neatham Down development

I wish to object to the proposed housing development on Neatham Down on the following grounds:

- As a resident of EHDC for 50 years I have experienced the results of the recent wave of housing development that has taken place in the Alton area over the past three years, and I am appalled by the above proposal. Already our local community's resources are straining to the limits and beyond. For example, my daughter and her family who live in the parish of Binsted are unable to find an NHS dentist either themselves or their three children all of whom are under seven years of age. The closure of our local doctor's surgery in Bentley in 2022 meant that we had to move to the Wilson Practise in Alton which in that same year was already oversubscribed by 2,500 patients. Each time we visit Alton the town is congested with traffic, parking becoming almost impossible on some days. These are but a few examples; unsustainable pressure will be placed on local infrastructure; schools, roads, water supply, sewage, health care will all be affected if this proposal goes ahead.
- The Proposal is excessive and 22% above EHDC required allocation of 9,082 homes by 2040. I would like to know why the Council has allowed this to happen.
- I am appalled by the fact that the three development sites are would destroy 111 hectares of greenfield/good agricultural land (4% of the parish) and that this is contravenes the government's 'Brownfield First' policy.
- The proposals will irrevocably change the essentially rural nature of the area and I believe that this will impact negatively on the health and well-being of our local community. Not least ancient footpaths used for centuries will be lost forever. The area and its landscape will never be the same again.
- There will be negative impacts on nature and biodiversity, including the River Wey, the wildlife that we know, much of which already in decline over the past half century, not to mention those species officially on the 'red list' of endangered species.
- I am concerned about to the amount of light pollution that will vastly increase, impacting on both on wildlife and the loss of dark sky which

we particularly value.

- Finally, as a resident of EHDC I am deeply concerned by the fact that this proposal has not been made more publically known until now, and the implications that this has for our democratic processes.

In summary, I am extremely concerned about the Neatham Down site proposal and urge that it be withdrawn.

Yours sincerely,

[Redacted signature block]

Objection to Dearleap development

Wed 28/02/2024 11:35

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I am writing on behalf of [REDACTED] (who does not have access to emails) and myself. Our objections refer to both Dearleap developments, RLC1 and RLC2. I apologise for sending these by email but I have been unable to get the website to work.

We are very distressed to learn about the proposed "four development sites" in Rowlands Castle, and particularly about the proposed development of the two sites at Dearleap.

There have already been several new houses built recently in the village and any further development will certainly completely destroy it. Apart from spoiling the peace and character of a lovely village, which was one of the reasons we came to live here in the first place, rather than in a sprawling township, the village really does not have all the facilities required by a larger number of residents.

For a start, traffic through the village has already increased considerably in the last few years – there is very little parking, the approach roads (Manor Lodge Road concerns us particularly) have a heavy volume of traffic, not all of which sticks to the speed limits, and a lot of congestion in the village centre. There is a very limited bus service for the village, meaning that most people are obliged to use their cars, and, inevitably, more houses mean more cars on the road.

We have already lost several trees, and obviously some disturbance of wildlife, with the construction of the new reservoir. This will, on completion, attract numerous visitors with the consequent heavy increase of traffic through the village.

We have only two shops, perfectly adequate for the village as it is at present but certainly not for a larger population. The doctor's surgery already has a large number of patients and is unlikely to welcome more, and the local school, apparently already filled to capacity, cannot keep on accepting more and more pupils.

Why spoil a lovely conservation area when there are plenty of "brown field" sites which could be used for additional housing?

We object most strongly to any further development of Rowlands Castle.

[REDACTED]

[REDACTED]

██████████ - Response to East Hampshire Local Plan 2021-2040 consultation

Sun 03/03/2024 15:42

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>


 6 attachments (11 MB)

Photo 1 Flooding at Neatham 1 March 24.jpg; Photo 2 Flooding at Neatham 1 March 24.jpg; Photo 3 Flooding at Neatham 2 November 23.jpg; Photo 4 Extent of flooding at Neatham.JPG; Photo 5 Flooding at Lower Neatham Mill Lane.jpg; Photo 6 Sewage in River Wey.jpg;

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear EHDC

This is my response to the East Hampshire Local Plan 2021-2040 currently out for consultation. I have read the local plan thoroughly and I have responded to certain chapters via the online portal but for the chapter that I have the most feedback on, I respond below, with the attached photos too.

ALT8 Land at Neatham Manor Farm, Alton proposal

I would like to object to this proposal in the strongest possible terms and have listed my reasons below.

As a general point, I have read the local plan thoroughly and I can see how much thought and work have gone into it and the positive aspirations for the local area. However, the ambitions you lay out in some of the chapters particularly the climate and natural environment policies, as excellent as they may be, seem to be at complete odds with the Neatham Manor Farm proposal. It is development on a greenfield site where walking and cycling into town will not be practical and not compatible with your stated climate emergency ambitions. It is also an area that has already been identified as a high flood risk and it is an area where development will have a severe negative effect on the local water environment, namely the River Wey, a rare chalk stream. These are just a few example of how the Neatham Manor Farm proposal seems to go directly against the stated ambitions of your local plan.

Flood risk

This proposed site is an area of land that is approximately 500m up river of where my house is. I am lucky enough to have the River Wey flow ██████████, but this comes with several challenges, in particular flooding. To put it bluntly, if this development were to go ahead, I am extremely concerned it would cause the flooding of my house and other properties in the area. The River Wey regularly floods significantly coming within 10m of the house - this has happened approximately 5 times this winter. The land often floods even when the Environment Agency has not issued any flood warnings. This year, we did have an exceptionally flood incident where the water came within 1m of the house (not captured on camera as it happened at night). I have attached some photos to show some of the other flooding that occurs - this is a site less than 500m downstream of the proposed development.

- Photo 1: Flooding at Neatham on Friday 1 March 2024. As you can see, the river is severely flooded and the flooding runs right over to the treeline in the background, which is the A31. This is a relatively mild flooding event (compared to what can happen) that has occurred approx. 8 times this winter.
- Photo 2: Flooding at Neatham on Friday 1 March 2024 – a different view, showing the extent of the flooding. The A31 runs behind the treeline on the right hand side of the photo. This is a relatively mild flooding event (compared to what can happen) that has occurred approx. 8 times this winter.
- Photo 3: Flooding at Neatham on 2 November 2024. This is a more severe flooding event, that has happened approx. 5 times this winter. The flood water has now come into the garden and flooding stretches for over 20m up to the A31 border. Land shown in photos 1 and 2 is on the extreme left of this photo and is even more underwater in photo 3 than in photos 1 and 2.
- Photo 4: Another photo (with less foliage) to show the extent of flooding that currently occurs at Neatham. The treeline in the background indicates where the A31 runs.
- Photo 5: This photo is of flooding at the bottom of Lower Neatham Mill Lane where it meets London Road. This photo is from a few years ago but there were several similar flooding incidents this winter, which resulted in residents being stuck and not able to drive out of the road. The amount and force of water also broke up the road surface.

The amount of flooding that occurs to the River Wey has increased year on year since we have been here. The site at Neatham Down has previously had a planning application for 600 houses turned down with risk of flooding noted as a significant factor. I am extremely worried about why a larger version of this plan is now back on the table and the flooding impact that such a large area being concreted over might have - both on my own house but also on the proposed new builds. This site would encourage swift water flow into the river and significantly enhance flooding risk both through river and groundwater flooding. This would also be compacted further downstream as well. The A31 runs right alongside this site in the river valley and would undoubtedly be at increased risk of flooding too. We can already see what happens at Farnham with flooding on the road and surrounding land. Building on Neatham Down would significantly increase the likelihood of similar flooding events for the A31 at Alton too.

I also note here that the consultation document (page 362) has cut off the information on your own assessment of on-site drainage for this site, which makes it difficult to comment on.

Additionally, I should add that the sewage works in Alton are not up to scratch and overflow is regularly discharged into the River Wey. I unfortunately know this first hand as when it floods, our garden is regularly covered with excrement. This is obviously terrible for biodiversity (and health!). Even though there are plans to extend the sewage works in the local plan, what reassurance do we have that this would be enough to cope with the extra population when it can't even deal with the current population? I attach photo 6, which shows the discoloration of the River Wey that occurs, when there has been a sewage dump in the river.

Infrastructure

The size of this planning proposal is huge, essentially a very large village/small town in its own right. This is totally out of keeping with what Alton can sustain and out of keeping with the character of the town - Alton is now at very real risk of losing its rural nature. I am very concerned about the ability of the infrastructure of Alton to support the number of extra houses proposed. Alton has already seen very significant development and expansion over the past few years – we are not a town that has shied away from housing development and playing our part. However, these developments and the accompanying increase in population has not seen a commensurate increase in local public services. The doctors and dentists in the town are now hugely oversubscribed and the schools are full. This local plan does not contain sufficient proposals to counteract this. The development at Neatham Down

also sits on Binsted parish land, so it does not bring with it the funding that would be needed to increase facilities in Alton to deal with the extra population - this is unfair and not in keeping with your stated ambitions of your plan.

Transport

Alton's roads are also not set up to deal with the amount of extra traffic that such a development might lead to. Alton is a town that has limited entry points and this new settlement would sit outside those points while any population living there would undoubtedly use Alton as their main town. This would increase traffic, particularly at the Montecchio Way roundabout. We have already seen significant changes to this road and concerns it can't cope with the extra traffic from the new Lidl. Building the Neatham Down settlement would only make this situation worse

This site is a significant walk from Alton town centre, with the A31 as a barrier, and people would be highly unlikely to walk or cycle into the town and would use the car instead, adding many thousands of extra car journeys per day. This would not only cause traffic issues (as outlined in the previous paragraph) but would also seem at odds with EHDC's own plan around responding to the climate emergency and to make sure that any new developments are accessible by walking or cycling. It would also increase air pollution for Alton.

Environment and biodiversity

This tract of land is Grade 3 agricultural land, which is a finite resource within our country. Recent statements from the Government indicate that the council should concentrate on brownfield sites and not build on undeveloped greenfield land without good reason – there is no good reason to build on Neatham Down.

This is a valued landscape to our local community and contributes significantly to the rural character of Alton. While the land itself might sit 1 or 2 miles outside of the South Downs National Park, that doesn't make it any less beautiful or rich in biodiversity or worth protecting. Indeed, if this development were to go ahead, it would be also visible from the National Park and its public footpaths, thus affecting its rural character too. The South Downs National Park is also celebrated for its dark skies – building such a large development right up on the boundaries of the National Park will undoubtedly affect this.

This land is also rich in biodiversity. Currently, it really is a delight to go walking there and this would all be destroyed if the development were to go ahead. Several bird species on the 'red list' call it home – including skylarks, yellowhammers and spotted flycatchers. Those along with the regular red kites, buzzards, kestrels and even the occasional barn owl sighting – all top level predator species which indicate a thriving ecosystem - would all be destroyed with this development. Additionally, on the mammal side, the land boasts a healthy population of hares (a protected and priority species) as well as multiple deer species. This would all be lost for future generations if the building on Neatham Down were to go ahead.

Finally the River Wey that runs very near the site, is a chalk stream – these extremely rare rivers are so important for biodiversity and are at risk all across our country. To build such a big development so close to one of our county's natural gems would be irresponsible and the impact would be felt for all future Alton residents. It would affect the flow into the river negatively in the summer and lead to much larger flooding issues in the winter months (as discussed previously). It would also decimate the fragile ecosystem and biodiversity of the river.

To summarise, I strongly object to the Neatham Manor Farm proposal. Many thanks for this opportunity to respond.

With best wishes



Photo 1 Flooding at Neatham 1 March 24



Photo 2 Flooding at Neatham 1 March 24



Photo 3 Flooding at Neatham 2 November 23



Photo 4 Extent of flooding at Neatham



Photo 5 Flooding at Lower Neatham Mill Lane



Photo 6 Sewage in River Wey

(No subject)

[REDACTED]
Fri 01/03/2024 11:54

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Good morning,

I have ploughed through the 300 odd pages of the local plan and am now overwhelmed! It is clear that a huge amount of work has gone into this and I will comment via email rather than individual tabs.

I query the numbers quoted in the housing need tab. Nowhere is it mentioned that the birth rate is dropping and that more young people are choosing not to have children. Like all developed countries, we have an aging population, so it would seem logical to provide more housing for the elderly and less for families.

I am exasperated by the refusal of the SDNP to have more than 100 new homes per annum. Just because land is inside the park, does not mean it has any special significance or merit. There is, for example, a nondescript field behind the old offices of EHDC which has no crop grown on it, and would be entirely suitable for housing, but it's inclusion in the park rules that out, whereas prime farmland around Alton could be entirely destroyed by houses. There needs to be a vigorous discussion with the SDNP on it's policy.

I think that spreading the load of new houses around settlements, of whatever size, is the correct one, but I strongly object to making Alton the only Tier 1 settlement. There has been huge regeneration in Whitehill and Bordon, plus new housing and plenty of unremarkable land for more. Horndean has many facilities and a train station very close at Rowlands Castle, as does Liphook. Alton, on the other hand, has had a huge amount of new housing at the old rugby field, Molson Coors, Willhall Farm and Borovere. The centre of the town is dying, there is insufficient infrastructure, and no regeneration, other than yet another supermarket.

I would like to comment specifically on ALT 8 Neatham Manor Farm. All development has thus far been on the North side of the A31. It continues up the hill of Old Odiham Road and there is extensive building now at the Butts/Borovere site.

Nowhere is there housing on the South side and to build there now, would completely destroy the tranquil rural feel to that area.

It is an area of prime farmland. At a time when food security is becoming ever more vital, to build over such land is stupidity. There are 2 SINC's on the site, which are a haven for wildlife. None of that would survive a huge housing development.

It is clear that the climate is changing and our Winters becoming wetter. The Neatham site is on a hill and if that is covered with tarmac and houses, the water runoff will be catastrophic down onto the A31. You talk about mitigation; nothing would mitigate the cascades off that area.

On one of the maps of the proposed development, it talks about 'new chalk meadow and grassland'. This is rubbish. That ground is all heavy claggy clay; there is not a trace of chalk on it. All the chalkland is on the other side of the A31 where the Borovere is going. To talk about chalk meadow at Neatham is simply lying. I have been over the area in a Polaris buggy, which usually goes anywhere, but there were large parts of the land so waterlogged and deep in mud, that we didn't dare drive over it for fear of sinking. There is NO chalk.

The design indicates a new access/egress road onto the Holybourne roundabout. There used to be freeflow in both directions at that roundabout, but since the arrival of traffic lights at the junction of Montecchio Way and Mill Lane, there is a tailback up the A31 from the west and indeed, round the roundabout itself every rush hour morning. I know that to be so, because I drive along the A31 at 8.30 am from east to west and I see it.

There is no way another 2000 cars can be accommodated; it is madness!

It is suggested that the existing bridge at Golden Chair could be for pedestrians and cyclists. That route exits in the industrial estate at Coomers. It has a splendid view of the sewage works, and then comes out of the main London road about one mile from the centre of Alton. Do you seriously think people are going to walk that distance, do their shopping and then hike back up hill?? They won't. They will get in their cars and sit in the traffic jam at the roundabout.

The SDNP boundary is less than half a mile from the projected edge of the development. What will a mass of housing, with associated night light do for the view from the Park? It will be ruined.

Hampshire County Council has a dark night skies policy. Putting houses en masse on an elevated area high above the town will make a nonsense of that.

The wildlife and biodiversity present on the land and in the hedgerows will be entirely destroyed by the human presence resulting in any development on this site. It is completely the wrong place.

If the projected figures for house numbers are to be retained, I suggest that it would be better to continue housing along the Windmill Hill and Borovere sites, which ARE chalkland and which give much better access both to the town centre, and to the new roundabout on the Selborne road, leading then onto the A31 in both directions.

There should be NO development on Neatham Down.

Why has Northbrook not been considered? On the North side of the A31, it is unlikely to experience flooding; there could be a roundabout at the exit of the site straight onto the A31 in either direction; Farnham has had massive regeneration and has a better train service than Alton. There are excellent reasons for putting the 400 houses suggested there. Why is it not included in the Local Plan?

Thank you for the opportunity to comment. I hope common sense prevails!

Formal Objection to the EHDC's Draft Local Plan ('Reg 18' Consultation) Binsted Parish and Neatham Down.

Fri 01/03/2024 15:46

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir or Madam,

Please take this email as my formal objection to these ridiculous plans, I agree with every one of the following reasons:

Too many houses, in the wrong place, with no infrastructure, and environmental destruction:

- Excessive homes proposed: +22% above EHDC's required allocation of 9,082 homes by 2040.
- 3 development sites¹ in our parish (one of over 1,00 houses) would destroy 111 hectares of greenfield/good quality agricultural land (4% of parish).
- Building on productive farmland is against the government's 'Brownfield First' policy.
- Proposals would irrevocably change the rural nature of the local area.
- Would have a negative impact on nature & biodiversity, including River Wey & chalk aquifer.
- Further sites yet to be proposed from SDNP Local Plan, but EHDC Plan proposals alone would MORE THAN DOUBLE our parish population.
- Puts unsustainable pressure on local infrastructure (roads, water supply, sewage, health care).
- Big greenfield developments are NOT what Binsted 'Parish Priorities Statement' said we want.

We are extremely concerned about Neatham Down (Site ALT-8) and urges it is withdrawn:

- A beautiful landscape - rolling hills, open fields, wildlife (bats, hares, herds of deer, and several 'Red List' bird species: e.g. skylarks, kites, buzzards.)
 - Site designated a 'Valued Landscape': large-scale development is normally not allowed.
 - Building here conflicts with Policy NBE 13 'Protection of Natural Resources' & 'Dark Skies'.
 - 'Strategic Site': in planning parlance this means developing a new settlement of 1,000+ homes, even in locations (countryside) where rules would normally prevent development.
 - Site promoter wants to develop 1,250 houses.
 - Site was already assessed and rejected for a smaller development of 650 houses.
 - Site is disconnected from Alton: even with A31 bridging, difficult to integrate with Alton.
 - Access constraints: walk/cycle across A31 footbridge; vehicles via Lynch Hill site.
 - High car-dependence: parts of site 30 minute walk (2km) from Alton High Street.
- Significant increases in traffic in our parish, Alton, key junctions and on the A31, as well as the impact during construction.
- No transport impact/capacity work has been undertaken so far.
 - Further pressures on vital services such as GP appointments- EHDC is not responsible for, and has no direct powers to ensure that services such as this are increased to meet the increased population from the development they are proposing.
 - Not climate resilient - site is substantially affected by areas of groundwater flood risk.
 - Site only 30m from Northern Wey - development will worsen local flooding.
 - Development could 'kill' the Northern Wey chalk stream (reduce chalk aquifer recharge & increase demand for water).
 - Inadequate sewage treatment capacity: Alton STWs regularly discharge untreated sewage.
 - Poor location for affordable housing. No local services & geology means building expensive
 - Building beyond A31 creates creep into countryside & likely future fusion with Holybourne.
 - 'CIL island' – A proportion of the financial contributions by developers (Community Infrastructure Levies) would normally go to the parish that the development is being built in. EHDC are proposing a

'CIL Island' where this would not automatically apply. CIL enables Binsted Parish Council to fund a wide variety of community assets and projects.

Yours Faithfully

A solid black rectangular redaction box covering the signature area.

[REDACTED] - Local plan - issue commenting on ALT8 yesterday. Submitting my comment via email instead.

Mon 04/03/2024 08:20

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>; [REDACTED]

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Good morning,

I would like to have my comment on the local plan relating the ALT8 land at Neatham Manor Farm be counted and considered in the responses.

All my other comments that I submitted yesterday were accepted and published, however despite trying 4-5 times my post on ALT8 land at Neatham Manor Farm was not posted and presumably is still showing as 'pending'. I didn't get a confirmation email like I did for the other questions and it also didn't show up when I checked 'common place'.

I thought I would try submitting again this morning but commenting has now closed even though you say consultation closes on 4th March, I would have expected that to have been midnight tonight.

Here is my comment for inclusion:-

ALT8 Land at Neatham Farm.

Why is this site now being considered acceptable when East Hants own interim SA report previously identified it as 'peripheral distant from existing services, and problematic' so what has changed?

This proposed development is not a sustainable development. It will negatively impact the environment by decimating habitats, biodiversity and the valued dark sky in the area. There are wonderful public footpaths at Neatham linking to long distance paths such as the Hangers Way and forms part of the Six Hills of Alton route. Alton is an accredited 'Walkers are Welcome' town, yet you propose to build on our most valued assets? The location is out of Alton's settlement boundary, yet it will be dependent on all of Alton's already stretched facilities. The development would be car dependent increasing further to the Montecchio roundabout which will also see more traffic and lorry movements travelling to the proposed new employment site at Lynch Hill causing further chaos and queues on Alton's small and narrow road network.

Please kindly confirm my comment will be included and counted.

Kind regards,
[REDACTED]

Bordon resident comments

[REDACTED]
Fri 23/02/2024 15:59

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To whom this may concern,

My family and I ([REDACTED]) are residents of Bordon and have been for the last 16 years.

We relatively recently moved to a house in the new heritage area of Bordon. We love the fact we live so close to nature with the woods opposite our house and hogmoor inclosure within walking distance, we are very lucky to live in a location with this on their doorstep.

My concern however is that these areas of natural beauty are diminishing with plans for more houses. Bordon has undergone tremendous change with the army leaving and the building of new houses. Living in one of these ex-army land houses we of course support improvements to Bordon but as a resident it feels like the most important thing is to build houses and not to put in the infrastructure so needed to support these houses - a supermarket, health centre, shops etc. All of these were promised/sold to us as residents when the plans for the 'new town' were in their infancy, however they have not all transpired and we so desperately need them. Surely there should be a stop on building more houses which increases the pressure to the already full doctors, dentists and build the infrastructure the residents were promised and require!!

I feel the development of the new secondary school was short sighted as it already is needing to be extended. The same can be said of the leisure centre, with the number of residents in the area significantly increasing this could have incorporated extra or larger facilities for all.

I have to say I was very hopeful and excited for the development of Bordon when the plans were discussed and presented to residents 8 or so years ago. The reality of the development has been very different and I am very disappointed to still be awaiting for facilities that were promised. I am concerned for my children growing up in an area where there is poor public transport and very little in the way of facilities for young people.

My husband and I moved to East Hampshire from the North East of England, [REDACTED] - (which always receives bad press as an area). However I have to say that the facilities available to residents in that area of the North East are far superior to anything we have here as residents of East Hampshire. Plus their cost of living is much lower. There is a South/North David when comparing East Hampshire to North East England.

I hope my comments will be taken into account.

[REDACTED]
Bordon resident


Sent from my iPhone

██████████ - New Lane Holybourne

██

Fri 01/03/2024 22:08

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

 2 attachments (2 MB)

Video.mov; Video_1.mov;

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hi Local Plan

Please find some video footage of New Lane in Holybourne this morning next to the children's park. Showing the river that runs off the downs when we have a lot of rain. You can't see the amount of water but it's very deep.

Thanks

██████████

Sent from my iPhone

Neatham Down Development

[REDACTED]

Sat 02/03/2024 14:12

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I wish to register my objections to the proposed development of Neatham Down. It is totally inappropriate. I am shocked that it is even being considered.

[REDACTED]

[REDACTED]

Objection to draft Site Allocation: BWH1 within East Hampshire local Plan 2021-2040

Thu 07/03/2024 13:38

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir/Madam

I know my husband has already commented on this but there are a couple of objections I would like to emphasise. First of all Bentworth is a tier 5 settlement so it has no access to public transport and it is not considered a location for growth. The settlements in tiers 1-3 are settlements considered for growth and several of these settlements already exist in surrounding areas such as Alton and Four Marks. The proposals are not in keeping with the character of the village and therefore do not respect the setting, form and character of the settlement. The depth of feeling against the objections to the development of the Glebe fields site was made perfectly clear by the fact there were at least 65 villagers who sent objections for the proposed development. These processes are complex and hard for most of us to understand as we really have little or no experience so I suspect many will not realise that they need to write in again but it must surely be obvious from this previous application quite how strongly the villagers feel about not permitting this sort of development as many of the reasons for objecting to that are similar in this case.

Yours sincerely

[REDACTED] - Proposed housing in Bordon

[REDACTED]
Tue 05/03/2024 19:03

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I support the allocated housing in the Alton area of 1700 dwellings. The facilities and infrastructure are significantly greater, when compared to Whitehill & Bordon. It is a traditional market town, has a train station, Community Hospital (not proposed to be closed, as with Chase Hospital in Bordon) sixth form college and much larger Leisure Centre. [Alton Household Waste & Recycling Centre is also currently not under consultation for closure/reduction, as Bordon is.]

I recognise the frustrating challenge that East Hampshire District Council in that it cannot include the part of the district that falls within the South Down National Park within its local plan. This includes Petersfield. This leaves Alton and Whitehill & Bordon as the only two 'towns' in the Local Plan.

I recognise that home housing increases create extra economic activity, creating jobs locally and supporting local businesses. Development can generate £106 that can be invested into the local area. I would not want to see the development and regeneration of the new Town Centre area stagnate.

I also recognise that the Planning Inspectorate is unlikely to sign off a plan that would propose housing for the Alton area, Four Marks, Southern Parishes and other villages, without including Whitehill & Bordon.

This plan proposes 667 homes to be delivered by 2040 (noting this in addition to the 2400 homes given planning permission of which about 1900 have yet to be built and any 'windfall site' e.g. a random planning application approved.) In contrast, the Alton area is now proposed to take 1700 extra homes - just over two-and-a-half times as many as Whitehill & Bordon. We feel this is justified, based on their level of facilities and infrastructure.

I also note 1073 proposed to go elsewhere in the district.

Therefore, Whitehill & Bordon is proposed to take 667 out of the 3440 total, which is 19.4%. I feel this is a fair number when looked at in this overall context and support the local plan allocations across the district.

I am concerned that any increase in housing may stretch vital facilities and infrastructure must match growth. We support the 'requirements' outlined, but express concern that the Health Hub

proposed for Whitehill an Bordon is not yet 100% confirmed and thus need to ensure there is adequate medical provision if the Health Hub does not get built [e.g. from Chase Hospital] with the Local Plan acknowledging this. I would like to see a requirement supporting public transport e.g. via S106, as this is crucial for our community, especially where we have no train station.

I understand that the new Whitehill and Bordon Town Centre development is happening in its current location because that is where the MOD land became available. However, having a shopping area in the original Town Centre area of Bordon is extremely important in serving residents in this part of town. We also support regenerating the Forest Centre offering and ensuring shops remain open in that part of Bordon. We are also concerned with the amount of information that residents are expected to read to format a meaningful response to the local plan consultation

████████████████████

Sent from [Outlook for Android](#)

Comment on EHDC Local Plan

Fri 01/03/2024 15:53

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

Cc:

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Congratulations in putting together an extensive and complex plan. It has been an interesting read. We can appreciate the effort having worked on our own Neighbourhood Plan; a considerably smaller undertaking by comparison! We do have some comments and queries regarding the justification for making Bentley village a Tier 3 Settlement in the plan.

In terms of size and sustainable facilities Bentley is far more similar to settlements such as Ropley or Medstead, both Tier 4, than Tier 3 Settlements, such as Four Marks and Clanfield. Both Ropley and Medstead, like Bentley, have similar populations, a primary school, Post Office, grocery shop, recreation ground, village hall, church etc. A couple of years ago our sustainability was reduced when we lost our village surgery, meaning most residents must travel to Alton and beyond for doctors' appointments or a pharmacist. On previous rankings (Figure 2, Revised Settlement Hierarchy) Bentley scored 4 out of 40 compared to Four Marks at 19 and Clanfield 18. How can Bentley suddenly move up the tiering hierarchy when at the same time it has lost facilities that reduce sustainability?

The only difference we can find between Bentley and comparable, Tier 4, settlements is the railway station. However, the Bentley railway station is not in the village or even the parish, but is located, either by road or by footpath (13), 0.98 miles from the village (crossroads). Under the terms of Accessibility (a 20 minutes round trip) the railway station is beyond the reach of walking and, to most, cycling. Therefore, it should not be considered a factor in the Settlement Hierarchy scoring.

If the reason for the Tier 3 grading is the railway station, then there is a further inconsistency: The Bentley Station settlement is graded Tier 5, presumably because it fails the Accessibility test to Bentley village and is, therefore, deemed not able to take advantage of the Bentley settlement facilities. Reflexively then, the Bentley settlement must also be out of reach of Bentley railway station.

We do have some major concerns about the Accessibility study. To *"Enable people to live locally and reduce their reliance on the private car, to help reduce the impacts of transport on the environment and improve health and wellbeing"* is a laudable aim, but Bentley is a rural community; the private car is essential to everyday living. The proposed "20 minutes neighbourhood" is an urban/suburban concept, which relies on town and city facilities, like supermarkets, industrial and business areas, medical facilities etc. to make it work. Supermarket shopping, most employment, children's activities, such as mini-rugby or swimming lessons, as well as medical facilities, are outside the village.

It was notable that within the Revised Settlement Hierarchy document there was not a single reference to; weather, rain, snow or darkness. Access to even local facilities becomes extremely difficult by foot or bicycle for most village residents in bad weather or during the hours of darkness. Is the "20 minutes neighbourhood" really a suitable concept for the countryside and a rural community?

Reviewing the website of Ridge and Partners, they appear to have little experience of rural planning. How many rural projects of this nature have they completed? On their website their advertised Transport portfolio projects are small scale urban and suburban projects and their Residential and Housing section states, *"Sorry, we found no results for your search"*. There is no "Rural" or "Countryside" tab to check.

We noted that in the Local Plan that employment is important to sustainability. In Bentley, in 2015, we identified a site for the expansion of the village industrial estate. During examination of our Neighbourhood

Plan that year, the site was deemed unviable by the examiner, largely because some existing industrial units were vacant. The Employment Policy was deleted and subsequently EHDC agreed to an application for change of use for the land from Employment to Residential, with eight dwellings being built on the site. Since employment land in Bentley is unviable this should be acknowledged. It is not clear that it is? By implication further local employment is unsustainable in the village.

Sewage treatment remains a problem in the area, the sewage treatment works (STW) happens to be to the south of the village, but the catchment area covers much of the three parishes of Bentley, Binsted and Froyle. Raw sewage spillage into the River Wey at Bentley is much the worst entry point to either the North or South Wey in Hampshire and Waverley according to The Rivers Trust: In 2022 the Bentley STW spilled 62 times for a total of 595.90 hours into the River Wey. This is having a devastating effect on the invertebrate life in the river. Although Thames Water are making some improvements to meet Environment Agency permit requirements, they have acknowledged to us that pollution remains a problem and one which they are unlikely to fix in the immediate future; groundwater ingress to the system is far from being curtailed and it will take many years to locate damage and repair. If caring for the environment is a key aspect of the Local Plan then sewage treatment in Bentley needs to be properly resolved before the Bentley could be considered sustainable.

After taking all of the above into account one must draw the conclusion that Bentley is being selected as a Tier 3 settlement because it is arbitrarily seen as a focal point for surrounding settlements to the east of Alton. However, it has neither greater sustainability nor accessibility than many other similar settlements north of the South Downs National Park. Any objective reasoning for Tier 3 grading is difficult to discern. Bentley should be considered a Tier 4 Settlement.

We hope you can give some consideration to these comments.

Regards

[Redacted signature]

Local Plan Southern area

Sun 25/02/2024 14:45

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir or Madam,

The objectives of the local plan are generally good and I understand this number of houses are being imposed upon you. However I have a few concerns.

The only way the type of housing needed for local people working in the area is going to be built if it is built or dictated by the local authority. The aim of builders is to make a profit, and they will only build if they see profit, so tend to build more expensive houses than most people can afford. They also blame lack of or slow planning consent rather than the fact they buy then hold on to land without building until they consider the time right. I would suggest that any development land not developed within perhaps 5 years from outline planning permission is reclassified as agricultural land. In addition to this, being on the edge of a rural area, there is no housing that is affordable by workers in the land based industries. They are forced to travel from Portsmouth where housing is generally cheaper entailing long journeys by car to their work. Social housing to rent by this sector needs to be addressed.

The infrastructure of the area is inadequate for the present population and at some point a halt is going to have to be made to house building before a crisis arises.

Public transport is inadequate. It is only possible to travel a limited distance on foot or by bike for most people, and public transport links are good down London/Portsmouth Road to some parts of Portsmouth but going in other directions are difficult or non existent. Villages such as Catherington have no bus service. I realise this is not within the remit of EHDC, but needs to be addressed or at the very least, raised in every planning permission covered by EHDC.

If fields are to be covered in homes, there will be a loss of biodiversity. Ecological surveys by developers range from good to cursory, so EHDC needs to make sure that not only are the surveys carried out to the highest level, but that they properly address the issues raised. For instance, homes built up to the permitted distance from a badger sett is neither good for the badgers nor the property owners. Hedges, where present, need to remain with crossing points over any gaps to give a wildlife corridor, or additional hedge planting carried out to give these corridors.

I note that all major developments now have to include soakaways, which I applaud. However, the use of permeable surfaces, such as open blocks for driveways that are open to soil and so grow grass would minimise the risk of flooding and generally be a great deal more ecologically sound than tarmac or paving.

Planning also needs to ensure that there are adequate sewage, water, electricity and gas supplies. In the past, planning was stopped for several years because of the lack of adequate sewage disposal. Until the reservoir at Havant Thicket is complete, care needs to be taken that water supplies are adequate to serve all new homes and not result in loss of water at certain times for existing properties.

Adequate school places also need to be planned. I note that the development east of Horndean is to have a junior school, but as far as I know, secondary schooling relies on existing facilities. This has caused issues in the past. In the 1950s/early 60s the Hazleton Estate development caused a crisis, an estimate by the developers that the Valley Park Estate off Drift Road would send 2-3 children to local schools was of cause wildly improbable and incorrect.

While there is a new doctors surgery at Horndean, which seems quite adequate at present, the one at Clanfield (Drift Road) cannot be expanded on the present site. Further development in the area will require a new surgery. There is also no NHS dental provision in the area and only one private dentist within the Horndean/Clanfield/Catherington area. These need to be addressed, perhaps with new facilities in both Clanfield and the East of Horndean developments.

████████████████████

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EHDC Draft Local Plan - Comments

Thank you for the opportunity to comment on the Draft Local Plan.

A great deal of good work has obviously gone into its preparation and we can only comment on the areas with which we are familiar i.e. Liphook and its immediate surroundings.

- One point stands out as being of particular concern: Liphook is in a unique position in that much of the area is within the South Downs National Park and the Authority does not seem to have been involved in these proposals.

While we can understand the difficulties this presents to you, we feel very strongly that it is essential they are involved as without their cooperation, any necessary development within Liphook will be forced into limited and totally unsuitable sites.

Our comments on the three proposed Liphook development sites are as follows:

LIP1 Land North of Haslemere Rd


- We object to this proposal as it is outside the Settlement Boundary and is within the River Wey Conservation Area .
- There is a considerable flood risk.
- The sewage system is already overloaded and intensive work will be required prior any agreement to housing development.
- The distance from the village centre and schools would lead to car-centred life styles.

LIP 2 Land West of Headley Rd

- This is perhaps the best of the three proposed sites and we wonder why the housing density has been reduced when it could contribute to local housing needs.

LIP3 Land at Chiltley Farm

- This is the worst proposed site as it is more remote and with poorer access. Car-centred life styles will predominate and further overload the already unsafe Midhurst Rd and railway bridge.
- The site already suffers from extensive surface water flooding. This will result in danger to the railway embankment and Thames Water have acknowledge that the existing foul sewer network cannot be upgraded.
- EHDC Planning Officers have previously rejected proposals for this site and you already have extensive background information in your files about the many and various reasons for the total unsuitability of this location.


02/03/2024

Comments on Rowlands Castle Site Allocations

[REDACTED]
Sat 24/02/2024 14:18

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hello,

I write as a resident of Rowlands Castle.

RLC4 (Land at Little Leigh Farm) concerns Havant rather than Rowlands Castle.

RLC3 (Land at Oaklands House) seems to me a sensible extension of a recent development.

My main comments are about RLC1 (Land at Deerleap /north) and RLC2 (Land at Deerleap /south) .

1. I note they are adjacent sites. Why are they presented as two sites rather than one?
2. The proximity to the centre of the village (the Green) makes them excellent candidates for housing development.
3. The proposed housing density is relatively low (13 homes on 1.6 hectares). This implies large houses. There is a need for smaller housing units (this is confirmed by our parish council) , and it is my view that these should be close to the village centre. Demand arises from first-time buyers, and from older individuals and couples currently occupying family houses who would like to downsize without moving away from the village and who would like to be close to the village centre (this is recognised in the Rowlands Castle Neighbourhood Plan under the heading 'Housing for Over 55s'). The two Deerleap sites are ideal and could accommodate many more than 13 homes. Terraces of 1/2 and/or 2/3 bedroom homes could be considered; as a model I suggest you look at the north side of the Green, where there is an attractive terrace , [REDACTED].

Alton Local Plan 1700 Potential Houses

[REDACTED]

Fri 01/03/2024 14:28

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Sirs,

I am writing to object to the Alton Local Plan for the following reasons -

1. This is overdevelopment on a massive scale. The area has already been subjected to considerable housing growth. Such proposed development will destroy the countryside and the rural feel to the area.
2. The current infrastructure is unable to accommodate present requirements.
3. Medical and dental surgeries are already oversubscribed as well as educational establishments.
4. Much of this proposed development is on green field sites which is contrary to current announcements by central government of the need to use brown field sites.
5. Such overdevelopment will alter permanently the rural aspect of the local area.
6. Currently traffic is frequently grid locked and another 3,400 vehicles will only add to the problem.
7. There have recently been flooding issues particularly in Holybourne and this can only be expected to worsen and become more regular.
8. Pressure to build more housing has been instigated by central government who often do not appreciate the negative impact it creates.
9. For these reasons I do not believe that the Alton area should be in Tier 1.

Regards

[REDACTED]

Sent from my iPad

East Hampshire Local Plan

[Redacted]

Sun 03/03/2024 20:24

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

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Dear Sir/Madam

I object most strongly to the proposal in the local plan to put Alton alone in tier one and therefore to the proposed allocation of housing to the area in excess of what it is capable of supporting.

I agree with the objections and reasoning set out by Alton Town Council.

Yours faithfully

[Redacted]
[Redacted]
[Redacted]
[Redacted]

East Hampshire District Council Local Plan 2021 - 2040

Regulation 18 consultation 22 January - 4 March 2024

Public Comments.

Submission date 4th March 2024.

The Local Plan is currently at regulation 18 consultation stage and EHDC has requested the public to comment on the Local Planning Authorities draft proposals that includes the period between 2021 to 2040.

The LPA have produced significant documentation in support of the draft proposals which clearly sets out in detail the rationale that has informed the decision-making process. Whilst the average member of the public is likely to have little knowledge of the planning system and the weight of the adopted policies of the final version of the adopted local plan, there are members of the public that have had significant dealings with the planning department at EHDC and the planning inspectorate and are therefore better informed to make comments that are relevant and not groundless. I consider that the following comments are relevant and are not groundless.

Any proposed policy changes must reflect the changes that have occurred since the current Local Plan was adopted in 2006, which is a significant duration of some 17 years which has afforded many opportunities for new development under the General Permitted Development Order and development that complies with the adopted policies. This is particularly relevant to settlement policy boundaries and designated local gaps that have been identified on the current mapping.

The LPA also has a requirement to align any policy objectives with those contained within the National Planning Policy Framework. The various changes to National Policy over the years have resulted in the LPA removing some of the adopted policies due to the conflict with National Policy. This approach needs to fully reflect the NPPF guidelines against the current saved policies.

The National Planning Policy Framework affords significant weight to any policy that aligns with the National Planning Policy Framework. The more the policy aligns with National Planning Policy Framework the more weight it will carry. The less it aligns with National Policy the less weight it will carry. Should the LPA adopt a policy that does not accord with the National Planning Policy Framework it should not expect that policy to carry any weight, nor should it carry any weight.

This is particularly important in relation to planning appeals. The Inspectorate should be mindful of this at examination stage especially where it can be evidenced that the policy objective is having a detrimental effect on the national targets for housing supply and the requirement for a 5-year supply of land for housing needs. The planning authority policy advisors and the Inspectorate also needs to have careful consideration of any significant changes with regards to areas of special protection that have evolved over the period from the adoption of the local plan in 2006 and the current draft local plan. These changes will have an impact on the surrounding area's ability to sustain the current level of protection such as the local gaps and settlement policy boundaries. The South Downs National Park completely separates the district from north to south leaving very little land to the south of

the National Park within the jurisdiction of EHDC. Having this significant special designated area of protection from future development around the boundaries of the remaining part of the district will no doubt significantly impact on the quantity of land available for development that doesn't conflict with current saved policies.

It is the role of the officers of the council to advise the elected members on the content of the National Planning Policy Framework particularly any conflict with the saved policies and any other planning practice guidance issued by the government. It is the role of the elected members to decide the content of the policies and which policies are adopted within the Local Plan. It is therefore the responsibility of the elected members to make sure the adopted policies of the Local Plan deliver the right outcomes for the people that live in the district. The National Planning Policy Framework requires a 5-year housing land supply that is deliverable, and that sufficient land is available over the plan period. Any shortfalls in the supply of deliverable land are directly the responsibility of the elected members Not their advisors.

It is therefore relevant and necessary to examine the council's recent performance record on the delivery of a 5-year housing land supply to judge the suitability of the policies they are intending to save for the duration of the new adopted plan. If the available land supply targets set by National Policy have not been met by the current saved policies, then it is unambiguously sound evidence that they are not delivering the desired outcome. This failing significantly impacts on the needs of the people who live in the area, especially close relatives who wish to have a home in the settlement they have and wish to continue to have, an association with.

It is a matter of fact that the LPA could not provide a 5-year housing land supply in 2014 resulting in the need to provide an interim housing policy statement that reflected that fact. A call for sites adjacent to existing settlement policy boundaries prompted me to submit a planning application to provide 4 dwellings on my land as it was immediately adjacent to the settlement of Glamorgan Road and White Dirt Lane in Catherington. The local planning authority refused the proposed development, and subsequently an appeal was made.

The LPA convinced the Inspector at the appeal that the 5-year land supply shortfall at the time of refusing the application could be delivered, siting 700 houses on Land East of Horndean within the plan period up to 2019. We are 5 years on from 2019 and still not one house has been built on the site at Horndean. It should also be noted that the LPA have declared a further shortfall in the current housing land supply, so it is clearly demonstrable that the adopted policies that are being relied upon are not delivering the houses needed to satisfy the District Council's needs. The selection of deliverable sites on time is key to the supply of much needed housing.

Adopted policies that are saved need to demonstrate a robust evidence base that they are contributing in a positive way in delivering the planning outcomes that are required by the National Planning Policy Framework. The framework promotes local authorities to adopt Local Plans so they can be assessed by the Inspectorate for policy soundness. In the event that local authorities persistently underdeliver the 5-year land supply inspectors are respectfully expected to address the reasons for this and give a positive steer to local planning authorities to overcome their failings. In this regard I make the following

comments in relation to the saved policies that are, in my opinion, contributing to this under delivery of housing land supply.

The current local plan saved policies refer to two particular policies that carry little or no weight with the National Planning Policy Framework which is predominantly silent on both these policy objectives. I am very concerned that this planning position is, as a matter of fact, having an adverse effect on the availability of suitable sustainable sites for residential development. I make the following comments hoping that the officers and members will review the policy objectives that are having such profound adverse impacts on delivering the housing needs of the area.

The first policy I refer to is CP 19 that predominantly deals with development in the countryside which is stated to be land outside of settlement policy boundaries. The policies' main objective is to only allow development outside of settlement policy boundaries, with a genuine and proven need for a countryside location. This restriction significantly restricts any opportunity for a settlement to expand thus increasing the housing supply that would provide local people with the opportunity to remain in the settlement they have an association with. Moreover, local people should have an opportunity to evaluate every possibility of future expansion of settlements outside of the restraints of this countryside restraint policy.

After all the settlements housing needs and amenities is as important to local people as the countryside. A balance must be made that contributes to both the settlements and the countryside. The current policy CP 19 does NOT deliver that balance.

The current planning policies relies upon local landowners offering up land for future development that may or may not be suitable to the local authority. Sites within 800 metres of a settlement policy boundary are considered suitable for assessment. The LPA can only select a site from what is made available by willing landowners which doesn't mean it is the most suitable location for the planned development of housing supply.

The local planning authority hold a register of land availability through a site submission process where landowners simply offer up their land for development assessment. The current adopted policies are there to specifically guide developers and landowners where new development will be approved and where it will be restricted. Having regard for this significant restrictive policy objective of general restraint on land outside of settlement policy boundaries, it is reasonable to assume that some landowners will simply not put their land forward for development assessment, as it has already been pre-judged as being a significant policy conflict. I am personally one of those landowners in that category who have not previously put my land forward for the reasons I have stated, so I know it is applicable.

I see the settlement boundary delineation a significant unreasonable restriction to development that would otherwise be acceptable on other planning merits in many cases. The National Planning Policy Framework states "development that can reasonably permitted should be permitted without delay. The settlement policy boundary review interim methodology paper December 2018 states,

Para 2.1 "National policy remains largely silent on any specific requirement for settlement boundaries. The National Planning Policy Framework (NPPF) and

Planning Practice Guidance (PPG) do identify for certain specific policy boundaries, with town centres for re-tail planning purposes and green belt being the main areas that feature. However, there is no set guidance within the NPPF or PPG on how to review settlement policy boundaries.

Whilst the planning authority except there is no set guidance for reviewing settlement policy boundaries it is clear that the LPA have not aligned their policies to reflect there is no national set guidance for using them in the first place other than for Town Centres and Green Belt land designations.

Para 2.2 The NPPF does provide guidance around the approach to development within rural areas. The NPPF states that "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning Policies should identify opportunities for villages to grow and thrive, especially where this will support local services". Para 38

Para 2.3 "it therefore falls to local planning authorities to consider what is appropriate in terms of development within various settlements and the resultant need for specific boundaries around settlements".

It is questionable by the above guidance how settlements can be viewed differently to villages. Planning Policies should identify opportunities for villages to grow and thrive. For settlements to grow and thrive they must not be so tightly restricted by settlement boundaries. As it falls to local planning authorities to decide what is appropriate in terms of development within various settlements and the resultant need for specific boundaries around settlements, I believe that an overwhelming case can be demonstrated that the settlement policy boundaries within the adopted policies of the Local Plan are not delivering the expansion of settlements needed to satisfy local needs.

The Land Availability Assessment (LAA) Methodology document dated September 2021 at para 2.1 states,

*"The role of the LAA is to provide information on the range of sites which are available to meet housing needs in the district (excluding the SDNP area). It is not a statement of council policy, and the document does not allocate land for development. It is for the **Local Plan process** itself to determine which of these sites are the most suitable to meet identified needs. The local plan advisors being the policy planning team should deliver future housing needs that comply with the saved adopted policies that serve and inform development planning officers in discharging their duties in assessing planning applications for residential development.*

It has been made very clear within the policy documents that the countryside should be protected for its own sake. It is therefore questionable at best why the LPA consider it acceptable to put forward sites at any time for future housing needs on land outside of settlement policy boundaries. The stark reality of this is that the settlement policy boundaries have been drawn so tight that they leave very little or no room for small scale development that does not significantly change the character of a place. Instead, some of the proposed sites are large scale development that significantly changes the character of the area.

The settlement policy boundary methodology document outlines what the purpose of settlement policy boundaries is, and states,

"In planning terms, settlement policy boundaries are shown on a map and are a policy tool used to indicate where particular policies in the local plan (or neighbourhood plans) that permit development within settlements or restrict development outside settlements, apply. As such, they help to prevent unplanned expansion".

At section 1.4 it lists several advantages for settlement policy boundaries and 1.5 it lists several disadvantages for settlement policy boundaries.

At section 1.4 There are **several advantages** of settlement policy boundaries:

Ensure development is directed to more sustainable locations, both in terms of accessibility to and support of existing services and transport, and in terms of landscape.

Sustainable areas are those defined as built up areas with or in close proximity to local services that will serve the day to day needs of the people living within the settlement. The settlement policy boundaries are tightly drawn around the existing settlements leaving very little or no opportunity for any future development within the settlement. Surely this restriction has the opposite effect. By restricting development that is reasonable to permit, it cannot be considered an advantage, which of course is the NPPF guidance.

Gradual small scale residential development is preferred to large scale development sites that significantly changes the character of the area, which will no doubt be areas in the countryside. Another so called advantage is that they will,

Protect the countryside from encroachment of land uses more characteristic of built-up areas, conserve and enhance cultural heritage and natural beauty.

The draft Local Plan identifies some large-scale proposals for residential development on land immediately adjacent to existing settlement policy boundaries. That is; land in the countryside that is protected by the adopted saved policies namely CP19. The council's claim that the policies protection from encroachment of land uses more characteristic of built-up areas seems to have been disregarded completely by these proposed sites.

The advantages listed within this document are virtually all in conflict with the draft Local Plan allocations proposals. It is clear that the conflict with the saved policies will merely delay development that should be considered against the National Planning Policy Framework gradually over the plan period. Instead, the LPA release it when they need to provide much larger scale development sites that significantly changes the character of a place.

Several Disadvantages of Settlement Policy Boundaries.

The list of disadvantages of settlement policy boundaries within the review document is equally balanced with the advantages of settlement policy boundaries. I consider on balance that there is not a convincing argument that this policy restriction is necessary and reasonable to control development that can reasonably be permitted without a settlement

policy boundary restriction and should be permitted according to the NPPF and PPG guidance that is silent on settlement policy boundaries.

I believe it is demonstrable here that more suitable locations for housing development can be brought forward for assessment gradually over the plan period if the settlement policy boundaries were not so restrictive by this countryside restraint policy or they were removed altogether. Settlements have naturally evolved over many years by developers or local people building properties in the places suitable for development. This is the sole reason we have got areas designated as settlements. It is unreasonable to restrict the expansion of these settlements on the grounds that they are adjacent to a countryside location.

It is clear from the proposed site allocations publication that the supply of 9,082 new dwellings within the plan period are substantially on land outside of the settlement policy boundaries. Moreover, the sites put forward for development unambiguously limit the LPA policy planning officers to those put forward that are not necessarily the best locations for development that best suits local needs.

I will now move on to the second unreasonable policy restriction CP 23 '**Gaps Between Settlements**'.

The Gaps Between Settlements Background Paper dated January 2024 identifies,

gaps between settlements are a planning tool to prevent coalescence of settlements and maintain their separate identity.

The policy objective to prevent the coalescence of settlements thus protecting their separate identity has been the district council's policy from as early as the 1990s. The designation of this gap policy does not refer to landscape quality or character, or protection of the countryside. The council state that it is clear from previous local plan engagement that many communities consider maintaining separation between certain settlements to be an important issue. I am not convinced that the public generally still consider them all to be relevant and necessary simply because the district council claim this.

It is said that it is only certain settlements that apply to this criterion, but the LPA have identified in the Clanfield, Catherington and Hordean mapping that virtually all of the available land outside the settlement policy boundaries is designated as 'gap' land. This policy unambiguously unreasonably restricts development in the only areas that are left for residential development. Thereby resulting in any new proposed development by the LPA, such as that identified within the proposed allocation sites, seriously conflicting with this policy.

The background paper states at para-1.4,

The new local plan provides an opportunity to identify precise boundaries for the gaps that fall within the Local Plan area. This background paper sets out the methodology and criteria to identify these boundaries, with precise boundaries shown on the associated Policies Maps.

The paper sets out the methodology and criteria that has been used to re-define the precise extent of the gaps. The base line being the original gap boundaries from the Second

Review Local Plan held on GIS supported by aerial photography and has been assessed against gap criteria listed within the document. The paper identifies the criteria followed by an explanation/comment that I have set out below for reference.

a) Open and undeveloped: A gap should generally be open and have an undeveloped nature. Ideally there should be an absence of existing urban activity, but this will not realistically be achievable.

b) Sufficient separation between settlements: A gap should provide a sense of arriving/leaving a place, a feeling of separation, the identity of which would be lost by coalescence.

c) Aligning to a recognised feature: The boundary of a gap should consider the existing vegetation and land uses, (gardens, footpaths, hedgerows, streams, field boundaries, woodlands and backs of houses). These act as a robust edge to a gap (act as visual screen to housing). However, in many cases the boundaries should, where possible, align to the Settlement Policy Boundaries.

d) Ecological values: A gap should not necessarily include nature conservation recognition as these are adequately protected.

e) Nature of settlement edges: The boundary of a gap should integrate with the adjacent countryside.

f) Alignment with revised settlement policy boundaries: In most instances the boundary of a gap will adjoin the SPB.

g) Planning completions: The boundary of a gap should be aligned against the developments that were not completed during the Second Review Local Plan and Housing & employment Allocations Plan.

h) Planning permissions: The boundary of a gap should be aligned against the developments with recent permissions.

i) Allocations/Proposed sites: The boundary of a gap should be aligned against the proposed sites in the new Local Plan and those contained within the 'made' Neighbourhood Plans.

With regard to the methodology, it provides guidance and transparency to all interested parties on how the LPA has approached the boundaries associated with gaps.

Taking all the above criteria into account the local planning authority have not considered how the restrictions imposed upon the areas of the gaps are affected by the designation of the South Downes National Park. Housing prices are a key consideration to local people, and it has been recorded in many previous heritage documents provided by the district council that everyone is entitled to a home of their own, whether that be in the form of rented housing or private ownership. Affordable housing for all will be promoted and expected. This gap policy will have a significant impact on the availability of residential accommodation that is likely to be required by people that cannot afford a property within the National Park Authority. Moreover, it will increase the property values of the existing settlements within the southern parishes that will make them more unaffordable.

As the council have acknowledged, the policy has been implemented since the early nineties at a time when properties in the area was not in as much demand as it is today. Times have changed and Covid 19 has forced a complete reset to all aspects of daily living. Housing nationally is being underdelivered year upon year by hundreds of thousands of homes, and we will all have to accept changes that will promote sustainable housing in sustainable locations.

The waiting list for council housing or any affordable housing is around 6 years at a minimum. It is questionable how the council can claim to deliver adequate housing needs over the plan period when it has failed to deliver a 5-year housing land supply in 2014 and at the current time. I am not convinced that Settlement Policy Boundaries and the 'gap' policy is not having an adverse impact on the supply of much needed housing for local people.

I would strongly urge the policy planning team and the elected members to reconsider these policies and remove the restriction so landowners can at least have the option to seek planning permission on land that adjoins an established settlement. Offering land within 800 metres of a settlement policy boundary for development under LAA will most certainly lead to more larger sites that significantly changes the character of a place rather than smaller sites that are more in keeping with the character of the settlement.

It has been stated that these settlements will be reassessed and where necessary will be redrawn to meet the main principles set out in the Settlement Policy Boundary Review interim methodology paper dated December 2018. This methodology paper has been produced in connection with the East Hampshire District Local Plan Regulation 18 Consultation. **I make the following formal objections.**

I object to the proposed development site at Drift Road Clanfield / White Dirt Lane. The development will encroach considerably on the perceived gap as well as the physical encroachment. The gap policy is intended to give travellers the impression that they have left one settlement before they arrive at the next. The reality here is when travelling along White Dirt Lane towards the settlement of Glamorgan Road and White Dirt Lane travellers will be directly viewing the settlement of Glamorgan Road and White Dirt Lane before they have left the extended settlement of Drift Road. There will be no perceived travelling time from one to the other and therefore the gap will not serve its purpose and will therefore not comply with the policy objective.

Moreover, the land proposed for this development is currently being used for the growing of crops and is contributing to agriculture. Such land uses are protected by policy. The landscape is completely open with the skyline unbroken by any development or vegetation. The impacts on the landscape at this site will be considerable with this proposed amount of housing.

Another landowner and I have an alternative more favourable site that is being made available for consideration for development. The site is approximately 4 hectares in total which will accommodate around 70 houses with adequate land available for landscaping. The Policy team will have an opportunity to evaluate this site that would have been put forward earlier had it been understood that the countryside restraint policies CP19 and CP23 would not apply to these recent allocation site proposals. The sites' location is shown on the plan I have marked R/S 1 **(Item 1)**

Objection to the current change to Map 1 area 3 Catherington Proposed Changes.

As a landowner that is affected by the new proposal to include land/property at White Dirt Lane in Catherington I need to make **a formal objection** to the proposed changes identified on Map 1 relating to area 3 on the map. The Location/Description within the supporting text on page 72 refers area 3 as 120 White Dirt Lane and the Criteria/Principle is 1.2a. The Consideration/Recommendation states; Historic development, applications and appeals associated with numerous applications (36384). Proposed buildings and its curtilage adjoin the existing settlement and is closely related to the built form and has enclosing features. Action is to redraw boundary to include dwelling and curtilage.

It is clear from the description and action to redraw the boundary to include the dwellings and curtilage, that it is necessary to clarify the formal numbering of the planning units and true extent of the land referred to as curtilage as the plan does not reflect the sites actual physical boundaries.

The planning policy team first produced this plan Map 1 within the policy document in 2018. Since that time there has been two planning appeals on this site that need to be taken into account that have not been considered. The first appeal decision notice I refer to is APP/M1710/W/17/3182720 dated 23 March 2018. The inspector upheld the appeal and granted planning permission for its residential use. I have provided a copy for convenience.

[Item 2] The site is 120 White Dirt Lane. The development proposed is the erection of a detached residential annexe. Under the heading of Procedural Matters the inspector has determined the level of construction at the time of his site visit and the extent to which the residential building is currently being used. The inspector at para 4 refers to the planning unit as a flat as it is only the first floor that is being used as a dwelling.

At para 12 it states,

"The council has referenced two development plan policies in its refusal reason: Policies CP20 landscape and CP 29 Design".

It is clear here that the council did not consider CP19 which is concerned with development in the countryside. However, the inspectors approved planning consent conditioned the attachment of the annexe to a dwelling saying,

"The point is that the annexe must be tied to the main dwelling, in order that appropriate control is exercised over the future use of the building on the site outwith the current settlement boundary where strict control over new development prevails".

The relevant point here is that the inspector recognised that the settlement policy boundary would change and include the planning unit within the settlement boundary on revision. Prior to that revision the local planning authority issued a notice dated 20th December 2019 confirming that two new dwellings have been built on land at 114 White Dirt Lane in Hordean. Confirmation that the new dwellings would be known as "The annexe 114 White Dirt Lane PO8 0TW" and "Mountain Ash, 112 White Dirt Lane, PO8 0TW", with a location plan showing the new dwellings was also provided. **[Item 3]**

The new dwelling known as the annexe 114 White Dirt Lane was added to the valuation list for council tax purposes with an effective date of 17th February 2020. **[Item 4]** The dwelling

that the annexe was connected with was sold in February 2022. As a direct result of this, on the 28th April 2022, the council issued a notice confirming that the annexe at 114 White Dirt Lane PO8 0TW would now be known as 116 White Dirt Lane PO8 0TW. [Item 5] This is clear evidence that the settlement policy boundary should include the curtilage to this new dwelling in line with the principles 1 & 2a.

I now turn to the new dwelling known as Mountain Ash 112 White Dirt Lane PO8 0TW. The council issued a new dwellings completion notice for this dwelling on 14 November 2019. I have provided a copy of this notice. [Item 6] The garden land to this dwelling was the subject of an enforcement notice which was appealed against. This is the second appeal I refer to APP/M1710/C/21/3272527 which is in sole relation to the garden land at Mountain Ash 112 White Dirt Lane PO8 0TW not the planning unit itself.

I have attached a copy of the decision notice dated 21 March 2023. [Item 7] The appeal was upheld, and the enforcement notice was quashed. The decision notice confirms that the garden land that is now solely used in association with Mountain Ash 112 White Dirt Lane PO8 0TW has been used as a garden since 2006. The plan attached to the notice clearly shows the boundary extent is the legal northern boundary that separates the garden land from the adjoining land that belongs to Mr J Adams.

The land to the west within this enclosure is garden land that was not subjected to the enforcement notice. This is clear evidence that the curtilage to Mountain Ash 112 White Dirt Lane should be included within the settlement policy boundary as it satisfies the principles 1 & 2a.

The settlement policy boundary should extend along the northern boundary from the garden land of 112 White Dirt Lane westwards along the legal boundary that separates my land with Mr J Adams who is the owner of the field to the north of our mutual boundary. On the 28th November 2022 the council served a planning contravention notice in connection with the use of land on the north side of White Dirt Lane PO8 0TW. The alleged breach of planning control,

within the last ten years and without planning permission, the alleged change of use to a mixed use of equestrian use, residential storage, and business storage.

I have attached a copy of the first page of the PCN and the accompanying plan showing the area affected by the notice edged in red. [Item 8] I have also attached another plan marked RUS2 [Item 9] for reference. All of the land edged red on the PCN plan is coloured green and blue on the plan RUS 2. There are two outbuildings on the land—coloured green. One building is a former stable building built in 2016 and the other has been used for residential storage since it was constructed in 2017 or thereabouts. The former stable building has been built since 2016 and continually used since 2018 for domestic storage.

The green coloured land has been used since 2011 for residential storage of building materials a large vegetable plot and has been cultivated as a garden. The stable building was given planning permission when the land was permitted for domestic equestrian use in 2011. The other structure was built without the benefit of planning permission in 2017 or thereabouts. The blue coloured land has been used for residential garden since 2011 in connection with 120, 114 and then the annexe at 114 which is now known as 116 White Dirt Lane. All the above information was given within the PCN replies for the consideration of

the LPA. Aerial photographs will evidence the appearance of this land which is closely allied to the built form and not open countryside.

A site visit was carried out by an outside private planning consultant [REDACTED] and accompanied by [REDACTED] from the enforcement team. A number of photographs were taken by [REDACTED] of the site and the use of the buildings and have been passed on to me for my records. A full and thorough investigation was carried out and a report was submitted to the head of planning and the members. I received an email from [REDACTED] dated 14th July 2023 confirming that no further action will be taken, and these matters have now been concluded under delegated powers with the agreement of the elected councillors and the head of planning. I have provided a copy of this decision confirmation. **[Item10]** The documents I refer to are all available within the council's own records.

In view of the use of the land dating back to 2011 and the buildings for residential purposes dating back to 2017 or thereabouts it would appear that the areas of land coloured green and blue on plan RJS2 and the PCN plan area edged red, are now lawful in planning terms by the passage of time. I have provided an aerial photograph marked RJS 3 **[Item11]** that confirms that this area of land is allied to the built form, has enclosing features and satisfies principles 1&2a.

There is one other area of concern that I need to raise so that consideration can be given to including an area of land at White Dirt Farm Mews, White Dirt Lane PO8 0TN within the settlement policy boundary. I have provided a copy of an appeal decision notice APP/M/1710/W/21/3272727 dated 31 August 2021 in connection with a proposal to change the use of a commercial detached building into a residential planning unit. **[Item12]** Although the appeal was dismissed the inspector recorded under the heading of other matters at para-14

Finally, although the appeal site is located in the countryside, it forms part of a cluster of buildings and is also adjacent to more established development. Accordingly, the appeal site is not isolated and therefore the requirements of Paragraph 80 are not applicable to this appeal.

If the appeal site is not seen in isolation due to its association with more established development within the adjoining settlement, it is reasonable to conclude that the steer here from the Inspector is that it is part of the settlement of White Dirt Lane and Glamorgan Road. Inspectors will not lightly interfere with judgements of other inspectors and this judgement should be taken into account when re-defining the settlement policy boundary in this location. This development should be included within the settlement not excluded. I have provided a plan marked RJS4 **[Item13]** that shows the additional areas that should be included within the settlement policy boundary outlined in blue.

There is nothing in these objections personal to any of the officers or any of the members that have been referred to collectively.

I respectfully put these comments forward to all interested parties especially the elected members of the council. They are intended only to inform the decision-making process.

End of comments. [REDACTED]

[REDACTED] - Planning for Future of Hampshire

[REDACTED]
Mon 04/03/2024 19:04

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir

I refer to:

Part A: Planning for the Future of East Hampshire - Policy S2 Settlement Hierarchy, Holt Pound, and Part D Sites and Draft Policies Maps, Holt Pound HOP 1

This area is adjacent to the County Boundary and hence an area of land which is protected by The Waverley Local Plan as an Area of Special Visual Interest. This should be taken into account by Hampshire to ensure that the integrity and purpose of this open space is maintained. Also Backland Development in this area is over intensification to the linear character of Holt Pound. Hence this area is not appropriate for any level of "Tier" Development in Part A.

Alt 8 Neatham Manor Farm OBJECTION

[REDACTED]

Fri 08/03/2024 17:49

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir/Madam,

There have been issues with logging my objection earlier in the week so I am emailing now to have these noted instead.

This development should NOT proceed.

The biodiversity of the area will be severely impacted due to the potential damage to the Chalkstream and flooding will get even worse.

There are so many reasons to reject this proposal including that this is a greenfield site and there must be many more appropriate brownfield sites elsewhere.

Kind regards,

[REDACTED]

[REDACTED] - EHDC Local Plan

Tue 05/03/2024 16:31

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear sir, madam

I am writing to you regarding the EHDC local plan. I submitted some comments online a few weeks ago but I wanted to expand on a couple of points and add a few more thoughts as well following local Parish Council meetings. I didn't see how to amend my comments so wanted to submit them to you directly.

Firstly I am concerned that the Draft Local Plan is categorising areas differently. For example, Bentworth is identified in the settlement hierarchy (5) with a score 1 and Lasham, a neighbouring village, has a score of 0. Both are small villages. Whilst Bentworth has no amenities aside from a pub, Lasham has a pub, an industrial park with employment opportunities, a large garden centre with a restaurant and a large flying club/airport offering further employment. How can Lasham be a lower rating?

According to the minutes in our most recent Parish Council meeting villages in Downland ward have similar amenities to Bentworth but only Bentworth has a housing target. 10 new houses for Bentworth and 0 for Downland ward. Bentworth therefore has an excessive housing allocation when comparing it to other similar sized rural settlements. This is not right and clearly illustrates a disparity in treatment of Bentworth to other similar settlements/villages/wards.

When looking at further development within Bentworth itself there are a several general points that need to be made followed by specific ones relating to each of the two proposed locations.

Bentworth is a rural settlement, with no shops, limited (and decreasing) bus service, no mains gas or waste water, very limited employment opportunities, narrow minor roads. Development proposals must conserve and enhance the special characteristics, value and visual of the area's natural landscapes.

BWH1 - "Top Field", Land Adjacent to Glebe Field, Bentworth

This proposed site is contrary to the vision on the Local Plan and settlement hierarchy. It is remote, unsustainable and has no access to regular public transport.

This proposed site backs on to the conservation area and will impact and cause harm to the setting of the area, numerous listed buildings and including the II* Listed Church that is surrounded by a patchwork of fields. There is a footpath to the south of the proposed site which falls within the conservation area. There are also other footpaths to the west which make this area sensitive to change.

Any development would remove land that is used for farming and natural wildlife. The land and adjoining interconnecting field is classified as Grade 3 agricultural land, which is a finite resource and the loss of this agricultural land is not justified given the lack of public benefits.

The public benefits of allowing this change to the area are unknown and do not address the sensitive landscape and heritage of the area. It is clear that it will be detrimental to it.

The junction of well lane / station road can be difficult when looking at traffic coming from the A339. To have more houses next to the junction will increase traffic and impact on safety.

BWH2 - Land at the Corner of Church Street

I have no further comments to add to those I previously submitted.

Therefore, taking all these points into account, along with previous ones, the number of dwellings allocated to Bentworth should be re-allocated to larger higher-tier settlements that have more services and facilities where there are clearly more benefits.

Kind regards,

[Redacted signature block]

there is no provision for additional services, GP,s Schools shops etc, .It will displace local wildlife and put additional strain on services, flood relea, proision of water. Four Marks is already overdeveloped Please leave Four Marks Alone!

Location:

Customer details:

Name: [REDACTED]

Customer email: [REDACTED]

Customer phone number (if provided): [REDACTED]

Customer address (if provided): [REDACTED]

If this Comment requires a response please contact the customer directly.

The case has automatically closed on CRM so no internal response is required.

If this comment has been assigned to the wrong team, please contact the Support Team.

The content of this email contains customer personal information and should be deleted once no longer needed in accordance with GDPR guidelines.

consultation document

[REDACTED]

Sat 02/03/2024 14:08

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To whom it may concern

I have lived and worked in Alton since May 1983 and having read the EHDC Draft Local Plan would like to communicate to yourselves my strong support for the objections raised by Alton Town Council to it.

yours faithfully

[REDACTED]

Draft Local Plan

[Redacted]

Wed 28/02/2024 12:10

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I wish to record my wholehearted support for Alton Town Council's objections to the Draft Local Plan which I believe is highly discriminatory towards the town of Alton.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Sent from my iPhone

EHDC Proposed Local Plan (Reg 18) Consultation

Sat 02/03/2024 14:07

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I find myself absolutely devastated when reading of the latest development plans on the outskirts of Alton which would encroach on the Parish of Binsted.

Having had a proposal for building a smaller number of houses ten years ago in this area turned down.Why should planning be granted for double the number of houses now!

- The proposal irrevocably changes the rural nature of the local area.
- It would have a negative impact on nature and biodiversity including the River Wey.
- Site designated a 'Valued Landscape': large scale developments is not normally allowed.
- The River Wey would eventually become a dead river from the 'run off' water flooding into the chalkstream. The 'run off' water occurs when the water is unable to penetrate the chalk to access the aquifers.
- Building here conflicts with Policy NBE 13 'Protection of Natural Resources' & 'Dark Skies'.

From [REDACTED]

Sent from my iPad

Local plan comments

Thu 07/03/2024 19:12

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

Cc:

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I would like to make the following comments ref the local plan proposals:-

- Ref BWH1 - this is not a suitable development site within Bentworth - the small villages need to preserve their character rather than be enlarged. There will be new developments in Alton, Medstead and Four Marks. The North Downs villages should be retained as they are now to provide a contrast
- Ref BWH2 - this site is even less suitable for development - the surrounding roads are already crammed with traffic and parked cars especially during term time.
- Ref BWH 2 - any development here will be seen from a distant and spoil the distant views within the North Downland Area
- Bentworth has almost no public transport services or local facilities and is therefore unsuitable for development

Comments ref the general development plan for the Alton area

- any developments should not commence until social infrastructure is increased - eg schools and medical services
- the local road system is already inadequate for the traffic levels
- the land at Neatham Farm ALT8 should most definitely NOT be developed - it is crossing the line of the A31 onto grade 2/3 farmland. Where will that development boundary then end?
- the land at Neatham Farm ALT8 is needed for UK food production rather than relying upon imported food of uncertain provenance. Too much productive farm land is being lost forever to development.
- ALT8 - is beautiful pristine Downland and should continue in that state - no development
- ALT8 will completely spoil the visual aspect of the approach to Alton
- Land at Whitedown Lane BEE010 should not be developed because of its proximity to the neighbouring woodland
- BEE010 - this proposal will completely spoil the view when approaching Alton and should not be accepted
- BEE010 would narrow the green gap between Alton and Beech - the green space should be maintained
- have brown field sites with EHDC been fully utilised for residential development?

Please do not spoil the unique character of the area - any developments should be in sympathy with the surrounding countryside.

Yours sincerely

[REDACTED]

Local plan

Sun 03/03/2024 18:33

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sir/Madam

There has come a time to stop EHDC dumping all the EHD housing demands on Alton and the surrounds. If every village in East Hants (including the National Park) built between 10 and 25 affordable homes, the need for these sprawling suburban developments would be diminished; villages would thrive and communities would be enhanced. We need strong representation from our elected Town Councillors to say enough is enough. Basingstoke was recently voted in the top 20 worst towns in the U.K., not something to be proud of, do you want to turn Alton into another Basingstoke with sprawling developments from Alton to Four Marks?

One of your pledges is to have the environment at the heart of any decisions made and to use the greenest options available for new developments. Let's see this pledge in action and protect our green spaces. All the brownfield options throughout East Hants must be considered and yes, this should include the National Park.

A development in Holybourne is being proposed on the site of a natural spring, the field acts as a flood plain for this spring as do the neighbouring fields (behind the playground). Flood plains are vital stores for rising tides of water during storms and ensuring communities are not deluged. The water from this spring and run off from Holybourne Down (one of the highest points in Hampshire) will be displaced by any new development and existing housing will be at risk. There was significant flooding in Holybourne in 2014 and this will only get worse if these fields are lost to development. Surface flooding is expected to be a growing issue with climate change bringing wetter weather and more intense storms; let's not have another Farringdon. National planning guidelines say that "building on flood plains should be avoided" Oct '23.

Neatham Down and Holybourne Down must be protected in the same way that the South Downs have been. As one of your pledges states, biodiversity and the natural environment must be protected and enhanced, because we lie outside the National Park, does this give you the green light for environmental vandalism on a grand scale.

Please listen and respect local views, look at the existing housing market and if there are houses not selling then we have to ask where is the need for these massive housing developments.

Yours sincerely

Holybourne resident of 30 years

Sent from my iPad

Comments to Alton Town Council 28th February 2024

From [REDACTED]

As an environmental scientist I consider that there is lack of evidence and factual basis at the beginning of the Local Plan.

Overarching omissions are:

1. Insufficient knowledge and **understanding** of the **local geology and topography** that impose considerable constraints on building including financial viability because of infrastructure like pile driving. The Lower or Grey Chalk strata (viz: West Melbury Marly Chalk Formation and Zigzag Chalk Formation) have a high clay content unlike the more solid pure White Middle and Upper Chalk strata. Alton is unusual in the abundance of the Grey Chalk and developers equate chalk with good drainage – true for White Chalk, not so for Grey Chalk. The **West Melbury Marly Chalk** is the aquiclude that holds up the chalk aquifer that provides our chalk sourced water supply from Lasham. Where it outcrops at the surface springs arise. The Local Plan does note springs along the whole of the northern Wey.

The Zigzag Chalk has various strata from marl to thin limestone bands and its clay content coupled with freeze-thaw action from around the ends of Ice Ages makes it heavily jointed and unstable as building land. There are cases of existing developments at King's View, Quarry Heights and another site in Wilsom Road under construction where there has been massive removal of chalk leaving a vertical cliff at the edge of the cutting which at King's View has failed more than once in the last 20 years. The latter came on the back of Highways not objecting to the access road provided it achieved a 1:10 minimum slope and this necessitated further excavation of the house plots. Both Neatham Down and Windmill Hill lower slopes would meet the same problems. Sometimes the best way to avoid problems is to be more aware of the limitations of the rock type and topography. Putting them into conditions on planning application is too late as money will have been spent on the application.
2. Insufficient knowledge of **local hydrology** a consequence of geology. The Wilsom Road industrial site allocation has spring seepages and the Caker Stream flows through it. The hollow in the field to the South of Omega Park was dug out by the Environment Agency as flood protection from ground water and surface run-off. The land has limited capacity for industrial use.
3. **The chalk aquifer** has so far been Alton's reliable water supply but it is depleting and Wey Springs Pumping Station in New Odiham Road was closed in 2003 as unsustainable so we depend on water from Lasham. A reliable water supply from its springs was the reason for settlement in Alton.
4. With a proposed 3,000 extra inhabitants who feed and expel daily that is a considerable overload on the **Alton Sewage Treatment Works** that also has load from new developments in Four Marks and Medstead. There are many incidents of legal discharge consent of raw sewage entering the northern Wey, an **internationally important chalk stream and native trout fishery**. In my 45 years in this area doing field work in the Wey I have evidence of a decline in the mollusc and shrimp populations which I attribute to sewage pollution. The **Wey Valley Catchment Partnership's** first vision statement to improve the Wey to good ecological status in line with the EU Water Framework Directive (good law that we need to keep intact in our post-Brexit legislation) concluded that this could not be done without

massive Government funding on Sewage Treatment Works. This is a serious limiting factor to development not mentioned in the Local Plan.

- 5 No understanding or mention of the **history of Alton** from a population of around 2,000 in 1800 to the present circa 20,000. Settlement started on river terrace gravel (e.g. St Lawrence church) and Normandy Street and the High Street are on this or Head deposit which drains well. All the best building land has been taken. The new Coors development is on West Melbury Marly Chalk so drainage will be an issue.
- 6 The tick box approach is not all inclusive and lack of information affects deliverability.
- 7 **Natural limiting factors to growth and development**, carrying capacity, of Alton. The suitable land for development has already been taken up. Any building on the periphery brings a **car-dependent community**. Are the existing new builds selling? A friend who regularly looks at the Alton property market online suggests not. Quite a few of the buyers come from higher priced areas in Surrey and London and come to Alton for lower cost housing. One comment I have had is the miniscule size of new build gardens. Space needs to be allocated for trees on development sites which is difficult to do in high densities as tree roots need more than a canopy spread and tree roots and drains are not good close together. Trees are needed for shade and heat control in the warmer summers to come as outlined in early sections of the Local Plan.
- 8 **In reality Alton is full.**

Housing in Bordon

[REDACTED]
Fri 01/03/2024 18:30

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I would like to inform you that I support the 667 homes being built. But I oppose any other housing being build in the Whitehill and Bordon area. Regards [REDACTED]

Bordon future Development

[Redacted]

Sun 03/03/2024 20:09

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear EHDC

I strongly object to the excessive development within Bordon.

The current development has changed Bordon making it unrecognisable.

It has become almost impossible to get doctors or dental appointments due to insufficient resources.

It's now ridiculously difficult to get around the town due to parked vehicles and massively increased traffic. This is a problem because there isn't enough employment in the local town so the majority of locals commute to larger towns and as the public transport is pitiful cars are a necessity.

Due to the rapid increase in population and delays in the local resources we are suffering from an increase in antisocial behaviour especially from young people who have very little to occupy them.

There is a distinct lack of policing allowing this to occur. Previously we had numerous sports pitches which have now been sacrificed to build housing.

We have been provided with token gestures such as the Shed and its pop up outlets which is often cold due to lack of heating. Even the new school was poorly planned and under resourced for the number of pupils required.

When will this all stop?

We are now suffering from massive increase in development with no benefit.

I look forward to hearing from you shortly.

Regards

[Redacted]
[Redacted]
[Redacted]

Sent from my iPhone

[REDACTED] - Stanford Grange

[REDACTED]
Mon 04/03/2024 10:06

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear EHDC

I'm concerned about the proposed development on Stanford Grange for the following reasons. Dear EHDC

I strongly object to the excessive development within Bordon.

The current development has changed Bordon making it unrecognisable.

It has become almost impossible to get doctors or dental appointments due to insufficient resources.

It's now ridiculously difficult to get around the town due to parked vehicles and massively increased traffic. This is a problem because there isn't enough employment in the local town so the majority of locals commute to larger towns and as the public transport is pitiful cars are a necessity.

Due to the rapid increase in population and delays in the local resources we are suffering from an increase in antisocial behaviour especially from young people who have very little to occupy them. There is a distinct lack of policing allowing this to occur. Previously we had numerous sports pitches which have now been sacrificed to build housing.

We have been provided with token gestures such as the Shed and its pop up outlets which is often cold due to lack of heating. Even the new school was poorly planned and under resourced for the number of pupils required.

When will this all stop?

Has anyone visited Weyford primary school during drop off and pickup ? It's chaos after driving through and having a near miss due to illegal parking and dangerous driving I raised my concerns to the school and they denied responsibility as it's outside the school and told me of the parents fighting in the street! This is again due to overpopulation and under investment in required resources.

We are now suffering from massive increase in development with no benefit.

I look forward to hearing from you shortly.

Regards

[REDACTED]
[REDACTED]
[REDACTED]

Response to EHDC Draft Local Plan 2021-2040

Mon 04/03/2024 09:37

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I tried responding to the draft plan via your online consultation link but found it difficult to navigate and I had to give up trying to do so. I fear that this will have an adverse impact on the number of responses you get as the platform is not user friendly and will therefore discourage people to respond to this consultation.

Regarding my view on the Plan, I would like to comment as follows:

SDNP Restriction Impact

I believe that it is unreasonable to have a very high proportion of housing allocation for all East Hampshire outside the SDNP. I understand that the SDNP accounts for over 50% of East Hampshire area but are only allocated approximately 100 houses. It is a major concern that the area outside SDNP has to make up the difference in housing numbers to get the total East Hampshire housing requirements. This impacts the house prices in the SDNP and prices locals out of the market. This will increase the carbon footprint as people working inside the SDNP will have to travel by vehicle as 95%+ of housing proposal is outside SDNP. I also believe that there is a conflict of interest whereby decisions on the draft are made by people who are live in the SDNP and are detached from the impact these decision have on areas outside the SDNP.

Alton Impact

Alton is now the only Tier 1 town and has taken on significant housing over the years with a lack of infrastructure investment to match the growth in population and vehicles. The continued use of Alton as a Tier 1 site, without the improving the infrastructure (highways, surgery, schools etc) will only make these issues worse.

Chawton Park Farm

I welcome the exclusion of Chawton Park Farm from the Draft Local Plan. For many reason documented in previous consultations (location, accessibility, inadequate highways structure, ancient woodland), this site should never have been in previous draft plans and it is good to see that common sense has prevailed and this site is no longer considered suitable.

I strongly believe that Alton is not equipped for more large sites and has taken significantly more houses than it should for a town of its size. However, if the town has bail out the rest of East Hampshire with its archaic housing allocations, I believe Neatham Down will have the least impact on the town of Alton due to its proposed access off the main road A31 Holyborne roundabout. This access point avoids traffic passing through the town of Alton when leaving and entering Alton.

667 homes BUT NO MORE

[REDACTED]

Fri 01/03/2024 22:33

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

My husband and I would like to add our support for the 667 homes BUT NO MORE campaign. We moved to Bordon knowing that it was being redeveloped but it seems that the houses are going up at the rate of nots but little of the infrastructure is moving at the same pace.

The 667 homes BUT NO MORE needs to be adhered to.

Kind regards

[REDACTED]

OBJECTION: Development at Neatham Down

[REDACTED]

Mon 04/03/2024 14:13

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I strongly object to the above development.

EHDCs plans for Neatham Down represent too many houses, in the wrong place, with no infrastructure and creating environmental destruction, such that I am surprised it is even legal.

This new town is being rushed through planning in an indecent and surreptitious way; it leaves little time to fully appraise a development that will blight the local area for people and the environment for generations to come.

Please register my strongest objection.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Objection to proposed development at HOLT POUND

[REDACTED]

Mon 04/03/2024 14:14

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I strongly object to the above development.

EHDCs plans for HOLT POUND represent too many houses, in the wrong place, with no infrastructure and creating environmental destruction, such that I am surprised it is even legal.

This new town is being rushed through planning in an indecent and surreptitious way; it leaves little time to fully appraise a development that will blight the local area for people and the environment for generations to come.

Please register my strongest objection.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Objection to EHDC's Draft Local Plan - I support Alton Town Council's objections

[REDACTED]
Fri 08/03/2024 15:29

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hello

I wish to support Alton Town Council's objections to the Draft Local Plan.

Previously Alton, Whitehill & Bordon, and Liphook were classed together in Tier 1. It is inexplicable as to why Alton has been singled out to remain in Tier 1. The others have been moved down to Tier 2, meaning Alton have to take the largest share of future expansion.

These seems incomprehensible given the massive infrastructure investment in Bordon & Whitehill; and also that Liphook has a better train service than Alton.

Please register my objection and my support of Alton Town Council's objections to the Draft Local Plan.

Best wishes

[REDACTED]

Consultation response

Wed 06/03/2024 06:29

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Whilst I do not fully support the allocated housing in the Alton area of 1700 dwellings I believe it would be the lesser of two evils. The facilities and infrastructure are significantly greater, when compared to Whitehill & Bordon. It is a traditional market town, has a train station, Community Hospital (not proposed to be closed, as with Chase Hospital in Bordon) sixth form college and much larger Leisure Centre. [Alton Household Waste & Recycling Centre is also currently not under consultation for closure/reduction, as Bordon is.]

I recognize that only Alton and Whitehill & Bordon are the only 'towns' that can be included in the Local Plan.

I recognise that home housing increases create extra economic activity, creating jobs locally and supporting local businesses. Development can generate S106 that can be invested into the local area.

This plan proposes 667 homes to be delivered by 2040 (noting this in addition to the 2400 homes given planning permission of which about 1900 have yet to be built and any 'windfall site' e.g. a random planning application approved.) In contrast, the Alton area is now proposed to take 1700 extra homes - just over two-and-a-half times as many as Whitehill & Bordon. I feel this is justified, based on their level of facilities and infrastructure.

We also note 1073 proposed to go elsewhere in the district.

Therefore, Whitehill & Bordon is proposed to take 667 out of the 3440 total, which is 19.4%. I feel this is more than a fair number when looked at in this overall context and support the local plan allocations across the district.

I am concerned that any increase in housing may stretch vital facilities and infrastructure must match growth. I support the 'requirements' outlined, but express concern that the Health Hub proposed for Whitehill an Bordon is not yet 100% confirmed and thus need to ensure there is adequate medical provision if the Health Hub does not get built [e.g. from Chase Hospital] with the Local Plan acknowledging this. I would like to see a requirement supporting public transport e.g. via S106, as this is crucial for our community, especially where we have no train station.

I understand that the new Whitehill and Bordon Town Centre development is happening in its current location because that is where the MOD land became available. However, having a shopping area in the original Town Centre area of Bordon is extremely important in serving residents in this part of town. I also support regenerating the Forest Centre offering and ensuring shops remain open in that part of Bordon. We are also concerned with the amount of information that residents are expected to read to format a meaningful response to the local plan consultation

Kind regards

Consultation feedback on the EHDC Local Plan

Mon 26/02/2024 17:04

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

I would initially like to object to Alton being singled out as the most suitable place in the whole district (Tier 1) for new housing. Alton has absorbed much new housing in the last six years and the character of Alton is now at risk of being damaged with the proposal to build more than 1,250 new homes. I also note that Petersfield doesn't even feature in the council's plans.

In response to plans for the Neatham Manor Farm site. This agricultural land is a finite resource, given its quality, and should be preserved. I am also concerned about the impact of flooding close to the A31 roundabout should this site be built on, especially as climate change inevitably means that we will be experiencing a wetter climate. The River Wey's chalk stream, which is a natural resource, could also be impacted due to the development of this site. I also object to this plan based on the impact this will have on the surrounding landscape, as well as on the Wealden Heaths, which is vital for the protection of important bird species.

Building 1000 homes on this site will also see at least 2,000 extra cars on the roads around Alton, leading to more air pollution as well as an increase of traffic on local roads.

Neatham Downs is one of the six hills surrounding Alton as well as bordering the South Downs Park - a Dark Sky location. Building 1.000 homes will surely put the South Downs National Dark Skies Reserve in jeopardy.

I note the plans state that the developer will need to contribute to expand existing GP surgeries in Alton. There is no guarantee we will find the GPs to work within these expanded surgeries, resulting in it being even harder for residents to secure a doctor's appointment.

In response to plans for the Land at Whitedown Lane site.

Given the pressures the development of Treloar's Meadows will have on Ackender Woods - an ancient natural woodland - this development should not go ahead as it will have a further negative impact on the flora and fauna. Parts of the site are also in a water source protection zone.

In response to plans for the Land at Brick Kiln site.

I am extremely concerned about the impact that building 150 houses on this site will have on flooding and the fact that part of the site is in a water source protection zone. Due to climate change, we are expecting our climate to be wetter in the future, and building here will only exacerbate the risk of flooding. Sites of Importance for Nature Conservation lie within the proposed site and these should be protected.

Please acknowledge receipt of my letter

Thanks

[Redacted signature block]

Comment on Local Plan

[REDACTED]
Fri 23/02/2024 13:03

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

Cc [REDACTED]

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Sirs

Please can I register my dismay at that there could be 230+ houses added to Holybourne village.

Reasons:- Inappropriate site, particularly the area which floods

- the infrastructure of the village, particularly the roads, cannot support an extra 400+ cars and probably 100 people.

- similarly the development suggested for Neatham Down is in effect a small town and so would need all the essential infrastructure which the plan does not include and the Alton infrastructure is already overburdened.

- has real consideration been given to the fact that there is not a broad range of employment opportunities. Great emphasis is placed on walking and cycling rather than using motor transport but there has to be somewhere for people to access work.

Thoughts - Whilst one appreciates that housing has to go somewhere the most pressing problem is houses for young and lower income people. The proposals by the developers do not include affordable housing to a sufficient extent particularly if the area has to accommodate an influx of immigrants thus putting our young people further and further down the housing list.

There is a great deal of empty office space/brownfield sites in the EHDC area, under the latest government guidelines, which could be used first.

It is grossly unfair that EHDC are forced to put all the housing requirement outside the area of the South Downs National Park - the Park should take an appropriate share.

Please could we maintain our villages, let them grow steadily and in line with the needs of the local community.

We must be careful not to be too enthusiastic in accepting offers from developers - they don't honour their promises. A prime example is the opening of Lidl before all the infrastructure works have been completed. Similarly the development of the brewery site has left absolutely nothing for the community to use, no centre, no theatre, no sports facilities - where has the money gone? Any promises should be fulfilled before any houses are sold.

Yours faithfully

--
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

██████████
████████████████████
Planning Policy Assistant

East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

LocalPlan@easthants.gov.uk

01730 234102

From: Do Not Reply - EHDC Customer Services <customer.services@easthants.onmicrosoft.com>
Sent: Friday, March 1, 2024 12:35 PM
To: EHDC - Local Plan <LocalPlan@easthants.gov.uk>; ██████████
Subject: ██████████ - New customer Customer comment REF-188536-T4W0

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear ██████████ Planning Policy - Action Team

Please do not reply to this email as it is an unmonitored email address.

A Comment has been received by the council on 01/03/2024 12:34 . This has been given the reference number: **REF-188536-T4W0** .

Report details:

Subject: Response to Local plan

Waste category (if applicable):

Description: I wish to lodge my objection to the local plan as it stands at present.

I wish to firmly appeal against the inclusion of a unsupported development of 100+ houses on Neatham Down AND against the inclusion of any large development in Holybourne (that is anything over 30 houses.

Reasons

Existing infrastructure already overburdened and can't cope with the extra population.

The present roads are already gridlocked at certain times and village roads are too narrow to accommodate an influx of vehicles predicted for the houses.

Poor consideration of access.

Loss of countryside, agricultural land, landscape, biodiversity. This is a rural area not a town - the lack of business and work opportunities does not lend itself to supporting so many houses in the existing proposal. People will be forced to travel by private vehicle as there is little or no chance of improvement in public transport.

In Holybourne particularly I am very concerned about the run off and groundwater flooding both on the possible site and on the main road which already suffers from flooding at the best of times.

Vital that any planned housing is shared equally throughout the whole of the EHDC area including the National Park. Alton should not be singled out.

Preserve our neighbourhood.

Location:

Customer details:

Name: [REDACTED]

Customer email: [REDACTED]

Customer phone number (if provided): [REDACTED]

Customer address (if provided): [REDACTED]

If this Comment requires a response please contact the customer directly.

The case has automatically closed on CRM so no internal response is required.


If this comment has been assigned to the wrong team, please contact the Support Team.

The content of this email contains customer personal information and should be deleted once no longer needed in accordance with GDPR guidelines.

[REDACTED] - Objection to the proposed building sites in Clanfield for 180 homes.

[REDACTED]
Sun 03/03/2024 17:18

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

 1 attachments (2 MB)

Video.mov;

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear East Hampshire Planning Team,

I am writing with reference to your two proposed building sites in Clanfield, with 80 homes proposed on the Drift Road site (your LAA Reference HD-010) and 100 homes proposed on the Clanfield County Farm site (your LAA reference CL-002), currently both used by farmers for agricultural use.

My wife [REDACTED] and I have attended your open planning events at both Liphook and Horndean, which were very informative. We appreciated very much that we were given plenty of time to discuss with and be briefed by your thoughtful policy planners, including helpful [REDACTED]

We moved south to Clanfield from Surrey last year. This is only our second home, after living for [REDACTED]

[REDACTED] Our front door literally opened straight out on to the footpath and the busy road, which meant our front and side windows were permanently shut, to prevent the penetration of increasing daytime traffic fumes and noise, in order to protect my wife.

Last year we learned that the Jet garage was to be knocked down and completely rebuilt, in order to accommodate electrification of vehicles and an extended shopping area. [REDACTED]

[REDACTED] [REDACTED] coped with the traffic pollution only because we had ample rear ventilation to our home after adding a rear extension. Unlike now, we also had the benefit of a large rear 270 foot long garden, sloping downwards to the River Ock, which segregated the road traffic pollution to a large extent.

We sold our much loved house because the dust and pollution that would have been caused by the Jet garage demolition this year would have prevented [REDACTED] using our only garden space and the extensive rebuild would have locked [REDACTED] inside for months, with all windows shut. Leaving that house we loved was probably the most upsetting thing we have ever experienced, but medically we had no choice.

Fortunately we eventually found our present house in [REDACTED] Clanfield. A small cul-de-sac located off the lower end of Drift Road, near the junction with South Lane. We were fortunate enough to find this lovely, modern build on [REDACTED] but none of the houses have front gardens.

However, our 45 foot long garden at the rear overlooks the Clanfield County Farm site, which is a truly wonderful open, green space and during summer was a huge golden blanket of barley. This farmed, managed, field is mostly bordered by mature deciduous hedgerows, low hedges and a few low fences. It adjoins both Sunderton Meadow on its East side and South Lane Meadow on its

North side (as your own diagrams show) with South Lane to the West and the rear gardens of the Drift Road houses to the South.

From the ground level of our house on [REDACTED] looking directly across the Clanfield County Farm field, we currently can only see the second floor and roofs of the houses along South Lane. Similarly, walking along South Lane you can only see the roofs of the [REDACTED] houses, yet in your description you say the "land is generally flat", which clearly these observations prove it is not, as actually it rises to a small peak in the middle of the field. So it is a real worry that any homes built will appear much taller than they are and add to the feelings of being overbearing, overlooking and overshadowing and block our main source of light.

From our upper and lower windows and garden we can clearly admire the protected distant views of the South Downs National Park from left to right, the majority of which will probably be obliterated by your proposed 100 home build. The attached video clip shows our unique outlook from our garden where we installed a summer house last year to enjoy the open green space and fresh air, especially as we have no front garden. You can see clearly how our visual amenity, privacy, light and security I have just described are all under threat from your 100 home proposal.

Most importantly, you also have to live here to hear the daily silence that we do not take for granted after [REDACTED]. Your vast construction will obliterate that precious peace forevermore and undoubtedly increase local pollution too, both during the build and afterwards. The continuous audible noise and respiratory impact on local lives from such a huge and longterm building project, must surely be a major concern, as it will pollute our present peaceful and clean air environment, literally on the edge of the South Downs National Park. It seems very wrong to inflict such intolerable nuisance as an increase in noise and pollution on the residents of Clanfield, especially the many houses in close proximity to this precious green space.

The massive scale and visual impact of your intended building programme will therefore be overbearing for everyone in the vicinity, including ourselves and cause overlooking and a loss of privacy for many local residents and must surely impact on local wildlife, hedgerows etc. also.

Just about every visual amenity I mention in the previous paragraphs will be obliterated from our view by the 100 houses you wish to build on this now rare, natural, precious and unspoiled Clanfield landscape, which is obviously good quality agricultural land. We therefore respectfully beg you not to do this to what is now a rare green space, that should be spared, because Clanfield village is already in very serious danger of being just another overbuilt and overcrowded area without character or soul.

Our film clip shows clearly the threatened obliteration of just about every green space you can see in the distance and on the site of your proposed 100 house building site. Hand on heart how would you feel if this was your final outlook which your dedicated planners can officially ignore, as if an outlook/view is not the most important reason when buying a final resting place. The South Downs National Park is a national scenic treasure, which is why it cannot be built on and if your plans include blocking our view of it, then this seems an anathema and very wrong.

I am especially concerned also that within this open, often windy, green space, you hope to squeeze 100 new homes, which will obviously generate a huge amount of building work. The side effects of this major scheme will impact enormously on the many of us who live in the vicinity of your proposal for this rare, green space. The considerable dust and associated pollution and noise from such a planned large construction will be felt by many beyond the actual site, due to our common local wind

patterns. The impact will be felt by many homes around the whole area, including at least forty homes that actually border the proposed site on Drift Road, South Lane and Trafalgar Rise. It is these homes that will be especially directly affected by such a major proposition. Their homes will be in direct contact with all this noise and pollution, exhaust fumes and dust, along the extensive border of your huge proposed house build. So many households will bear the brunt of limitations imposed on their freedom to use their gardens overlooking the huge site and have to routinely keep windows shut, to reduce many months of nuisance from the live building pollution and noise, that will obviously dominate their lives throughout the long period of such a major building project. I cannot emphasise strongly enough the misery many of us will suffer, in so many ways, by this major build if it is imposed.

For us personally, we cannot believe the ease with which such destruction of so limited and beautiful spaces can become a proposal and could even happen. I also feel so very sad that Clanfield is so close to becoming like overbuilt [REDACTED] with its own often constant queuing to get into the town and same again for car park space at overly busy supermarkets. Even here in Clanfield, we now walk down to the village to pop into our village shops because car parking is often scarce.

We all have a duty to be alert to and wary of power seeking politicians looking for votes on relaxing planning laws that will probably not effect them personally, if the end result is causing senseless overcrowding and destruction of the individual character and souls of villages, towns and cities. Clanfield is under threat, I feel, of permanent tangible harm, from the two proposed builds totalling 180 new homes, which will be regretted for years to come with increased traffic volumes on our already narrow streets.

Personally, at seventy five I cannot face suddenly moving again. I just cannot believe that at the stroke of a pen we suddenly face many, many, months of noise, dust, dirt and pollution on this already rare, green space on the edge of the South Downs and the loss of this rare precious space. It will impose on the lives of so many local lives if you build on that beautiful field we love so much and enjoy daily. I just know because of how the risk of this huge threat is already afflicting our lives, because it will block out forever your beautiful field and most of our views beyond South Lane. It will undoubtedly leave us feeling boxed in, overshadowed and overlooked. I am especially upset that the summerhouse we bought to enjoy the privacy and lovely field you wish to build on, may no longer look over this farmers field, with its abundance of birds and pollution free air.

A change in air quality is obviously my major fear for my wife and this potential threat to her chronic health issues and fear we will again be forced to keep our windows shut to block out the inevitable building work pollution for a considerable time. I still cannot believe what might happen just over our fence, but know already, if imposed, how these huge changes will leave us so very, very sad for our remaining days.

Finally, you would be most welcome to do a site visit if this is helpful to any of you, to see the basis of our concerns firsthand.

Yours faithfully,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

My comment

[Redacted]

Tue 20/02/2024 19:52

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

My comment is the same as previous ones which many others have mentioned to me also. The plan does not contain all the information required to make a valid comment, ie no Road improvements, no changes for additional parking for additional people, no mention of additional doctors, dentists, improved access for pedestrians, cyclists, just groups of additional houses with no connections to town, and overloading an already overloaded town. I used to live in a lovely market town, I know live in a town surrounded by developments with the town was never designed for. This is not a 0lan just a group on ideas for development areas.

[Redacted]
[Redacted]
[Redacted]

EHDC Local Plan

Mon 12/02/2024 13:40

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hi

Apart from the on-line feedback being difficult to use the overview and agenda did not seem to allow comments.

Within Four Marks and Medstead whilst there has been significant growth in the past 10 years, I have lived here for 6 years in a new-build, there has not been evidence of growth in the supporting infrastructure and services in the area:

There has been no growth in NHS medical facilities despite the growth in population

No substantial growth or improvements in the primary schools (I do not have school age children) but see increased in the surrounding estates.

The local roads have significantly increased traffic, during building works with Heavy Lorries and then for the new estates BUT all that keeps happening on the local existing roads is patching rather than strengthening.

New Social Facilities – Restaurants/Pubs and other Social Opportunities have decreased and attempts to increase/create new ones seem to be discouraged by the Council which means the area is less attractive.

In Bordon the promises made are just not being made at the pace promised so housing is increasing and being populated by shops, medical facilities have just not materialised and although blame is on Covid there seems to be no pace – Is this the same in the local plan elsewhere.

In Alton an established Town Centre, compared to Bordon which is growing, there seems little encouragement to fill vacant Retail space and improve/increase facilities (I do not count ALDI, B&M as improving the facilities in the Town) and surely we can learn from Farnham and make Alton a town to be proud of providing a Safe and positive experience for Leisure and Retail experiences.

It is not about being a NIMBY as I am an interloper myself and accept people need housing and in particular young people need good quality affordable housing BUT they also need the facilities encouraging them to stay and build the community we all want the areas to be.

I think the plan misses this in the most part.

██████████

████████████████████

Local Plan OBJECTION

[REDACTED]
Fri 23/02/2024 17:39

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

Cc:[REDACTED]
[REDACTED]

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

RE: Local Plan OBJECTION

Please register my absolute objection to the Local Plan for Liphook

I do not agree with your plan for Liphook, especially to use the field on Haslmere Road for 24 houses.

If you build on this land you will devastate the wildlife, which is so important to the area and reducing the impact of climate change. If we can't trust our council to make the right environmental decisions... we are all dammed.

For the past 13 years, we have had families of Bats (20-30) using our house eaves and roof space for 6 weeks every summer. You will destroy this critical environment.

You will also remove the food source for the owls, red kites, buzzards and hawks that hunt on the field ever night. The sound of owls hunting every night is one of the top reasons we stay in our house. You will devastate this experience with this plan.

You will add pollution in the river Wey. Your developer will build a short term fix, it won't work or be maintained beyond 5 years, so more pollution is guaranteed. Do you care? I suspect not looking at the plan.

Can you commit to only building 24 houses to 2040? Or will the 5 year plan review add more in the future?

Can you commit to stopping the developer expanding the scope and number of houses once planning has been granted? Or will you (as usual) let them add as many as they want (as usual).

Please don't offer CIL or Developer contributions as an answer CIL and S106 are both wasted by our incompetent Parish Council, they only make "pretty" changes to Liphook when we really need safer roads and better infrastructure. it's well beyond them !!

The Neighborhood Development Plan review rejected this field as it's a conservation area, too close to the SSSI and the bad impact building would inevitably cause. I know it's not signed off (more incompetence) but the Committee did work through all the options and rejected this field. But as you know. More Parish Council incompetence.

This development is not sustainable as required by the **National Planning Policy Framework!**

There are no planned infrastructure changes to support the Plan. As you know Liphook has expanded significantly over the years with NO increase in road or utility service infrastructure. Which is why we have to suffer poor water pressure, endless power cuts and long traffic queues through the Sq.

Where are all these new residents going to shop? Sainsbury's can't cope now! You haven't included any additional retail development. Why?

Are you going to upgrade the medical service, schools and chemists? No you're not. They can't cope now! What are you going to do to fix this problem with another 111 house c. 200 cars, c. 400 people?

Please can you let me know why this site (Haslmere Road) has been selected? Why are there no developments in Bramshott? Is this because all the planning decision makers at EHDC, parish council chair, Chair of Planning Committee all live there??!!!

These 24 houses would be better served on the land just off Church Road BRAMSHOTT - but surprise surprise. This was not considered by EHDC!!.

Pleas can you reallocate the 24 house build to a more appropriate and sustainable location.

[Redacted]


[Redacted]

[REDACTED] - Draft Local Plan 2021-2040 - Lasham Proposed SPB

[REDACTED]

Fri 01/03/2024 11:32

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

 1 attachments (325 KB)

Lasham Village SPB 01.03.24 Doc 01 Mar 2024, 11.26.pdf;



CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To whom it may concern:

Having reviewed the newly proposed Settlement Policy Boundary for Lasham village, I have a comment [REDACTED]

The proposed boundary to the south does not incorporate the domestic gated access into the rear garden which is essential for vehicular access to the property to supply oil, service and maintain the septic tank, borehole and allow for maintenance to outbuildings etc.

I have indicated on the attached map (red dotted line) where the boundary would need to go to include this gated access and ask that you reconsider this. This follows an existing boundary line marked on your map.

Thank you.

[REDACTED]

Lasham Proposed SP8



Key
Proposed SP8 boundary

[REDACTED] - Housing allocation - Bordon and Whitehill

Tue 05/03/2024 19:36

To:EHDC - Local Plan <LocalPlan@easthants.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

To Whom it may concern,

We fully support the allocated housing in the Alton area of 1700 dwellings. The facilities and infrastructure are significantly greater, when compared to Whitehill & Bordon. It is a traditional market town, has a train station, Community Hospital (not proposed to be closed, as with Chase Hospital in Bordon) sixth form college and much larger Leisure Centre.

Alton Household Waste & Recycling Centre is also currently not under consultation for closure/reduction, as Bordon is. We recognise the frustrating challenge that East Hampshire District Council in that it cannot include the part of the district that falls within the South Down National Park within its local plan. This includes Petersfield.

This leaves Alton and Whitehill & Bordon as the only two 'towns' in the Local Plan. We recognise that home housing increases create extra economic activity, creating jobs locally and supporting local businesses. Development can generate £106 that can be invested into the local area. We would not want to see the development and regeneration of the new Town Centre area stagnate. We also recognise that the Planning Inspectorate is unlikely to sign off a plan that would propose housing for the Alton area, Four Marks, Southern Parishes and other villages, without including Whitehill & Bordon.

This plan proposes 667 homes to be delivered by 2040 (noting this in addition to the 2400 homes given planning permission of which about 1900 have yet to be built and any 'windfall site' e.g. a random planning application approved.) In contrast, the Alton area is now proposed to take 1700 extra homes - just over two-and-a-half times as many as Whitehill & Bordon.

We feel this is justified, based on their level of facilities and infrastructure. We also note 1073 proposed to go elsewhere in the district. Therefore, Whitehill & Bordon is proposed to take 667 out of the 3440 total, which is 19.4%.

We feel this is a fair number when looked at in this overall context and support the local plan allocations across the district. We are concerned that any increase in housing may stretch vital facilities and infrastructure must match growth. We support the 'requirements' outlined, but express concern that the Health Hub proposed for Whitehill and Bordon is not yet 100% confirmed and thus need to ensure there is adequate medical provision if the Health Hub does not get built [e.g. from Chase Hospital] with the Local Plan acknowledging this.

We would like to see a requirement supporting public transport e.g. via S106, as this is crucial for our community, especially where we have no train station. We understand that the new Whitehill and Bordon Town Centre development is happening in its current location because that is where the MOD land became available. However, having a shopping area in the original Town Centre area of Bordon is extremely important in serving residents in this part of town. We also support regenerating the Forest Centre offering and ensuring shops remain open in that part of Bordon. We are also concerned with the amount of information that residents are expected to read to format a meaningful response to the local plan consultation

Kind regards

[Redacted]

[Redacted]

Director

[Redacted]

[Redacted]