

Delivered by hand

8th March 2024

Re: "Your Voice Matters" East Hants Draft Local Plan.

In Alton there has already been significant development on greenfield sites in the last few years. I should not have to name these areas, EHDC should be aware of them. The old brewery site is still under construction as is the one by Winchester Road.

I have just watched the promotion video on the local plan, delivered by Councillor Angela Glass but I am dismayed that, regardless of an increase of the number of houses in recent years, yet more are planned for the area.

Yes, there is a good source of undeveloped land, but is it ethical to build on very last scrap? The Councillor said that our views will be listened to.

Well, my reservations on more development are these:

Greener places

Councillor Glass said that one tree, approximately, is being planted for every resident in EHDC. How long will it take for these trees to be an asset in the carbon cycle? Houses are not nature, they demand resources, they do not supply them.

Infrastructure

Before any more houses should be built, the provision of proper infrastructure support should be considered. Yes, the library was shown in the video, but books alone will not be the answer. The provision of medical facilities and schools must be addressed. To my certain knowledge a very conscientious full time GP has left the Wilson Practice. One GP is on maternity leave. How are the other GPs meant to cope with even more houses? Houses = Patients. They already have to cover patients from another local surgery that has closed.

Last week in the news we were told that a significant number of children enter school who are not toilet trained. This is a shameful state of affairs but is indicative of mothers having to be an active part of the economy in order to afford their mortgage. There is little room for essential parenting. How many extra schools will be built? Are the local schools expected to absorb these numbers? I used to be an infant schoolteacher and I can assure you that the quality of teaching decreases with higher numbers of pupils, especially if those children have extraordinary needs. Is that what we want for our young? How are very young children expected to get from the proposed **Neatham Down** development to a school in the centre of Alton? Walking there would be an impossibility. In the video, The Curtis Museum was featured, but we know that is due to close next year.

Your question:

How can the local area continue to prosper and deliver for the environment while protecting the local residents?

Perhaps the question should be:

How can we protect the eco-structure from over development, and create communities of people who can live together in harmony, within a natural green environment?

However, eco-friendly the materials of vast housing estates, too many buildings in a small area put an unquestionable strain on the quality of life. In her speech about "Design standards" nothing was mentioned about looking after the ecology. Open grassed spaces in the middle of dwellings do not compensate for fewer houses with gardens and private spaces. Will the 'market value' houses have gardens and the 'affordable houses' not? One of the interviewees said that as houses were too expensive to buy she wasn't sure if it was worth building more.

I was brought up in an urban area of greater London. We lived in a flat that was too hot in summer and too cold in winter. Probably, if it were designed today it would be of a better standard, but living space was at a premium and I had to share a bedroom with my sister, there was nowhere to do my homework in private. The thing my mother liked best was that she had a small squarish space, the size of a box room, outside her flat where she used to grow a few plants in the summer in window-type boxes, where she could sit and enjoy her little bit of nature in private. Will residents of these new developments have a similar opportunity?

I have lived in Alton for twenty-three years. My house was part of a new development in the late fifties, early sixties, we do have a garden, and we are in walking distance of the flood meadows.

The East Hants District Plan, it seems, is to involve only the bits of East Hants which are not in the South Downs National Park. One has to ask the question "why?" Do people in the South Downs National Park area not have growing needs for more housing? Why should some expansion for houses not be considered there? Is this plan really a blue-print for allowing an exclusive area where people with wealth can live in the National Park, while ordinary hard working people have to live in over developed, under resourced, eco-wrecked towns around the edge?

I love living in Alton, but it has changed and suffered from under funding and an economic down- turn in the High Street. If something is not done, and done soon, it will resemble so many of those derelict towns in the north of England, or, indeed, closer to home – Waterlooville. See The Daily Telegraph 27 February 2024

The English high street: Waterlooville, Hampshire – how a town centre dies.

Alton is a market town; if this expansion continues it will be an urban conurbation.

More housing in Alton is not the answer. If the integrity of the area is not maintained and valued it will have a detrimental affect not just for those of us who live here but for all of East Hampshire, including the National Park, which begins only two miles away. Nature is not confined by artificially imposed boundaries.

"When the last tree has been cut, and the last river been poisoned, will man realize he cannot eat money". A quote based on one attributed to a native American tribe.

I am writing this letter because, quite honestly, your website was not easy to navigate.

Say no to **Neatham Down development**. It is a productive agricultural land, with local footpaths, making it a valuable local ecological amenity.



Neatham Down

Sun 03/03/2024 17:00

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 very unhappy about this proposal. The river Wey flows close by, an important chalk stream, and this is an area of open downland supporting a diversity of wildlife, and it's completely unconnected to Alton. Alton is already overwhelmed by numerous building developments and the existing infrastructure is at breaking point, especially the GP surgeries, and the traffic would increase enormously on the busy A31. This siting makes absolutely no sense in any way. [REDACTED]

Neatham Down

[REDACTED]

Sat 02/03/2024 10:34

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 to the proposed development of Neatham Down. I totally agree with the reports and letters I have read in our local paper the Alton Herald highlighting the travesty of this suggested plan.

Yours faithfully

[REDACTED]

Sent from my iPad

East Hampshire District Council's Draft Local Plan

[REDACTED]
Wed 28/02/2024 18:08

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 wish to support Alton Town Council's objections to the Local Plan for the Alton Area.

Please register this.

From :

[REDACTED] Holybourne, Alton

Response to Local Plan

Tue 05/03/2024 21:57

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.

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.]

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 S106 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. I 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. I 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

I would like to see a requirement supporting public transport e.g. via S106, as this is crucial for our community, especially as we do not have a 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. I am also concerned with the amount of information that residents are expected to read to format a meaningful response to the local plan consultation.

EHDC Local Plan Public Consultation

I would like to object to the proposal by EHDC to change the status of Bentley village from a Tier 4 settlement to a Tier 3 settlement.

Bentley is a small village with roughly 500 dwellings at the moment. It is very similar to many villages in East Hants. The infra-structure cannot support a large increase in dwellings. At the moment the local facilities consist of

1. a primary school (which is fully subscribed) and has well-known parking problems. There is insufficient parking around the school and many of the access roads are single track with no pavements. The school also has to use the local recreation ground for its outdoor sports facility.
2. A village shop, which good as it is, is a place for day to day shopping, forgotten items and newspapers. It is not suitable for a weekly shop, particularly for a family. This means a trip into Farnham or Alton by car as the bus service is limited and very few people could manage a weekly shop on a bus anyway.
3. A pub, most villages in Tier 4 have a pub.
4. A church and village hall, again similar villages in Tier 4 have these facilities.
5. A recreation ground. Many other settlements in the area have these facilities and some are much larger and better equipped. See Medstead, Ropley, Bentworth and Binstead.

There is no doctor or pharmacy in Bentley following the closure of the Bentley Village surgery and villages have to travel to Alton or Chawton for medical needs. Again the bus service is inadequate and numbers of cars on the roads would increase dramatically

There is a problem with sewage in Bentley with frequent flooding in wet periods. There is conspicuous pollution overflowing from the Bentley Sewage Treatment Works into the River Wey. In 2022 the Bentley STW spilled 62 times for a total of 595.90 hours into the River Wey (reference: The Rivers Trust Sewage Map). The raw sewage is having a devastating effect on the ecology of this chalk stream east of Bentley.

Public transport is poor in Bentley. The buses are limited and stop altogether around 7pm. You cannot reach the railway station by bus and to walk takes at least 20 minutes. The carpark is usually full with no additional parking available. It is also not tenable to walk in the dark, particularly for the young and vulnerable.

Safety must be a priority. Many of the roads do not have pavements and walking along with children or dogs is dangerous at the present. How much worse would it be with a massive increase in traffic?

So why is Bentley to be regarded as a Tier 3 settlement, when many similar settlements are Tier 4 and 5?

[REDACTED] - Neatham Down (Site ALT-8)

[REDACTED]
Sun 03/03/2024 11:22

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 (Site ALT-8)

I am extremely concerned about your proposal to build in excess of 1200 houses on such a beautiful area of countryside and the fact that you are monitoring the objections to your own proposal yourselves does nothing to lessen my concern. Surely an independent assessor would give local people more confidence that their worries would be taken seriously.

There are so many flaws in this proposal, not least of which are:

- * The number of proposed houses. How can you be considering 1200+, when you have turned down 600?
- *The increase in traffic. Our roads are busy enough at present, especially at rush hour. Why add substantially to that and potentially increase the number of traffic accidents? People will not be able to walk to shops, work etc, so will add to traffic congestion.
- * In addition to this, you have not commissioned a traffic survey to ascertain potential problems. Are you hoping for the best?
- * Sewage. It is already disgusting how much human waste is dumped into local rivers by water companies. Why compound this problem?
- * Schooling. If a new school is built, what will happen to our beautiful school in Binsted?

I do hope you will give this objection serious consideration, before harm is done to our precious environment.

Yours

[REDACTED]

Sent from my iPad

Neatham Down (Site ALT-8)

[REDACTED]

Sun 03/03/2024 11:46

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 Sirs

I write in connection to your proposal Neatham Down (Site ALT-8).

I object to the proposal because I live in Binsted and, should this go ahead, there would be direct impacts on the residents of our village.

1. This parish is a place of natural beauty and building here would be directly against the Government's Brownfield First policy.
2. We live in a rural area and effectively this proposal risks more than doubling our population, in one fell swoop. That cannot be justified.
3. The effect on local wildlife would be dramatic, if not catastrophic. We hear constantly about native species at risk of extinction. Bats, hares, deer, and red list birds are all at risk.
4. The River Wey and the chalk stream will be affected by this proposal. The risk of increased flooding cannot be ignored. The consequences will be very serious.
5. If this goes ahead, you will be contravention of Policy NBE 13, 'Protection of Natural Resources' and 'Dark Skies.'

I urge you to reconsider, as going ahead with this plan will have detrimental effects on our precious countryside.

Yours

[REDACTED]

Sent from my iPad

Neatham Down (Site ALT-8)

[REDACTED]

Sun 03/03/2024 12:06

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 Sirs

Ref: Neatham Down (Site ALT-8)

I live in Binsted and wish to object in the most serious terms to this proposal.

In our Parish Priorities Statement, big greenfield developments are expressly what we do NOT want and effectively more than doubling the size of the village, with its consequent detrimental effects, is directly in opposition to the wishes of the residents.

The size of this proposed development is astonishing, especially as it is in excess of your own published requirements.

Our beautiful, natural environment is at great risk: the landscape, the wildlife, the River Wey and chalk stream aquifer.

The location is not suitable for affordable housing. Everyone living there would require access to transport as nothing would be within walking distance for the elderly or those families with children.

I urge you to reject this, your own proposal, as there are so many drawbacks to the scheme.

Yours

[REDACTED]

Sent from my iPad

 - Building in Alton
Tue 27/02/2024 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.

It is so distressing asman Alton resident of mor than 30 years to be told if your plans for our town .
The total lack of thought or care is unbelievable .
The traffic is already appalling . Doctors are overflowing . Way beyond what they should be and
doctors are at home suffering from stress.
Schools are chockablock .
We are suffering due to being so close to the South Downs .
Surely enough is enough .
All I ever receive from our local M P is that houses need to be built .
NOT always Alton !

Alton, Neatham Downs allocation- Objection.

[Redacted]

Sun 03/03/2024 18:24

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 object to the allocation within the East Hants Local Plan of the Neatham Down land for 1250 homes.

I know the area well.

This site will be fully reliant on travel by car and is therefore very environmentally unfriendly. There are no facilities available for residents such as schools, doctors, nurseries or dentists. There is little evidence that the site will only attract people who are able to walk into the town centre or railway station.

I would draw your attention to the DEFRA, Magic Maps site that gives much more detail on the land in question; it is very productive arable land, furthermore, it is designated a 'drinking water safeguarded zone', protection zone for many bird species; lapwings, grey partridge, turtle dove etc, is under a countryside stewardship management policy.

I really think you need to look again at the land value of this site as it is very unlikely to go through planning with so many issues.

Magic Map Application
magic.defra.gov.uk



Regards

[Redacted signature block]

Objection to EHDC Local Plan - Alton

[REDACTED]

Mon 26/02/2024 15:56

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/Madam

I am writing to raise my objections to the EHDC's draft local plan which has singled out Alton as the most suitable place for new housing (Tier 1) in the whole district. I absolutely object to this decision and the impact the excess housing allocation will have to the Greenfield sites in and around Alton.

You must revisit the allocation numbers and allocate more fairly. The decision to build on Neatham Down as outlined and proposed potential sites in Holybourne will destroy these communities. Holybourne is a village and you will be more than aware of the objection to building further here, on the basis of safety and infrastructure. To build over Neatham Down, where no facilities are planned, will create further chaos to our roads into Alton and safety will be compromised. To build in both will destroy historic countryside forever and would be unforgivable. I question why Alton is being asked to take on so much and I cannot rationalise this, considering how much development has already taken place - protection for whatever reason is being given to other districts over Alton which I believe to be unfair.

Please revisit your decision and allocate housing numbers more fairly. You are turning Alton and it's surrounding villages into a copy of Basingstoke, this cannot be right. Consider also the recent developments around Alton, have all houses/flats been sold? I do not think so. Every opportunity must also be reviewed to build on brown field sites in all districts of East Hampshire before any final decision is taken.

Thank you for your attention.

Yours faithfully

[REDACTED]

Holybourne Resident

EHDC Local Plan Regulation 18 (2024)

[REDACTED]

Mon 04/03/2024 14:15

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,

Neatham Down and Holt Pound

In my view EHDC's proposals to develop these two sites represents just far too many houses in the wrong place with absolutely no infrastructure (the existing infrastructure is already totally overloaded) added to which it amounts to environmental destruction.

Yours faithfully,

[REDACTED]

Sent from my iPhone

[REDACTED] - HOLT POUND PART A and PART D

Wed 06/03/2024 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.

Dear Sirs,

Part A

I am writing in regard to East Hants proposal to uprate Holt Pound to a Tier 3 Settlement. Holt Pound is a small hamlet and should not be elevated to a Tier 3 on the grounds of its proximity to Waverley Borough Council's services. It does not have local services of its own. It should be in Tier 4 or Tier 5.

In 2018 the Council assessed that a proposed residential site in this area would be detrimental to the rural setting and it is disproportionate to the actual size of Holt Pound.

Part D

This site is within the countryside, it should not be subjected to the development of this type which would represent sub-urbanisation and contravenes Objective B.

The site is located within:

Thames basin 7km buffer zone

Wealdens Heath Special Protection Area buffer zone

Sites of importance for nature conservation

Parts of the site are subject to flooding

Access road is narrow

Bordered by a footpath and the development would reduce access to Rowledge and Alice Holt Forest

Site is near the South Downs National Park so the council needs to consider intervisibility.

Increasing urbanisation will increase the risk of flooding, destroy the natural environment at a time when Biodiversity is crucial. There will be increased noise and pollution in the area if this re-classification is adopted. Trees will be felled. There are oak trees there which provide habitat for 300 species of insects.

The Council should not proceed with this proposal to raise Holt Pound to Level 4.

The roads, water supplies and sewage provision will all be further compromised by allowing such a re-classification.

Yours faithfully,

[REDACTED]

[REDACTED]

Proposed housing on Neatham Down, Alton

[REDACTED]

Sun 03/03/2024 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.

Dear Sirs

I am in support of Alton Town Council's objections to the above.

[REDACTED]

Local Plan comments

[REDACTED]
Fri 08/03/2024 09:48

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 would like to make my comments about the draft local plan, here below.

Firstly, I would like to question why Bentley has been classed as a Tier 3 settlement? It has limited facilities, similar to other settlements which have been classed as Tier 4, such as Medstead, or Ropley. The only difference is the existence of the train station, but as this lies on the other side of the main road, (and is arguably more Binsted station than Bentley), at more than a half an hour walk for most, it can hardly be classed as accessible public transport for the village.

Development in Bentley is not sustainable development, because it simply does not have the links to public transport. With a limited bus service and, as mentioned, a train service that involves driving to get there, this cannot be classed as sustainable development. For example, villagers are reliant on their cars for food shopping; whilst we are lucky to have a village shop, it is not enough (or economical enough) for a family weekly food shop.

Why then, has Bentley been classed in the same bracket as Clanfield and Four Marks, which are far larger settlements, with more facilities?

I would also like to emphasise my objection to the ALT8 Neatham Manor Farm development. This would be destroying a huge piece of greenfield land. Why is this even being considered, with the government's brownfield first policy? There is simply not the infrastructure in place for a development of this size on the other side of the A31. As such, it will not be able to access the infrastructure of Alton. Moreover, this is a beautiful rural landscape, underdevelopment of this nature would destroy the characteristic chalk stream, causing flooding etc. To build here at all is unnecessary, but to suggest that the site can support this number of houses is extreme.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Local Plan and future development in East Hampshire

[REDACTED]
Fri 08/03/2024 15:53

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 write about the Local Plan and possible future developments in the Alton and Holybourne areas.

I find it very difficult to fathom why in the S2 Settlement Hierarchy, Alton is the only town to be classed as Tier 1, when the other towns of Whitehill and Bordon, and Liphook have been demoted to Tier 2. This would put far too much pressure on both the existing infrastructure and to the countryside.

I wish to add my voice to ALL the sentiments raised by Alton Town Council's objections, and would ask that you register my name as an objector.

Your sincerely

[REDACTED]
[REDACTED]
Holybourne
Alton

[REDACTED] - Local Plan Consultation

Mon 04/03/2024 20:27

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 consultation team,

I live in Liss and am lucky to be surrounded by beautiful areas of heathland and woodland. I wish everyone in all parts of the world could have access to unspoiled green spaces within walking or cycling distance.

I've skimmed through the local plan and have a few comments to make.

It's reassuring that EHDC recognises our climate emergency and the need to improve biodiversity, and is taking action. There are many new homes being built so it's crucial that these are as close to carbon neutral as possible in their design and that the support infrastructure is too.

It would be lovely to use every opportunity to encourage nature and wildlife habitats in new ways e.g. new homes built with roofs engineered to support roof gardens in order to compensate for loss of ground habitat due to the housing footprints. Growing appropriate plants up house walls can make them more attractive, add wildlife habitats and keep them cool in summer. There are still plenty of verges that need rewilding and it would be lovely if the locals could be allowed and encouraged to rewild their own verges with indigenous plants.

It would be wonderful to see wild areas joined up by safe wildlife/green corridors to enable wildlife to move freely and safely from area to area. If only safe corridors/tunnels could be built under new roads at intervals to give routes for wildlife to cross safely!

Could Nordic type self contained eco pods (which can look very attractive and be carbon neutral) be 'installed' in appropriate areas to house the homeless and also as a 'step on the housing ladder' for first time buyers? Attractive designs are essential for people's well being.

Hogmoor enclosure is a good example of allowing people to enjoy nature whilst allowing nature enough privacy to live in peace away from humans and dogs.

I assume you are getting lots of appropriate input from ecologists and sustainability experts.

Yours sincerely,

[REDACTED]

[REDACTED] - Email verification not received

Sun 03/03/2024 21:01

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 filling in comments for the local plan, I have not received an email verification.

Below are my comments. Please reply that they have been received and noted.

Proposal Evaluation: Infrastructure and Environmental Impact Assessment

Infrastructure Capacity Constraints: Alton's current infrastructure is already operating beyond capacity, unable to support additional demands. Essential services like GP surgeries and NHS dentists are oversubscribed, leading to extensive waiting lists. Schools are at full capacity, indicating a strain on educational resources. Moreover, an anticipated population increase of approximately 3000 individuals would exacerbate traffic congestion issues, with an estimated 2000 more cars expected on Alton's roads.

Traffic Congestion and Safety Concerns: The surge in population would inevitably lead to a substantial increase in traffic volume, overwhelming Alton's existing road network. Montecchio Way, a critical access point, is already prone to surface water flooding and congestion, especially during peak hours. This congestion is anticipated to worsen with the opening of additional commercial outlets like Lidl. Furthermore, alternative routes from surrounding rural areas are not viable solutions.

Accessibility and Connectivity Challenges: The proposed site's disconnection from Alton, compounded by the physical barrier of the A31, poses significant challenges for pedestrian and cycle access. Current plans to establish pathways across the dual carriageway or through industrial areas with heavy goods vehicle traffic are impractical and pose safety risks. Contrary to assertions, these routes are not feasible for residents to access town amenities sustainably.

Environmental and Ecological Impacts: The proposed development threatens valuable agricultural land, contradicting current housing policies favoring brownfield site development. Moreover, it jeopardizes biodiversity and scenic countryside landscapes, home to several endangered species and listed habitats of principal importance. The loss of fertile land contributes to carbon emissions, exacerbating climate change concerns.

Legislative and Policy Compliance: The proximity of the proposed site to environmentally sensitive areas like the River Wey chalk stream and the South Downs National Park raises

legal and policy compliance issues. Legislation protecting chalk streams and guidelines prioritizing landscape preservation must be upheld to mitigate adverse impacts.

Data Deficiencies and Risk Assessment: Critical gaps exist in the assessment of the proposed site's suitability, with outdated data and incomplete evidence bases informing the draft local plan. Past evaluations identified significant risks such as ground water flooding, which are likely to escalate due to climate change effects.

Strategic Planning and Development Boundaries: Expanding development beyond Alton's boundaries, particularly into neighboring parishes like Binsted, raises concerns about uncontrolled urban sprawl. Preserving the integrity of natural landscapes and setting strict development boundaries is essential to maintaining rural character and preventing further encroachment into protected areas like the South Downs National Park. In summary, the proposed development presents significant challenges related to infrastructure strain, environmental impact, legislative compliance, and strategic planning. Addressing these concerns is crucial to ensuring sustainable growth and preserving the unique character of Alton and its surrounding areas.

Conclusion: In summary, the proposed development presents significant challenges related to infrastructure strain, environmental impact, legislative compliance, and strategic planning. Addressing these concerns is crucial to ensuring sustainable growth and preserving the unique character of Alton and its surrounding areas.

[REDACTED] - Holt Pound proposed development

Tue 05/03/2024 12:47

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.

Here is my objection to the above proposed development.

I would like to reference two sections of the plan.

Reference PART A

Holt Pound has been re-assessed as a Tier 3 Settlement, but is essentially a small hamlet and hardly a focal point for the surrounding villages and rural areas in terms of the provision of local services and facilities, which it would have to be to justify becoming a Tier 3 Settlement. It should be in Tier 4 or 5 and the allocation of the site north of Fullers Road would not be justified. The Council's justification for this, implying that additional facilities in the neighbouring (Waverley) settlements of Rowledge, Wrecclesham and Farnham are within easy reach by foot or bicycle, and therefore Holt Pound's facilities is manifestly false.

In 2018 the Council assessed that proposed Residential development on that site would have an adverse impact on the rural character of the area, and is disproportionate in size to the existing settlement. It follows that this new proposal to enable development in that area would be at odds with the setting, form and semi-rural character of Holt Pound, contrary to the Council's own definition of Holt Pound.

Fullers Road itself is far too narrow to cope with any more cars and walking along the pavement as an individual person is treacherous let alone with small children.

This road is often used as a rat run to Edgeborough, Frensham Heights and More House Schools.

Residents of Holt Pound are currently going through significant upheaval with the new development of Bewley Homes. There is a continual line of parked cars/ vans/ lorries on

one side of the road making it dangerous to access the A325, not to mention the damage and creation of many potholes.

Reference PART D

The site is within the countryside.

The site is an important contributor to the character of Holt Pound.

The disproportionate scale of development, of a type that would represent sub-urbanisation, directly contravenes Objective B1.

The site is located within the Wealdens Heath Phase Special Protection Area buffer zone.

The site is within the Thames Basin Heath 7km buffer zone.

Sites of Importance for Nature Conservation (SINC) (The Willows Green/Glenbervie Inclosures, and Holt Pound Inclosure) are near to the site.

Parts of the site and the access road are susceptible to surface water flooding and the site is bordered by the Bourne Stream.

The site helps differentiate Holt Pound from Rowledge and

Wrecclesham
(more suburban
areas).

The site provides
an important
visual amenity to
Holt Pound
residents.

The site is
bordered by a
public footpath
which is popular
for walkers and
the development
would be visible
from the footpath.

The footpath
connects through
to Rowledge and
Alice Holt forest –
development
would reduce
access to these
amenities.

The site is very
near the South
Downs National
Park, so
intervisibility
needs to be
considered.

I know I speak for
many residents in
Holt Pound in
relation to the
proposed
development for
the above
reasons.

Kind Regards

██████████

[REDACTED] - Local Plan Grayshott , Headley, & Headley Down

[REDACTED]
Tue 05/03/2024 12:49

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.

Good morning

One comment I would like to make is the provision of pavements along the roads in the above locations.

Even on one side of the road. I appreciate the roads are very narrow in places but to enable people to get out of their cars and walk, this needs to be addressed urgently.

Kindly pass my comments to the appropriate team, thank you.

Yours

[REDACTED]
Headley Down Bordon.

Objection

[REDACTED]

Wed 28/02/2024 20:23

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 wish to object to the fact that Alton is now the only tier 1 area which means we will get much more than our share of housing. This is totally unacceptable.

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPad

Comments on local plan - development in Holt pound

[REDACTED]
Fri 08/03/2024 09:16

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 experienced problems submitting my objections to this development last weekend and therefore am sending by email.

[REDACTED]
Very Unhappy

I would like to register my objection to the inclusion of this rural site into the Local Plan for the following reasons:

It conflicts with, and would urbanise the setting, form and character of Holt Pound which is currently a rural area and would represent an unwelcome coalescence of villages and communities

Holt Pound, including the new development on the corner of the A325 and Fullers Road is generally a linear settlement and this would result in substantial infilling;

In 2018 EHDC assessed this site and concluded "residential development would have an adverse impact on the rural character of the area, and is

disproportionate in size to the existing development". What has changed since 2018 to justify EHDC's change to their earlier assessment?

The amenity of the existing housing on Fullers Road and the A325 would be severely adversely effected;

This plot supports abundant wildlife and is used by a wide variety of species: bats, birds of prey and mammals and in particular bats, kites, sparrowhawks and buzzards are frequently seen over this area.

A change from the rural area to a residential settlement would substantially increase the traffic movements close to an already busy and dangerous junction.

This rural site was previously assessed by EHDC as a Tier 4 site and nothing has changed to warrant its move to Tier 3.

The local plan states "Tier 3 settlements provide a focal point for the surrounding villages and rural areas in terms of the provision of local services and facilities".

Holt Pound has no local services, facilities or infrastructure. Tier 3 settlements are generally much larger in size than Holt Pound and offer local services and amenities.

Local Plan

[Redacted]

Sat 02/03/2024 12:02

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,

I have responded to the local plan, but to ensure that my opinion is taken into account. I have to accept that there is a need for more homes locally in Bordon, but there must be a limit (667), otherwise, there is a likelihood of 'mission creep' with more houses being approved on other 'brownfield' sites locally. I also think that the new builds should be on brownfield sites as a primary location, to save concreting vast swathes of woodland, etc.

I also suggest that instead of planning and building yet more homes, the focus now and in the short term should be on delivering the right level of supporting infrastructure - you know, silly old things like health centres, cinemas and recreational facilities.

Many thanks,

Regards,

[Redacted signature]

About Me:

[Redacted bio text]

[Redacted bio text]

[Redacted bio text]

(N) Neatham Down

[Redacted]

Thu 29/02/2024 10:11

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.

Classification: Confidential

Dear Sir,

This email is to object to the proposal to build on Neatham Down.

This will destroy 111 hectares of greenfield land. This particularly makes no sense with the recent media coverage of the government encouraging the building of houses on brownfield sites.

The proposals will more than double the number of houses in Binsted parish

At present rain falling onto Neatham Down drains into a chalk aquifer below Neatham Down. If houses are built there the water will runoff into the river Wey increasing flooding and further polluting an already badly polluted (by sewage release) river damaging the biodiversity of the river.

The houses would put significant pressure on the current infrastruture of roads water supply sewage and health care. The roads round Alton and in Binsted parish are already in a dreadful state (I should know I cycle). There is frequent sewage release when it rains with the sewage plants frequently releasing into the river Wey. Doctor's surgeries are already oversubscribed.

The site is disconnected from Alton. To think that people will walk across the footbridge is not a reflection of the society we live in. People will use their cars

I urge you not to approve any development oif Neatham Down.

Kind regards,

[Redacted]

[Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

This e-mail may contain confidential and/or privileged information. If you are not the intended

Location, Location, Location: WRONG, WRONG, WRONG

Settlement Hierarchy. It is wrong that Alton is the only Tier 1 location.

Allocation. It is wrong that Alton should be allocated 1700 new houses whereas the rest of EHDC, outside SDNP, has a combined total of 1,098.

Designation. It is wrong that Neatham Manor Farm is designated Alt 8. Neatham Down, and Golden Chair, belong to Binsted Parish.

Status. It is wrong that Alt 8 is given strategic status, thus bypassing certain planning requirements.

Community Infrastructure Levy (CIL). It is wrong that the proposed 'CIL island' will deprive Binsted Parish of any CIL funding from the new development.

Balance. The balance is wrong as the proposed Neatham Down proposal will potentially more than double the population of Binsted Parish.

Size. The potential size is wrong being 1/3rd of Alton now.

Alton. Alt 8 is wrong for Alton whose town centre is dying on its feet and where affordable housing could be made out of empty buildings, shops and brownfield sites. Alt 8 is outside Alton's settlement boundary and therefore does not appear in their Neighbourhood Plan. Even so, Alton Town Council (ATC) unanimously think Alt 8 is wrong (see ATC Extraordinary Ordinary Meeting of 28 February 2024).

Binsted Parish Council. Binsted Parish Council think Alt 8 is wrong: more of which later in 'Consultation'.

Residents living close to Alton. Alt 8 is wrong for the residents living close to Alton who, since 2019, have faced a series of planning applications which have overtaken normal life. First, there was the Northbrook development – successfully defeated. Next came Veolia's AERF which took three frantically busy and stressful years, plus a lot of local fundraising to successfully defeat. This monstrous industrialisation took over people's lives to the detriment of everything else. Then, there was Veolia's Anaerobic Digester, together with IGas's aggregate distribution depot. Then, there was the Chawton Park housing development, again successfully defeated. Now we have EHDC's Local Plan and the multiple hits on Alton, Binsted Parish and other parishes. We are potentially only at Phase 1 of EHDC's Local Plan process. There will be another public consultation at the end of this year, and then there could be the planning applications. Enough is enough! It is wrong that so much development should adversely affect this area outside the SDNP. People moved here and live, work and try to enjoy their leisure time for what this area offers. It is wrong that we have to devote so much time trying to defend that which is so good.

Accessibility. Alt 8 accessibility is wrong. The A31 is meant to bypass Alton, not dissect it. A single vehicle access is ludicrous. 1250 new houses could result in 1500 additional vehicle visits to Montecchio roundabout during rush hours – work and schools beginning and end. It will result in traffic gridlock at the Montecchio/A31 roundabout. The pedestrian/bicycle route over the existing A31 bridge is wholly unrealistic: it is far too long and difficult, both in winter (inclement weather such as we are experiencing now), and in the summer (increasingly high temperatures).

Government Policy. The choice of ALT8 is wrong in terms of current government policy according to Michael Gove, Lee Rowley, and even the Prime Minister “ Government press release of 13 February 2024 quotes Rishi Sunak “We pledge to build the right homes in the right places - protecting our precious countryside”.

Landscape. The choice of Neatham Down is wrong according to EHDC’s own Landscape Study. CPRE have designated the area “Valued Landscape”, limiting development.

Visual Impact. The visual impact is wrong for what was once one of the most beautiful and appreciated views. There is a reason why Golden Chair is so called: golden wheat waving in the wind cushioned by the contours of the land making it look like a sculptured seat. It is wrong that the new parameters of Alt 8 will break two ridge lines. This site will be seen from Neatham, Wyck, Binsted, Upper Froyle and beyond.

Noise Impact. The noise impact will be wrong with plant machinery operating over the 10-15 year development horror period.

SDNP. It is wrong that Alt 8 will be seen from the South Downs National Park (SDNP), including from its public footpaths. It is also wrong that Alt 8 will jeopardise SDNP’s Dark Sky Reserve, of which there are only 16 in the world. No doubt the construction site will be lit up at night for health and safety reasons, and to stay on schedule.

Climate Emergency. Alt 8 is the wrong solution for a council which has declared a Climate Emergency.

Climate Change. Alt 8 is wrong because EHDC is desecrating Co² absorbing agricultural land. It is even more wrong if you are a council who states they are concerned about climate change. Surely, no-one can fail to notice the increasingly wet winters (having experienced the wettest February on record) and the increasingly hot and dry summers (2023 was the hottest year on record). How could EHDC come up with such a wrong solution!

Environment. It is wrong for a council who places such a high priority on the environment to concrete and tarmac high grade, fertile agricultural land when brownfield sites still exist. Unless the inhabitants are fenced in, the abundant local flora and fauna will suffer during the disruption of the construction period and then when the inhabitants explore their surroundings. It won’t even be good for the landowner and the farm staff as their crops will get trampled by even more ramblers, dog walkers, bicyclists, bikers etc. The ancient woodland, Monk Wood, will be desecrated.

Chalkstream. It is wrong to select such a huge development where all the runoff rain water can’t penetrate the aquifer. This soiled runoff will go straight into the Northern Wey chalkstream, heralding its degradation and eventual loss. Chalkstreams are classified as Biodiversity Action Plan (BAP) habitats in need of protection and, where possible, improvement. It will be wrong for the water company to extract more water from the aquifer which will not have been appropriately recharged over the winter. Subsequently, it will be wrong that the water company discharges even more raw sewage into the Northern Wey, as is their common practice now.

Downstream. The Wey valley has flooded in recent years and is currently in spate. In the last few days, we haven’t had the ‘biblical’ rains of 20 October 2021 and 4 January 2024. Nevertheless, fields

and public footpaths are underwater, houses are threatened (some have sandbags in place) and public buildings such as Farnham Maltings are close to being swamped. Alt 8 is wrong for the potential flooding downstream in Wrecclesham (especially for residents living immediately south of the Coxbridge roundabout), Waverley Borough Council, Farnham Town and its council, and further downstream, so Surrey County Council should be worried. See attached photos.

Infrastructure. It is wrong to choose a site where no infrastructure exists and will have to be artificially created from scratch.

Developers. The site is wrong for building because of the unstable, flaky chalk. The top of Neatham Down is Holywell Nodular Chalk. Most of the remaining are is Zig Zag Chalk.

Vendors. The site is wrong that I don't believe the eventual house vendors (be they the developers or estate agents) will be able to sell the houses at the price they want. I wouldn't live there.

Inhabitants. The site is wrong for potential inhabitants who will be isolated, lacking convenient access to Alton's facilities and vehicle dependent.

Public Opinion. The overwhelming majority of local public opinion is against Alt 8. They can't all be wrong!

Current Residents. Alt 8 is so wrong, for multiple reasons, that some residents will move away, creating a different housing problem. Apparently, only 15% of the new houses on the old brewery site in Alton have been sold!

Consultation. The consultation of EHDC's Local plan has been wrong. It is wrong that Binsted Parish Council was not consulted in advance. Likewise for Alton Town Council (ATC) who, at their Extraordinary Council Meeting on Wednesday 28 February, **unanimously** voted in favour "Alton Town Council objects to any further development of green fields (in and around the Parish) to meet the quotas handed down by EHDC". This motion was even seconded by a laudable EHDC Councillor. It is wrong that the EHDC Councillor representing Binsted, Bentley and Selborne and is also on EHDC's Planning Policy Committee, who attended the Binsted Parish Council Meeting on 13 February 2024, was so ill-informed that, amongst other details, he didn't even know that Alt 8 broke two ridge lines and therefore would be so visible. It is wrong that, on this huge issue, he is not articulating the views of those who voted for him and those he represents. It was disappointing that neither EHDC Councillors representing Binsted, Bentley and Selborne sat in on the ATC Extraordinary meeting on 28 February 2024 to hear what was said: a Hampshire County Councillor was in attendance. The EHDC on-line consultation process is wrong: the comment box is too small; photographic evidence cannot be added, emphasis is impossible as features such as underlining and **bold** are not accessible. Some people have not received confirmation of their submissions from Commonplace and so don't know if their comment has been registered. When you have submitted some comments, you are blocked. Some people have managed to get themselves unblocked, others have given up. The site has often said that the consultation period has ended: more people have given up. It is wrong that the consultation has been so poor that so many (how many?) have given up trying to add their comments. In view of all these failings, it is wrong that EHDC has not already announced an extension to the consultation period. It is wrong that the consultation process has been so undemocratic.

However, it's important to give a balanced picture. How is Alt 8 good?

Alt 8. Is good for EHDC. They have met the requirement in one fell swoop. It is a long way from Petersfield and clearly many of the Councillors have been insufficiently motivated to examine the ground and appreciate the realities. EHDC has only one landowner with whom to deal. There are very few voters on the land, so no Councillor's seat is seriously threatened. They have a chance of bulldozing Alt 8 through, whereas every other large potential site so far has been successfully opposed by local opinion (voters) and influential bodies. Neatham Down was rejected in 2019 when only 600 houses were planned. Now, in the absence of other sites, EHDC got their timing right. The allocation was doubled just before Christmas 2023, when most of the public were focused on the seasonal celebrations. EHDC has found a solution which lightens their load, or have they?

Conclusion. Neatham Manor Farm was rightly rejected in 2019. It was, and is, even more wrong now, with double the housing allocation. Furthermore, I predict it will turn out disastrously wrong for EHDC. Whatever is going on in EHDC, they have arrived at the wrong solution with Alt 8.

I could go on, and people may call me a NIMBY (Not In My Back Yard). In this case, it is not appropriate. I live over 2Kms from the proposed site. I am just trying to say how it is. Perhaps there should be a new acronym which I would pin on EHDC and especially the Planning Policy Committee – NIMIT (Not In My In Tray).

Yet again the council not doing there job properly. Please be careful driving from binsted to Holybourne



Flooding Lower Neatham Mill Lane and London Road SU 744 411



20240223 Flooding Wey Valley 6



20240302 Impassable footpath south of Northbrook flooded by R Wey in spate



20240302 Sandbagging to avoid flooding immediately south of Coxbridge roundabout, Wrecclesham, Farnham



20191220 Flooding at The Maltings, Farnham

CHALLENGE ANGELA

The Summary of Reasons for Inclusion (page 360) on Neatham Manor Farm Alt 8 says “ There is good potential to offer new residents to encourage healthy and active lifestyles.”

That is certainly the case, if the residents of Alt 8 want to use the amenities of Alton Town Centre, or the Railway Station. Google maps estimate that it takes 53 minutes to walk from the centre of Neatham Down to Market Street in Alton. That’s approximately two hours walking (round trip) having climbed out of Golden Chair, got past Golden Chair Cottage, over the A31, negotiated Lynch Hill and worked your way through the industrial area. Don’t forget, you’ve got to get home again.

So, I challenge Cllr Angela Glass, Portfolio Holder for Regulation and Enforcement, plus figurehead in the video, to complete this route for her weekly shopping. I don’t mind if she uses her bicycle: the challenge remains.

An alternative route is to parallel the single vehicle access point at Montecchio/A31 roundabout. North off this roundabout heading towards Holybourne and Alton, there is currently no pavement, but that can be rectified, especially after the experience of Lidl’s opening being delayed so long for the sake of a pavement (which is still not complete). Then you can join the public footpath which goes more safely under Montecchio Way and runs parallel to Mill Lane (Lidl, Aldi, Wickes, etc). Unfortunately, that public footpath is impassable. It is submerged by flooding from the surface run-off in the Northern Wey chalkstream (see photo below, taken on 1 March 2024).



Public footpath submerged by flooding

So, Alt 8 does produce a ‘greener connection’, but probably only for budding triathletes.



20240301 End of public footpath B3004 Mill Lane - Montecchio Way

EHDC draft district plan 2012-2020 - commentary

Thu 29/02/2024 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.

29.2.24 EHDC Draft District Plan – commentary

We write in response to the regulation 18 consultation now underway for the draft East Hampshire District Council plan for the period 2021 – 40. We have limited our comments as to new properties to Liphook as that is where we live,

General comments

The immediate observation is that this proposal for planning purposes does not cover the whole of the EHDC area, it covers but 43% of it and that on the periphery. The remaining 57%, being the middle of the district and taking in its principal town, Petersfield, falls to the control of the South Downs National Park Authority (SDNPA). That organisation is not as advanced in planning for the future, the most recent advice being that a regulation 18 consultation similar to this will not take place until sometime in 2025- see the "Statement of Common Ground" signed between the EHDC and SDNP on 19 January 2024. You will note this is after the original publication of the main EHDC proposals. Accordingly, there is no opportunity at the current rate of disjointed progress for any joined up thinking for the whole of the EHDC area.

EHDC is responsible for a semi-rural patch in the south-east of the district around Rowlands Castle and then a more spread-out section in the north running from Alton in a north-easterly direction up the A31 corridor to the county boundary and then finally in the northeast, the area comprised by Bordon, Liphook, Headley Down and Grayshott and associated villages. Liphook itself is out on a limb due to the presence of the A3 running through the northern half of the Bramshott and Liphook parish council area.

The immediate criticism is that the principal document is over 500 pages long, a substantial read for anyone with the time to digest what is set out, so pretty impossible for a lay member of the public to get to grips with. It is full of all the usual buzzwords "accessible", "sustainable", "affordable", "green" et cetera. The associated Easy Guide at 32 pages is more manageable but in so doing some detail is lost, even if the use of jargon is not. It would have been better for there to have been a single principal document, no more than 200 pages could have been produced with a guide of no more than 16 pages.

Anyone looking at a map of Liphook would realise immediately that the area most suited for development is that area bounded by The Links public house on the Portsmouth Road, Bohunt school and the Deer's Hut public house on the Longmoor Road, encompassing Bohunt Manor, this being closest to the centre of the village and its services, namely the Square, Sainsbury's supermarket, the Millennium Green, the two GP surgeries the Station Road shopping area and the railway station and of course Bohunt school itself (soon to benefit from the construction of a new Toucan pedestrian crossing on the Portsmouth Road adjacent to The Firs).

Page 7 of the Easy Guide sets out three core objectives – A, B and C. Objective C talks about prioritising the health and well-being of the relevant communities. We are sceptical about this, given the complete failure of EHDC and the ever-changing local NHS commissioning bodies to complete the health hub promised as an integral part of the Bordon/Whitehill eco-town development. That was first proposed prior to the 2013 closure of the Chase Hospital Bordon to inpatients. It was only in December 2023 that a planning application for the proposed Bordon health hub was submitted. Nowhere within the Easy Guide or indeed the main document is a comprehensive statement of the health infrastructure proposal within the East Hampshire District area as a whole. This will be needed to comply the core objective A “providing sustainable levels of growth through the local plan” when read with core objective C.

For Liphook in particular, there are no set statements within the draft plan seeking to increase primary care cover beyond the two surgeries now operated by the Swan Medical Group. It is to be noted that in response to a planning application for one of the sites suggested for Liphook within the plan, the Chicken Farm in Chiltley Lane, for which the current planning application reference is 22789/007, the local engagement team of the Hampshire and Isle of Wight ICB states that to increase the patient infrastructure capacity a budget of £6 million needs to be allocated. Not less than £500,000 is needed just to carry out an “interim reconfiguration” for the two sites from which the group operates. These “budgeted” figures are somewhat outside any CIL funding which might be obtained from the draft District plan’s proposed housing developments in Liphook.

As to where any new surgery might be located, there is a site previously earmarked for such a development, being the grounds to the west of and opposite the end of Station Road, adjacent to Bohunt Manor. Indeed, planning consent was given for a new surgery for that site more than 10 years ago. In the intervening period, the South Downs National Park has been created. The site of the proposed surgery is now within its area, which runs up to the western boundary of the Portsmouth Road. Accordingly, that surgery possibility has been “taken out of the mix” because of the dead hand of the SDNPA for that location.

Taken as a whole the plan does not properly allow for infrastructure needs across the East Hampshire area and in particular Liphook – schools, GP surgeries, water in and water out - it simply has no proposals. For water out a pertinent question which might be asked – what is the capacity of local sewerage works currently serving Liphook and how much of that capacity is not currently in use?

Specific commentary about the proposed residential developments for Liphook – pages 402 to 412 of main document

Firstly - All three of the suggested sites, Headley Road, Haslemere Road and Chiltley are outside the current settlement boundary, see figure 12.16 on page 407. As such, each suggested site is contrary to policy NBE1 “Development in the Countryside”.

Secondly - The draft plan is silent as to why no sites can be offered within the current settlement boundary, nor does it state when that boundary was first drawn.

As to particular sites

The land to the west of Headley Road Liphook

This site has the advantage of being adjacent to one of the main roads into Liphook so no access problems as such. It is bounded on the north by the A3, which at that point is in a cutting, so no development northwards possible. To the west it appears to be open field, as is this site now. It appears to be near to an existing SANG, is a short walk to the three state schools serving Liphook, not too distant from the local supermarket and the village’s only post office. It has relatively easy access to the A3 trunk road at the Liphook North Junction. It is a bit of a hike to the railway station, that could be solved with the existing and regular bus service linking Bordon to Liphook Railway station as now found. The disadvantage is that 20

homes would equate to almost certainly 30+ vehicle movements in and out morning and evening, so contributing to the congestion in the Headley Road where it joins The Square which is blighted by excess traffic every day during term time and frequently otherwise.

The housing density at 12.5 properties per hectare seems "light". Given that this is basically a flat field, unlike the other two suggested Liphook sites, there are no reasons to reduce the "build area", such as the presence of the River Wey and its conservation area for the Haslemere Road site or the acknowledged flooding issues for the northern part of the Chiltley Lane site (for both of which see more below).

If a site in Liphook has to be chosen then this is the best of the three options.

Land to the north of Haslemere Rd, Liphook

This site is almost completely within the River Wey Conservation Area, the brief strip which is not so found adjacent to the southern boundary can be ignored for practical purposes. The "build area" would have to be limited to the land from the road to the top of the ridge going down to the river, so no more than 1.5 ha. Beyond that there are topographical issues in terms of underlying soil conditions adjacent to the river, add to that all sorts of environmental issues placing new properties near to the river, loss of biodiversity being but one. The suggestion that the development could easily access the BOAT along the eastern boundary is a nonsense, if only because that is a very narrow single track sunken lane of some antiquity and a poor surface at its southern end and no surface to speak of where it joins Hewshot Lane to the north, its entire ambience would be destroyed.

As to build area, with no more than 1.5 ha in play so giving a build density of 16 properties per hectare, put it another way 25% more than the Headley Road proposal. No cogent or coherent reason is given for the increased density.

If that site were to be developed the view from the north, Hewshott Lane, will change radically, there will be significant light pollution when there is not now etc.

For access there would have to be a radical rearrangement by Devils Lane, at the top of a blind brow steep hill when coming from the East and just within a 30-mph speed limit. The sightlines for traffic exiting Devils Lane have been changed in the last 20 years to avoid accidents, there will only be more if another road from the site in the North joining the Haslemere Road at that point was allowed.

It suffers also from increased distances from all local services, being more than a mile away, at best. This would be a car led development, 24 houses producing say 40 vehicle movements in and out morning and evening, anything heading towards the A3 would add to the congestion already found in The Square at peak times, something contrary to the ethos of the draft District plan as a whole.

Land at Chiltley Lane Liphook

One has to be at a loss as to why this site has been included, given that a planning application was turned down on appeal in 2016, see reference APP/M710/W/15/312 9981. At the time of the planning application and appeal East Hampshire District Council opposed the application for many of the grounds set out in the documentation submitted then. Indeed, the question has to be asked as to why this site should be included at all, given the way that it was both rejected by East Hampshire District Council and out at a subsequent appeal.

The site itself has significant problems in terms of access, density, natural water flows. A propensity to flood at the northern end of the site of the site is noted within the current application documentation and the detailed papers within the full papers supporting the district plan.

If one third of the site at 4.5 ha is removed due to the flooding and other problems identified, that will produce a housing density of more than 19 per hectare. Not only this a much higher density than the other sites, it is also completely at odds with the densities for the adjoining Chiltley Way estate of less than 8 properties per hectare, an estate which is currently protected as being an Area of Special Housing Character covered by EHDC Planning Policy H9. As, all access to this site must come through the Chiltley Way estate the "Special Housing Character" will be destroyed by the significant number of vehicle movements resulting from 67 dwellings of varying sizes being erected on the site.

In terms of the adjoining Chiltley Way estate, that already suffers with problems of sewage removal, the system cannot cope, even now there have been regular "pumping out" events for the properties at the eastern end of that site. Further the main sewer to be found in the Midhurst Road at the far end of the estate is not sufficiently large for current needs. This site should not be considered for any development on these grounds until such time as there is evidence of the local sewerage undertaker having and completed all necessary works to meet current needs as well as a suitable margin for the future.

Somewhat disturbingly, the main document contains a false assertion, that this site is a "brownfield" one. The definition for "brownfield land" found on page 490 of the draft plan states specifically "land that is or was last occupied by agriculture or forestry buildings...". The southern part of the site has a very well built set of buildings, used for purposes of rearing chicks for onward sale, the northern end of the site has a former barn previously used for free range chicken production. By dint of not being "brownfield land" within the definition it should be excluded from consideration for that very reason.

The number of new properties at 67 would require a SANG. There is no space for such an area to be found within the land in question nor found within easy walking distance of it.

The adjoining Chiltley Way estate already suffers from problems of sewage – the system is not capable of dealing with current outflows from the properties at the eastern end. Similar problems arise with the public sewer at the other end of the Chiltley Way estate in the Midhurst Road to the west. If this site were ever to be considered for development then on public health grounds alone there should be a requirement that, prior to any development work commencing, all appropriate necessary works have been completed by the local sewerage undertaker to the satisfaction of East Hampshire District Council not only as the local planning authority but also the authority for building regulation and public health purposes. This may require action by Thames Water as the sewerage undertaker not only as to the immediate local network but also through to the nearest sewage treatment plant, believed to be found in Bordon/Lindford. It is to be noted that the River Wey Trust (a registered charity supported by East Hampshire District Council and which inter-alia is to coordinate wildlife and environmental conservation), is already in communication with Thames Water as to the need to protect from future harm one of its sewage pipes which crosses the River Wey adjacent to Radford Park, something which has not been done as yet.

South Downs National Park

Reference is made above in opening remarks is the influence that the South Downs National Park Authority having control over some 57% of the East Hampshire District Council constituency area. The Statement of Common Ground refers to a "Duty to Co-operate Framework 2022". It also refers to a "planning need" for 10,982 homes for the whole of the East Hampshire District area for the period 2021 to 2040. If one splits this requirement in line with the percentage of land 57/43 then the South Downs National Park Authority should be looking to approve within the plan's period some 6260 properties within that 57% land mass. As things stand the SDNPA has suggested it needs but 6300 homes for the period 2024 to 2042 across the **whole** of its area which runs from Eastbourne in the East to Winchester in the West, an area of some 1,627 square km/628 sq. miles.

Even allowing for the need to avoid major developments within the national park, there is something very wrong with these allocations. Further discussion is needed with the SDNPA as to housing needs within the areas under its control and also the effect that lack of development within those areas will have on the communities which sit either side of the SDNP boundary. This is probably not the place to go into the history of why the SNDP boundary splits the parish of Bramshott and Liphook into two but this commentary is at least one place where these distinct and specific problems and inequalities should be flagged up for future reference.

Conclusion

In conclusion, the plan as a whole is not a proper plan for whole of the East Hampshire District Council area because it only works for 43% of it in planning terms and that being on the margins to the north and south of the patch. It does not properly address the need for improved infrastructure of all types and sorts. Most certainly it does not properly address for the Bramshott and Liphook parish the need to keep it as a cohesive community without extending development further and further to the east and away from the village centre. There is a perfectly adequate piece of ground adjacent to the current settlement boundary to the south and west within the SDNPA area which would not only soak up all of the suggested housing requirements but also could lead to a much needed new and improved GP surgery/health hub for the village with a relief road connecting the Portsmouth Road in the south to the Longmoor Road to the north-west, so removing the much noted traffic congestion through The Square, providing additional recreational space for the benefit of the schools and the village and so on.

Yours etc

[Redacted signature block]

The text of this email is copyright (c) and it and any attachments are a confidential communication for the use of the addressee only. It and they may also be subject to legal and professional privilege.

Service by email not accepted.
22.2.2

Objection to the tier system in the local plan

Mon 04/03/2024 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.

I object to Bentley being categorised as Tier 3 rather than Tier 4. I have objected via the website on the following grounds:

"Bentley has been categorised as Tier 3 rather than Tier 4. Bentley is a small village with 1400 inhabitants and has a school, church, pub, small convenience store with Post Office and a few light industrial units like offices and garages. It is more akin to the Tier 4 villages of Ropley, Medstead and Bentworth with similar populations, primary schools, recreation grounds and church. Tier 3 villages have populations of over 5,000. Bentley used to have a surgery but that closed. Most in Bentley do their shopping in Alton or Farnham. The sewage system is already inadequate with 62 spillages in 2022 into the river Wey, a chalk stream, for more than 595 hours and is unlikely to be fixed in the immediate future.

When Bentley was making its Neighbourhood Plan in 2015 the need for further employment land in the village was deemed unviable during examination so the policy was removed.

Bentley cannot sustain more housing. It is a small village with the river Wey running through and associated flood meadows and surrounded by green belt.

The so called Bentley station is in parish of Binsted. It is a mile from the village and takes 20 minutes alone to walk there (unlit) so is not used by the locals to get to the shops in Alton or Farnham and is outside the 20 minute round trip guidance for the "20 minute neighbourhood". The idea that the station provides accessibility other than by car is erroneous. It is a facility for all local villages and Bentley should not be penalised by being put into Tier 3 because it bears its name. It is not even in the village. Most villagers use their cars and that is unlikely to change I'm afraid.

I believe the Tier system to be faulty in the case of Bentley."

In addition, I believe that East Hants has been asked to provide too much housing. The situation in the area of Alton and Bentley has been exacerbated by the National Park and we are just outside the edge of that. I feel we are being unfairly treated with being allocated so many houses to our area. I have lived in Bentley almost all my life and I am 71. The number of houses has increased rapidly in recent years using brown field sites and we do **not** have or want the infrastructure to accommodate more housing if we are to remain a village. The school is full, we are surrounded by green belt, we have some old properties in the village which gives it the character we would like to keep, the sewage system is already at full capacity it seems with regular disgraceful spillages into the River Wey. The bus service provides public transport to the shopping centres of Alton and Farnham, and the train station, which is largely used by commuters to London from the surrounding area, is distant from Bentley and is not in the parish of Bentley. Most locals use their cars to get about – as is the case with most villages - and I don't think that will change unfortunately because of our location.

Kind regards

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Emerging Local Plan - Consultation Feedback

[Redacted]

Tue 05/03/2024 22:50

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.

Dear EHDC,

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.] 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. 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. 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. 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 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. I am also concerned about building in Hollywater and would rather it be on the North West side, so maintaining ecology, history and a natural boundary on the SE side.

Many thanks,

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Local Plan - Proposed Settlement Boundaries.

Wed 28/02/2024 17:11

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.

Re Draft Local Plan Consultation - Clanfield area - Settlement Boundary Alterations

Dear EHDC,

I wish to comment on some detail of your latest draft local plan.

I own a property, [REDACTED] in Catherington near Clanfield. The property is a small 3 bedroom bungalow on a large plot (roughly an acre). The property was built in the 1970's and is not particularly energy efficient, well designed or flexible. Indeed, at the very least, the bungalow requires major refurbishment, and the plot as a whole is not used efficiently. I am considering possible development options and the future local plan will influence the viability of those various options.

A previous version of the EHDC draft local plan proposed alterations to the Settlement Boundary at the rear of my property. These previous alterations were to extend the settlement boundary from roughly halfway up my plot, up to the rear boundary. And the same for several adjacent plots. However, your latest draft plan now makes no mention of the Settlement Boundary alterations in Downhouse Road as previously proposed.

As I understood, the previously proposed Settlement Boundary alterations along Downhouse Road were to be made for much the same reasons as several other relatively minor Settlement Boundary changes in Clanfield. The other, similar alterations are covered in your 2019 Interim Settlement Boundary Policy Review (Note - I had not seen your Interim Settlement Boundary Policy Review before - and I'm not sure when or whether that document has been published previously ?). However, that review omits any mention of any changes to the Settlement Boundary in Downhouse Road at all.

When I had read your previous draft local plan, I had been considering more efficient development options for my property. Development options could be: building small holiday lets towards the rear of my plot, backland development, self build plots, or full redevelopment of the whole plot with more efficient housing (both environmentally and spatially) - perhaps something similar to Merrit Place, a fairly recent cul-de-sac development in Drift Road nearby - or perhaps something less dense to better fit in with the character of the immediate area. Indeed, there are examples of all of the above development types along Downhouse Road. Collins Road is a recent cul-de-sac type development slightly towards Clanfield. Several other properties in Downhouse Road have developed holiday lets (whether garage conversions, or bespoke development to the rear), and a few properties in Downhouse Road have carried out backland development. So I do not feel any such development options are necessarily inappropriate for the area.

I have previously written regarding local plan consultation to provide comments on developing possible holiday lets on my property. Not least because of the proximity to the Southdowns National Park (over the road) and access to it via Hinton Manor Lane (also directly opposite).

Clearly, development of holiday lets would comply with the proposed draft plan in various ways (tourism and economic development, access to the SNP, employment, etc) and are covered for quite well within this latest draft, including for development outside of the Settlement Boundary (eg NBE1.1 p94). Although clearly, such development would be much more straightforward if the settlement boundary were altered to encompass the whole of my plot. However, that would not be the case for any of the housing development options I have described - whether self build plots, backland development, or a small scale cul-de-sac type housing development.

For the housing development options there are also considerations of further (future) development requirements (eg. para 3.26 - further 2857 homes required) and identifying suitable sites for windfall allocations. There are also cross boundary considerations due to the likely shortfall of housing development options in the immediately adjacent Southdowns National Park.

Finally, there is a possible consideration regarding potential future 'infill' housing development in the area between Downhouse Road and Glamorgan Road, and particularly potential access to that area should it come up for development. I don't own any of that land, and am not sure what your thoughts or the respective owners' thoughts are regarding that possibility. But it *could be* an issue to consider.

Given all of the above, I wonder whether some attention could be given within the proposed local plan to re-introducing Settlement Boundary alterations towards the rear of my property and adjacent properties in the southern section of Downhouse Road.

I would also be grateful for some feedback on my points.

Best regards

██████████

██

EHDC Local Plan

Thu 07/03/2024 12:58

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.

Dear Sir/Madam

RE: EHDC Local Plan

I have completed a brief read through the somewhat substantial local plan. It is a commendable effort and I congratulate all that have been involved with its production. However, as a resident of East Hants region I do have a number of concerns that I wished to raise:

New housing:

I note that a substantial number of new houses are being proposed for Bordon and Whitehill in addition to an even higher figure agreed already. This does not appear to be a sensible proposal in view of the fact that the infrastructure does not exist in Whitehill & Bordon to support this number of houses:

- No railway station and none planned
- No hospital once Chase hospital is closed
- Very low levels of buses
- Shops are closing rather than opening and the town is not attractive compared to Farnham, Alton and Petersfield for retailers as it is not an historically attractive market town. It lacks attractiveness as it replaces a functional garrison town. The same principle is in operation in respect of attractiveness of new houses to potential buyers who I feel will prefer these other destinations that also benefit from better infrastructure.

Environment

The goals for the environment are pleasing to see however I fear that:

- There are too many exceptions to planning permissions for the countryside and these should be tightened up to be of any value.
- The determination to see a 10% increase in net biodiversity is encouraging however I fear within the variability of the data collected a error of +/- 10% would not be unreasonable. If this is the case this measure could support a decrease in biodiversity. I would propose we set a higher standard say 25% in order to overcome the effects of error in the data set.
- Additionally, I note the dependency on the builder/owner of properties to make a 30 year plan to increase biodiversity and have the measures funded. However, there does need to be a policing effort by EHDC and I wonder if that cost and number of staff at EHDC has been calculated.
- What is unclear to me is when does the target for net biodiversity gain have to be achieved. If EHDC has to wait 30 years to determine if there has been success then what happens if the target has not been reached? There needs to be target time for the net biodiversity gain to be achieved.
- I may not have seen the appropriate part of the plan but I am concerned that councils and government seem to be planning for increase in cars rather than a reduction in car transport in the future. It is misunderstood that electric cars are not 'clean' in that they produce considerable carbon dioxide emissions throughout their manufacture and in their supply chains. Reduction rather than technology will save carbon emissions especially if car numbers continue to increase.

These are my thoughts to date and unfortunately I have run out of time to review your document further. I hope they are useful and will be taken into consideration.

Regards

[REDACTED]
[REDACTED]
[REDACTED]
28TH February 2024

[REDACTED]
Planning Policy
East Hants District Council
Penns Place
Petersfield
GU31 4EX

Dear Sirs,

East Hampshire Draft Plan 2021-2040
Regulation 18, Public Consultation

I agree with all the comments made by the South and East Liphook Residents Group in their written submission.

Overall there is a lack of infrastructure compatible with the rising population in Liphook eg. Schools, doctors, buses, traffic congestions problems, sewerage etc.

Lack of buses means all households are reliant on car transportation. 2 cars, often 3 or 4, are the normal number of cars per household these days. So more planning for adequate home and public parking is essential. Many roads are blocked by parked cars because inadequate space was provided in previous planning – made worse as the new roads were allowed to be made narrower (and cars are bigger as well!!) in recent developments eg. The Avenue and the housing estate behind Sainsburys.

Village public parking for shopping and businesses is inadequate already.

To comment particularly on -

The Chiltley Farm proposal

This proposal is a far higher density than the existing estate which has been designated as a “site of architectural merit”.

It is therefore not in keeping with the “character” and its origins as a former arboretum.

It would be a car led development as village facilities are further away – no bus transport available.

The infrastructure is inadequate, flood prone access in Midhurst Road.

Overload already on the sewerage system.

Flooding in the lower part of the site near Railway embankment foundations.

Site of Biological Significance – presence of legally protected species such as newts, several bat species, Red Kite feeding area as well as numerous Mammals, Birds, Amphibians and Reptile species.

Use of the land on the fringe of the SDNP would create a much better balanced and useful site for expansion of development for the village and provide an area for much more car parking within walking distance of the station. This in turn would encourage the use of Public Transport for residents, visitors and commuters – and encourage more visitors to the exceptional SDNP with the well planned trails and facilities it offers workers, visitors, walkers and cyclists.

To get a good result for Liphook EHDC needs to take on the National Parks Authorities and get the boundary anomalies sorted out.

Thank you.

Yours sincerely

[REDACTED]

Neatham Down Alt 8 proposal - Wey Chalk Stream in danger.

[REDACTED]
Fri 01/03/2024 18:39

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.

Dra Sirs,

I wish to protest strongly about this proposal to put 1200 new houses, a whole village, on Neatham Down in respect of the probable destruction of the North Wey chalk-stream as a consequence.

The North Wey is a natural chalk stream with own individual pattern of Native Brown Trout.

Chalk-streams are a rarity and specifically protected under the government's policies for chalk-stream protection and improvement, and more generally under its Biodiversity Action Plan.

Given the location of the site adjacent to the river with run-off certain, and the location of the Sewage Farm (nice view from the site) also adjacent, there is certain to be a major pollution catastrophe.

There is enough of a current national scandal in this respect without you specifically creating another one. If you do go ahead then I trust in the event of pollution you and your staff will be suitably pilloried in the press and prosecuted in the courts for environmental vandalism.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED] - Objection to East Hampshire Local Plan 2021-2040 including BWH1 - land adjacent to Glebe Field.

[REDACTED]
Mon 04/03/2024 22:28

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.

I am writing to object to the proposed local plan in respect of Bentworth. I have written recently in respect of the proposed development of land near Glebe Fields and it was obvious from the many objections to that - more than 50 that the village is strongly against such development.

Bentworth lacks the sort of facilities that make such development justified and is categorised as the least attractive tier because of that and as such any development would be much better positioned in other areas.

Such development would erode the special character of the village and compromise the special open nature of the village and in the case of the BWH1 site, the public right of way along one edge.

Regards,

[REDACTED]
[REDACTED]
Bentworth

Alton Town Council's objections

Thu 29/02/2024 18:16

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 am writing to support Alton Town Council objections to build 1000 houses on Neatham Down and Windmill Hill fields.

I have lived in Alton for forty seven years and it now appears we have lost the market town I chose to live in .

We are already over developed with a lack of infrastructure for schools and medical facilities . The roads are becoming busier and the lack of sufficient garages to properties results on parking on the highways causing additional obstruction.

It will be an eyesore from the A31 and will be urban sprawl.

Jane Austen used to walk to the market town of Alton. What will tourists think when tracing her steps .

Please think again as Alton is not the place for further developments. We have had our share.

Yours faithfully

Proposed development at Neathan Down, Alton

[REDACTED]

Mon 04/03/2024 12:34

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.

> We wish to lodge an objection to the proposed development at Neath Down for the following reasons.

>

> 1 Enlargement of Alton for any form of development should be restricted to the

> north side of the A31.

> 2 The proposed development would reduce the stock of fertile agricultural land.

> 3 The local traffic created by the development would have a negative impact on the

> flow of traffic on the A31 and the town of Alton.

> 4 The development would set a precedent for future applications to develop land on

> the the southern side of the A31.

> 5 The existing services and infrastructure in Alton are stretched and cannot support

> this development.

>

> Yours

> [REDACTED]

>

>

> Sent from my iPad

Objection to Draft Local Plan

[REDACTED]

Thu 29/02/2024 17:23

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.

Having inspected this Plan and having read the Objections made to it both by Alton Town Council and in the excellent letter of [REDACTED] published in today's Alton Herald, I wish to be registered alongside them in urging that the present Draft should be abandoned as unfit for all fair and sensible purposes.

[REDACTED]

[REDACTED]

[REDACTED]

local plan for new homes for whitehall and bordon

[REDACTED]

Sun 03/03/2024 19:42

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 Sirs,

I support the proposed plan for 667 homes BUT NO MORE HOMES.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Alton Planning

[REDACTED]

Mon 12/02/2024 22:38

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.

Hello

I refer to the current EHDC Consultation in respect of local planning through to 2040.

I note that the agricultural fields, currently cultivating barley, bounded by Curtis Road, Windmill Hill, and Wilsom Road, have been included within the Alton Local Development Area Plan. I strongly object to any consideration being given to the possible development of these fields for housing; they have been in agricultural use for decades and must remain so. It would be a catastrophic betrayal of local opinion to even consider allowing verdant crop growing acreage to be sacrificed for housing. I would vehemently oppose any such move.

[REDACTED]

Sent from my iPad

[REDACTED] - FW: Deerleap Development RLC2

[REDACTED]

Thu 29/02/2024 15:54

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.

Dear Sirs

Please find below our objections to the Deerleap Development plan.

1. The planned development will add to the urbanisation of the village adding further strain on both the local infra- structure and detract from the rural aspects of Rowlands Castle. It is thought that if planning permission is given for the building of 8 homes, on past form with developers there will no doubt be a subsequent request to alter the permission to morph into authority to build possibly 12/16 homes . If that does occur the village will be faced with a further influx possibly 20 to 30 vehicles to add to the traffic congestion, not to mention the requirements of their attendant owners. Even a small increase in residents will impact on already strained resources such as the surgery.
2. The impact on road traffic and parking in the village particularly at peak times will contribute to pinch points around the green. This situation will be further exacerbated if Railtrack go ahead with plans to impose parking charges at the station which is now under serious consideration. Parking outside the village centre shops is already dangerously chaotic, particularly at peak times.
3. The village centre already has severe flooding problems and Woodberry Lane is frequently closed to traffic. By 'concreting over' further swathes of open land the village centre will be forced to accommodate additional volumes of run-off water, which will invariably find its way to the village low point.
4. The influx of even a modest number of new residents will have a detrimental effect on the village in general.

[REDACTED]
[REDACTED]
[REDACTED]

Michael Ridge - Deerleap Development RLC1

[REDACTED]
Thu 29/02/2024 15:51

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 Sirs

Please find below our objections to the Deerleap Development plan.

1. The planned development will add to the urbanisation of the village adding further strain on both the local infra- structure and detract from the rural aspects of Rowlands Castle. It is thought that if planning permission is given for the building of 5 homes, on past form with developers there will no doubt be a subsequent request to alter the permission to morph into authority to build possibly 8/10 homes . If that does occur the village will be faced with a further influx possibly 16 vehicles to add to the traffic congestion, not to mention the requirements of their attendant owners. Even a small increase in residents will impact on already strained resources such as the surgery.
2. The impact on road traffic and parking in the village particularly at peak times will contribute to pinch points around the green. This situation will be further exacerbated if Railtrack go ahead with plans to impose parking charges at the station which is now under serious consideration. Parking outside the village centre shops is already dangerously chaotic, particularly at peak times.
3. The village centre already has severe flooding problems and Woodberry Lane is frequently closed to traffic. By 'concreting over' further swathes of open land the village centre will be forced to accommodate additional volumes of run-off water, which will invariably find its way to the village low point.
4. The influx of even a modest number of new residents will have a detrimental effect on the village in general.

[REDACTED]
[REDACTED]
[REDACTED]

To: EHDC Planning Policy Team

From: [REDACTED].

Contact: [REDACTED]

Subject: **Comments on EHDC Regulation 18 Part 2 Local PPlan**

Dear Sir/Madam,

I would like to submit my comments on the local plan as referred to above, but have been unable to having read the plan and trying to enter my detail comments onto your "Common Place" platform. My comments are as follows:

Page 1 Para 8 - Says for sustainable growth "housing must be affordable, the right size and in the right location"

Comment- I do not believe that the AL18 Alton Land at Neatham Manor Farm potential site allocation is in the right place to meet this aspiration neither will it be sustainable.

Page 1 Para 11 - Sates that "will help look after local residents by encouraging walking, cycling and the use of public transport".

Comment- I do not believe that the AL18 Alton Land at Neatham Manor Farm potential site allocation will encourage walking cycling and the use of public transport. On the contrary due to its location remote from Alton it will work against these desired best means of moving around.

Page 20 - Central information circle contains incorrect consultation dates.

Page 41 - Vision states residents will live in accessible and inclusive communities.

Comment - I do not believe that the AL18 Alton Land at Neatham Manor Farm will be an accessible community.

Page 26 & 31 Objective A1a - states housing should be in the right location.

Comment - I do not believe that the AL18 Alton Land at Neatham Manor Farm is in the right location due to its separation from the town of Alton.

Page 27 Objective B4 states "to enable people to live locally and reduce reliance on the private car".

Comment- I do not believe that the AL18 Alton Land at Neatham Manor Farm is in the right location due to its separation from the town of Alton. It will increase reliance on the private car.

Page 43 para S1.3 bullet 3 - states "ensuring good accessibility to local services and facilities".

Comment - I do not believe that the AL18 Alton Land at Neatham Manor Farm is in the right location for *good accessibility to local services and facilities* due to its separation from the town of Alton.

Page 54 CLIM bullet 3 says planning development means using “sustainable modes of transport (e.g. walking, cycling, public transport) will be prioritised through the location, design and layout of new development” to tackle the climate emergency.

Comment - I do not believe that the AL18 Alton Land at Neatham Manor Farm is in the right location due to its separation from the town of Alton. It will increase reliance on the private car.

Page 55 CLIM 1.3d

Comment- as per page 54 above.

Page 84 Objectives para 2

Comment - as per page 54 above.

Page 87 B1 - States “Make sure that new developments are located to maintain and improve the quality of built and natural environments, including our high-quality and valued built heritage and landscapes, whilst maintaining the integrity of existing settlements and their settings”.

Comment - I do not believe that the AL18 Alton Land at Neatham Manor Farm due to its impact on the integrity of the setting for Alton.

Page 124 para 5.81 - says “The precise boundaries for the gaps have been identified and form part of the Local Plan. The methodology used to define and assess the boundaries of the gaps forms part of the local plan evidence base”.

Comment - where and what are they?

Page 147 DES1.1 para g and also page 330 Objective B para 4 - says “Within Tier 1 and 2 settlements enables residents to “live locally” by accessing some services and facilities within convenient walking or cycling distances,”

Comment - I do not believe that the AL18 Alton Land at Neatham Manor Farm meets this vision due to separation from the main town.

Page 161 figure 6.8 shows a diagram of densities in the Southern area.

Comment - Where is the diagram for the Northern area?

Page 184 para 8.11 - mentions the emerging infrastructure plan.

Comment - Where can we get site of it?

Para 190 para 8.25 refers to an Accessibility Study.

Comment - Where can we get sight of it and how does Land at AL18 Neatham Manor Farm proposed settlement sit in this study?

Page 193 para 8.36 - says” It is essential that new development integrates with existing sustainable transport networks and provide safe, suitable access and connections to the walking, cycling and public transport infrastructure, as well as providing new linkages to these, where required”.

Comment - I do not believe that the Land at AL18 Neatham Manor Farm proposed settlement meets the policy requirements.

Page 194 para 8.41 mentions a Community Facilities Study.

Comment - when and where can we see it?

Page 219 para 9.22 mentions “3500 homes which is a 22.5% buffer over the base requirement set out at para 9.21”.

Comment - why is there such a large buffer which is causing communities concern over the potential high number of allocations against a smaller requirement.

Page 259 para E2.1 mentions a “Policies Map”

Comment - when and where can we see it?

Page 276 DM2.1a. and Page 341 - sets out “reflects, conserves or enhances the existing landscape, including the ancient sunken lanes, and integrates the development into its surroundings taking account of local distinctiveness and local character by adding scale, visual interest and amenity;”

Comment - Page 341 Land at Brick Kiln Lane site ALT1 makes no mention of the sunken lane and the constraints it presents. This is a significant factor at this site.

Page 331 para 1 - states “The revised settlement hierarchy of the Draft Local Plan (Policy S2: Settlement Hierarchy) reflects the view that settlements that offer more opportunities for people to access services and facilities on foot or by bicycle should be preferred as a location for new development.

Comment - It is considered that the proposed Neatham Manor Farm site for Iton does not meet this criteria and will increase car travel.

Page 332 at note under chart. States that significant proportion of 700 homes will be proposed by the NP.

Comment - 700 homes plus the 1000 for AL18 Land at Neatham Manor Farm is more than 50% of the entire District requirement out to 2040. This is considered unrealistic and plain wrong from an overdevelopment perspective.

Page 358 — ALT8 Land at Neatham Manor Farm.

Comment - It is considered that Land at ALT18 Neatham Manor Farm is not a sustainable site due to its separation from the town of Alton and that there are available, and developable areas in a more sustainable location closer to Alton.

Summary

I believe EHDC have put a lot of effort into producing the Regulation 18 Part 2 Plan and it reads very well. Thank you for setting it out so clearly. It is clear that housing allocation is a contentious and difficult process and that there will inevitably be pushback in certain areas which we hope you will carefully consider.

██████████

EHDC Local Plan Consultation

[Redacted]

Fri 01/03/2024 15:10

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.

Hello,

I would like to outline my views on the draft Local Plan Consultation.

I am broadly supportive but object to the following:

- There is no proposed brownfield first policy.
- Bentley does not have the facilities to be considered Tier 3. It has no surgery, the sewage works are in dire need of repair. There is no local employment. It is not accessible by foot or cycle routes to the correct amenities. It is not sustainable and should be considered a tier 4 site.

Please can you confirm receipt of the site.

Thank you very much

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Land at Drift Road 80 houses

[REDACTED]
Fri 01/03/2024 16:32

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.

Please can i add our feelings, our concerns at this proposed development site...

Myself and my husband have been living in Godwin Crescent for about 30 years
Where we live in the Crescent we will probably not see these houses if they are built? But the outcome will have a very detrimental effect just being there to our village.

With regards to the flooding in the area, you may or may not realise that the flooding has been much worse since the large housing estate up Green lane has been built, the old Victorian 9 inch waste pipe is not coping now, seeing excrement is not a very nice thing to see floating about in our gardens, and it has to be treated when it happens! i am disabled and i use our downstairs toilet a lot, as the stairs are a problem for me, when it rains heavily we cant use it at all, we have to put a sandbag in the toilet bowl to stop other people's waste coming back up the pipe into our house!, its always a big, big worry!

On top of the threat of flooding there is the infrastructure to worry about, our Drs surgery is already massively over subscribed, and even though i am on a lot of medication and have health problems and we are OAPs its already difficult for us to see a Dr, its almost impossible now! what are the chances of us and other people who are already living here being seen by a Dr all ????

I could go on about the infrastructure, roads, too many cars, schools wont cope etc but i expect its all been repeated by others in the village ...

Please, please dont build these houses , it will be just too much for the village to cope with, and after all there has been a huge amount of new houses that have already been built in our village its not as if we haven't done our bit...

I do hope our voices are not lost in the wilderness ? but we fear you will build regardless !

Thank you
[REDACTED]
[REDACTED]

Sent from my Galaxy

EHDC Proposed Local Plan Reg 18 Consultation

Wed 28/02/2024 15:43

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.

I strongly object to the EHDC local plan proposed development at Neatham Down

- In effect this proposal equates to a new small town, adjacent to but not really connected with Alton whose infrastructure is already severely stressed. We have first hand experience since we were 'reallocated' to a Doctors surgery at Chawton Park after Bentley Surgery was closed (a round trip of 2 miles has become a round trip of 12 miles or so).
- This proposed development is in Binsted Parish - it would effectively double the size of the population of the Parish and would irrevocably change the nature of what is a rural parish
- This would be building on productive farmland contra to the Governments Brownfield first policy
- Clearly it would negatively impact the rural nature and biodiversity of the area (several species inc skylarks, yellowhammers and brown hares use Neatham Down and they are listed as species of principal importance) whilst also substantially increasing the water, light and greenhouse gas pollution risks. This areas geology is clay hence water run-off risk would be increased, sewage pollution to local water sources and chalk streams would be increased, along with substantially increased traffic exacerbated even more during construction.
- Neatham Down is a beautiful landscape which would be yet another natural landscape destroyed by an oversized development
- CPRE concluded that this site is an NPPF Valued Landscape to which NPPF 2019 para 180(a) applies
- EHDCs own landscape capacity study in 2018 had already concluded that this area had a low capacity for development constrained by its rural character - so WHAT HAS CHANGED EHDC ?

Please explain why Alton is now the only Tier 1 settlement in the EHDC plan as per "Managing Future Development" with an allocation of 1700 houses vs other settlements which have far fewer houses allocated. There is no justification for this.

Finally AND let's be absolutely honest - the current NHS infrastructure can't cope with the current settlements, the roads and associated services are a 'pothole' disaster, our roadsides look like a giant litter bin, the water and sewage treatments can't cope as a result of which our rivers are becoming more and more polluted. There is talk of closing several of the recycling sites - a guarantee that fly tipping will get even worse....and the answer is lets build another 1200 homes in the same area.... but lets choose a beautiful green biodiverse Down (underpinned by Clay) to plonk it on. This doesn't make any sense at all.

I reiterate my strong objection to this proposal on Neatham Down.

Regards

Neatham Down (Site ALT-8)

[REDACTED]

Fri 01/03/2024 15:53

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 wish to register my objection to the EHDC draft local plan (Reg 18 consultation) for Neatham Down and the proposal to build in excess of 1,000 new houses.

My reasons for this objection are as follows:

1. Local infrastructure is already beyond capacity in terms of GPs , NHS dentists, schools.
2. Water supply and sewage treatment is already compromised, with regular discharge of untreated sewage happening currently.
3. Building on productive farmland in greenfield sites, especially when bordering a National Park (South Downs) , is contrary to government policy in favour of brownfield sites.
4. The proposal constitutes a threat to the River Wey and chalk aquifer, in contravention of legislation to protect chalk streams of which there are only 280 worldwide.

I await confirmation that this objection has been received and logged prior to the deadline of March 4th.

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

East Hants local plan - Holt Pound

Tue 05/03/2024 20:52

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.

Hi

I would like to comment on 2 elements within the east hants local plan concerning Holt Pound. I am a resident of Holt Pound (postcode [REDACTED]).

Firstly **PART A PLANNING FOR THE FUTURE OF EAST HAMPSHIRE, Policy S2 Settlement Hierarchy, Holt Pound**

Comments:

In the plan Holt Pound has been re-assessed as a Tier 3 Settlement, but is essentially a small hamlet and certainly not a focal point for the surrounding villages and rural areas in terms of the provision of local services and facilities, which it would have to be to justify becoming a Tier 3 Settlement. It should be in Tier 4 or 5 and the allocation of the site north of Fullers Road would not be justified.

As I read the plan the justification for this, implying that additional facilities in the neighbouring (Waverley) settlements of Rowledge, Wrecclesham and Farnham are within easy reach by foot or bicycle, and therefore Holt Pound's facilities is manifestly false.

To further evidence this in 2018 the Council assessed that proposed Residential development on that site would have an adverse impact on the rural character of the area, and is disproportionate in size to the existing settlement. It follows that this new proposal to enable development in that area would be at odds with the setting, form and semi-rural character of Holt Pound, contrary to the Council's own definition of Holt Pound.

Secondly **PART D SITES AND DRAFT POLICIES MAPS, Holt Pound HOP1**

Comments:

The site is within the countryside and an important contributor to the character of Holt Pound. In my view the scale proposed is disproportionate and of a type that would represent sub-urbanisation. It also directly contravenes Objective B1. Importantly the site sits between Holt Pound, Rowledge and Wrecclesham (more suburban areas) and helps separate/differentiate. It is bordered by a public footpath which is popular with walkers and a stream (also susceptible to flooding) and the site would be visible and detract from that path and the existing countryside that links to the South Downs national park and Alice Holt Forest.

Kind Regards

[REDACTED]

From: [REDACTED]
To: EHDC
Date: 3 March 2024

**A response to EHDC's document entitled
"Our Local Plan 2021 – 2040 Regulation 18 published December 2023."**

The development of a robust Local Plan is critical for all residents of the District. It is inevitably a complex process requiring a rigorous evidence base and a substantial amount of analysis. But a robust Plan that can withstand the tests of time can make a significant contribution to community cohesion and welfare. I thank EHDC for producing the Draft Local Plan – plus all the attendant supporting documents - for consultation.

Overall, I welcome many of the aspirations in the Plan particularly in relation to responding to the climate emergency, safeguarding our natural and built environment, creating desirable places enabling, communities to live well and delivering green connections.

However, rather than discussing all the points – good and bad – in the DLP, I have chosen to focus on those areas where I would recommend that EHDC make **changes** as a result of this Reg 18 consultation and put forward revised proposals to go into the Reg 19 document.

I recommend that the following changes be made to "Our Local Plan 2021 – 2040 Regulation 18 published December 2023."

1. Remove the additional buffer of 643 homes

...because it's unnecessary.

The rationale for this additional buffer of 643 homes is explained in para 9.21 "*In the context of the need for flexibility and addressing the potential unmet needs of the wider South Hampshire sub-region, the Local Plan allocates sites that could deliver more than the 2,857 new homes requirement listed above*".

However, this additional buffer is unnecessary as the Plan already provides several different buffers to cover these eventualities. Firstly, the Plan, via the algorithm of the Affordability Ratio already provides for 3857 homes for those coming into the District from other Districts including the wider South Hampshire sub-region. Secondly, the Plan absorbs over 1000 additional homes from the neighbouring SDNP.

2. Add a policy statement that prescribes the % of 'smaller homes'

...because all the demographic indicators show that this is the imperative.

These demographic trends are recognised in the DLP in policy H2.2. The policy states that :

“Taking account of the most up to date housing information, applications for residential development should demonstrate how the proposal will address the:

a. need for smaller homes;

b. requirements of an ageing population and people wishing to downsize, including the provision of single-storey dwellings;

However, it is argued that these needs are so pressing and the scale of the challenge so substantial that the policy statement that is included in the Reg 19 document should set a clear target for the % of smaller homes required on all sites over more than 10 houses. It is further recommended that there is a specific definition of ‘smaller homes’. (This is directly related to the affordability crisis discussed below)

3. Add a policy statement that prescribes a % of new market homes to be put on the market ` below the median house price for the District’.

...because there is an Affordability Crisis.

The Affordability Ratio for the District is 12.7%. This is very high and causes considerable social issues amongst young people who see little prospect of being able to afford their own home.

The idea behind the introduction of the Affordability Ratio was that it would make houses more affordable – that the increase in supply would lead to a reduction in the price of houses. There is no evidence that it has succeeded in this ambition. Indeed, the Affordability Ratio algorithm positively incentivises the building of new houses above the median house price for the District.

The DLP already includes a policy that specifies the number of ‘affordable homes’ that need to be provided. Policy 3.1. states *that ‘development which increases the supply of housing by 10 dwellings or more (or is on sites of over 0.5 hectares) will be required to provide at least 40% of the net number of dwellings as ‘affordable housing’.* This policy relates to the definition of ‘Affordable Housing’ included in the glossary of the NPPF ie “ housing for sale or rent, for those whose needs are **not** met by the market”.

The evidence presented in the DLP shows that the total need for houses that people can afford over the Plan period is 11, 647. This more than 100% of all the houses required in the District to 2040.

Therefore, in addition to the policy target of 40% of ‘affordable homes’ (as per the NPPF definition), there should be a policy target for the % of new market homes that are put on the market below the median house price for the District. It is recommended that that target should be between 40% and 60%.

4. Remove the proposed Settlement Policy Boundaries from key locations

...because they are not necessary

The new Settlement Policy Boundaries incorporate a significant amount of land that has previously been outside the SPB and therefore considered to be 'countryside'

The Interim Settlement Policy Boundary Review Background Paper January 2024 states that :

"Therefore, in addition to the settlements identified in Table 1, it is now proposed that Lasham, Lower Froyle, Shalden, Oakhanger, and Upper Wield will also have a settlement policy boundary."

It appears that these changes are to be consistent with Principle 1 of the Interim Settlement Policy Boundary Review Background Paper January 2024.

"The boundary will be defined tightly around the built form of settlements. Footnote 2:As identified in the settlement hierarchy (Policy S2)"

In addition, there are parts of settlements that are now proposed to be included within the SPB which have been deemed to have been in the countryside for decades eg

- Five Ash Road, Medstead
- Wield Road, Medstead,
- Hussle Lane, Medstead.

The stated reason for these changes is that they are given in para 4.15 of the Interim Settlement Policy Boundary Review Background Paper January 2024

"4.15 It may be appropriate given the nature and form of a settlement to define two or more separate elements. These detached areas of a settlement may have boundaries drawn around them, where they:

- *Comprise a continuous block of curtilages, of buildings which are in close proximity to one another, without large residential plots, landscaping or other open space breaking up the area (though they may be separated by roads)*
- *Include at least twenty dwellings, and*
- *Are situated within 200m of the existing Settlement Policy Boundary, are visually related to the main part of the settlement and do not have any identity as a separate settlement or hamlet".*

In both these cases there is there is no obvious benefit from these changes apart from administrative neatness.

On the other there is a clear risk that the proposed changes will increase the opportunity for 'backland development' – and 'backland development' is clearly 'supported' in the DLP. (*DM17.1 Housing development on garden land and/or to the rear or side of existing residential*

property within a defined Settlement Policy Boundary will be supported...). A significant increase in such 'backland development' could have serious consequences in terms of the impact on the character of these settlements.

This is a significant policy change without a robust evidence base and should be removed from the Plan.

5. Consult with the Parish Councils on the Settlement Policy Boundaries.(SPBS)

...because the SPBs need to be clear and unambiguous on the ground and, as they represent a further encroachment on what is currently considered to be countryside, they require explicit democratic support.

Principle 1 of the Interim Settlement Policy Boundary Review Background Paper January 2024 states that

"The boundary will be defined tightly around the built form of settlements and where possible will follow defined features such as walls, fences, hedgerows, roads, canals and woodland."

In the current proposals there are too many examples of where this principle is not followed and this inconsistency renders the proposals unsound.

As this Interim Settlement Policy Boundary Review Background Paper January 2024 is labelled as an 'Interim Paper', it is recommended that these proposals are discussed and finalised with the relevant Parish Council before they are included in the Reg 19 document.

6. Add a policy statement that gives priority to 'brownfield' development

...because of the very real benefits for the environment and climate change.

The NPPF gives very clear guidance on this in para 123. It states that *"Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land"*

Following the publication of the NPPF, the Department for Levelling Up, Housing, and Communities published a consultation document on 13 February 2024 entitled *"Strengthening planning policy for brownfield development."* The purpose of the consultation was stated to be that the Dept were *"seeking views on how we might strengthen national planning policy to support our approach to brownfield development."*

It is recommended that a policy statement is included in EHDC's Reg 19 document which reflects this guidance DLUHC.

7. Move Four Marks/'South Medstead' into Tier 4.

...because that was the clear conclusion from the analysis in the Ridge Report.

Based on the accessibility scores, Ridge concluded that Four Marks/ 'South Medstead' should be in Tier 4. It was only moved up to Tier 3 on the grounds of population - *"where population levels appear to be relatively high given a settlement's accessibility score, this has been interpreted to indicate a good potential to maintain or even enhance accessible service provision over the time period of the Draft Local Plan"*. This argument is counter-intuitive. A more robust approach would be to recognise that the accessibility scores in certain settlements are low because there has been an excess of development (and hence population) in recent years without a commensurate increase in infrastructure. The experience of the last few years demonstrates that the new homes are built at a significant distance from the infrastructure.

It is therefore likely that any additional development will be in areas within the settlement that are even less accessible.

8. Review the allocated sites in Four Marks/'South Medstead'.

...because there is increasing concern that the settlement of Four Marks/'South Medstead' is becoming unsustainable.

This can be largely attributed to the substantial over development in recent years. In the JCS (2014), the objectively assessed housing need for this settlement was deemed to be 175 homes by 2028. As of 2023, there have been approximately 571 dwellings built, with an additional 71 with Planning permission.

We can already see the impact that this over development has had on sustainability. There has been

- an increase in surface water flooding
- an increase in traffic (a frustration for local residents)
- an increase in traffic pollution (an impact on climate change and health)
- a reduction in accessibility (as evidenced in the Ridge Report)
- an erosion of community cohesion.

This point has been highlighted by Planning Inspectors at Appeal hearings over the last few years. For example:

- *Given that there are already permissions in place to take new housing well beyond the identified figure, the resulting implications for local infrastructure weighs against the sustainability credentials of the proposal. (Appeal Ref: APP/M1710/W/16/3154870)*
- *I have also found above that the provision of further housing alone would not be conducive to reinforcing Four Marks/South Medstead's role and function as a small local service centre, given the backdrop of the scale of the house building that has*

recently taken place in the area. I consider that also weighs against the social benefits arising from this development. (Appeal Ref: APP/M1710/W/19/3225766)

Furthermore, as the allocated sites themselves could be considered unsustainable for a variety of reasons, it is recommended that the whole allocation for Four Marks/'South Medstead' be reviewed.

9. Include a timetable for the Design Code in the Reg 19 document

...because the Design Code will be critical to the character of the settlement.

It is disappointing that the formal Design Code project for the District has yet to start. It is therefore, important that in the Reg 19 a timetable is included which will make clear by what date EHDC plans to have the Design Code completed.

Only then can Neighbourhood Plan teams start work on their own Design Codes.

In summary, I remain supportive of many of the aspirations in this Reg 18 Plan. However, I hope you will understand that in the event that the changes that I have recommended are not included in the Regulation 19 version of the Local Plan, it will then be necessary for me to make the appropriate Representation for consideration by the Inspector at the Local Plan Examination.

Local Plan

[REDACTED]

Sat 02/03/2024 11:39

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.

Good, morning, I have been considering my thoughts on this, local plan and my comments are as follows

It's obvious Alton was kept out of the South Downs, so the building can go ahead.

I work in the Nhs in alton, and i know our GPs are already struggling to serve the current population of Alton and with the current housing developments going on, how on earth with another approximately 2,500 homes earmarked for our town are they going to be able cope with this(definitely not, its very hard to recruit doctors now)I know if it has been commented about possible extension to the existing Chawton Park (who is going to fund that ?) There is no mention of other of our necessary services such as the schools or dentists. It's probably already a done deal, and those with power to decide do not reside in Alton.

What about the young people they already can not afford to buy in the town they grew up in, yet we more and more housing for the elderly population and yet another care home in the process of being built.

Regards

[REDACTED]

Sent via BT Email App

Comments

Wed 06/03/2024 11:42

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.

Regarding Whitehill and Bordon. The housing proposals are the maximum that should be allowed. Areas that shout louder and request housing numbers be shifted away from proper connected towns and villages such as Alton and Liphook should not be allowed to use their muscle to make life in Bordon any more intolerable. Alton is a proper town with good transport and general infrastructure. Liphook at least has a train station and , arguably a more diverse range is shops. Bordon had a very limited range of shops (mostly fast food) no definitive plan for a decently sized supermarket (the one currently in the plans is far too small). We have no community hospital or sixth form and the new leisure centre is small without a good range of facilities. Our HWRC is under threat of closure but Alton's is not. To add a disproportionate number of houses to Bordon when Alton had so much more capacity to support the building being proposed seems wholly wrong and morally repugnant if this would be due to the expectation that EHDC can 'get away' with treating Bordon unfairly because we have a population less able to speak up or who have just lost any belief that things will change or that anyone at EHDC listens to our views. DO NOT APPEASE ALTON VOTERS AT THE EXPENSE OF BORDON A TOWN WITHOUT PUBLIC TRANSPORT OR ANY SEMBLANCE OF ADEQUATE FACILITIES FOR A TOWN OF OVER 15000 PEOPLE..thank you
Sent from my iPhone with apologies for any typing mistakes.

Objection to Bentley becoming a higher tiered settlement

Mon 04/03/2024 11:37

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.

To whom it may regard,

I'd like to register my objection to Bentley village being moved into a higher tiered 4 settlement.

The village, although has many of the same facilities as other local tier 4 settlements is actually only at the level it is due to the fact there is a train station (in the village). This is actually untrue and the station is not in the village. It isn't even in the same Parish.

Bentley village could not sustain enlargement of any type.

We no longer have a village surgery and pharmacy meaning residents need to travel at least to Alton to visit a GP or collect prescriptions.

There is only one grocery store in the village which is expensive and not large enough to facilitate a weekly shop.

Bentley primary school is already oversubscribed. The roads around the village at school drop off and collection are overwhelmed with cars parking on the verges and idle traffic. The flooding and sewerage overflow in the village is already at a point which has serious impact on the health and safety of the residents and the chalk stream east of Bentley. This is due to Thames water not updating drains and sewerage systems in an area. There has already been far too many houses built on land required to soak away rain run off in the village.

There is a train station near the village but it is not safe for most people to cycle or walk to and definitely not within 10 minutes. At night the train station is not accessible by foot from the village, the road is incredibly dangerous and the pavement turns into verge. The station carpark is used by commuters to London and after 7.30am during the week you would be very lucky to get a space..... Rendering the station only usable by morning commuters with cars or being dropped off and not the wider community.

Bentley is not suitable for moving into a higher tier, the village infrastructure is not capable of sustaining any more development.

Please Acknowledge my objection.

Kind regards,

[Redacted signature block]

ALT 8 Land at Neatham Manor Farm

[REDACTED]

Sun 25/02/2024 14:27

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.

The proposal is for a small town just on the outskirts of Alton. A similar, smaller proposal was turned down just a few years ago, as there was insufficient infrastructure to cope with the proposed development. Nothing has changed except for one new supermarket recently opened. The provision of healthcare in Alton is a major concern, both surgeries are struggling to cope with the existing number of patients and have great difficulty recruiting doctors and other professional staff. The proposed additional building at Chawton Park Surgery is needed for the current number of patients as both surgeries in Alton had to take on the patients and nursing home responsibilities when Bentley Surgery closed. In addition, secondary care is at breaking point with long waits for surgery and procedures, including cancer care. The proposed orthopaedic hub at Winchester will help but only with orthopaedics.

Education is also a great concern, how will schools cope with thousands more children?

The roads in town and surrounding areas can hardly cope with the current level of traffic. Roads are in a terrible state with extremely dangerous potholes everywhere. We are currently in the middle of major road closures causing gridlocks and damage to verges. This is to support electricity upgrades to all the new housing in Bordon. To say that people will walk or cycle into town from the proposed site is a nonsense. It is at least two miles. People will use cars to shop, get to work and children to schools. The additional traffic will add further to the gridlocks we already suffer.

Neatham Down is a haven for wildlife and is fertile agricultural land. It is enjoyed by many walkers. To destroy all this is unforgivable. What are we creating and leaving for future generations? This proposal must not be allowed to proceed.

[REDACTED]

East Worldham

Sent from my iPad

[REDACTED] - EHDC Draft Local Plan - Objection

[REDACTED]

Mon 04/03/2024 20:28

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 EHDC,

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

Yours sincerely,

[REDACTED]

Holybourne Resident

[REDACTED] - BWH1 - Bentworth/Glebe Field

[REDACTED]

Mon 04/03/2024 22:43

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.

From - [REDACTED]

Dear Sirs

The various development plans in Bentworth cannot possibly fit in with the long term EHDC aims of either low cost housing , retirement housing or protection of village attractions where open spaces are paramount. The local facilities ,other than the school, are non existent so everyone relies on good public transport which is nearly non existent but vital for the elderly or for occupants of low cost housing . There is sadly no village shop and no prospect of one and no immediately obvious sources of local employment and no convenient local services.

In many ways one would like all of the above to be part of the village but in this day and age that is not going to happen so new housing should be near or easily accessible to facilities, services, job opportunities, amenities and good transport .

Yours sincerely

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

Sent from my iPad

Hundreds of Houses planned for Binsted parish , both Neatham and Holt Pound

Mon 04/03/2024 13:46

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.

Binsted civil parish is inside Southdown National Park . I object most strongly to these ridiculous, ill thought out proposals with no infrastructure planned and no consideration of the roads surrounding these areas — already crowded . Please think carefully and consider the ramifications of cramming in these planned houses , for whom exactly ? Low cost housing is urgently needed for our children who have nowhere to live in our existing villages ,hamlets and parish . You are a developers dream who will build luxury four bed houses and retire laughing . Just fill in the spaces between Alton and Farnham and say goodbye to the precious green space recognised by SDNP . Yours sincerely

Sent from my iPad

EhDC - Rowlands Castle - RLC1 and RLC2

Sat 24/02/2024 16:04

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.

Good Afternoon.

I have lived in Rowlands Castle Village for nearly 40yrs.

I say Village, but not really anymore. If you have ever driven/walked in the village, it is now chaos, with lorries, cars , loads of congestion through the green
Everyone parking exactly where they want, under Woodberry Lane Arches, it's a wonder there is not a fatal accident occurred!.

The Land at Deerleap North and South, building more houses in that land, have been challenged a few times in the past years.

Mainly that the 'Green ' in the village would be removed, and a new driving system would go right through the 'Village'.

I suggest that everyone on the East Hants Council, take a visit and watch the present traffic, parking, public services, one doctors surgery, one pharmacy, before any decisions are made.

We all understand houses have to be built, but I feel the impacts of traffic, flora and fauna, flooding, and the grounds of deer leap, are a vital component of the rural setting of the village, and conservation Area.

I therefore feel again, that this development should NOT be permitted.

Thank you
Kind regards

Sent from my Galaxy

Draft Local Plan Allocation: BWH1 - "Top Field", Land Adjacent to Glebe Field, Bentworth

[REDACTED]
Sun 03/03/2024 19:58

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.

Dear Sir or Madam

Ref; Draft Local Plan Allocation: BWH1 - "Top Field", Land Adjacent to Glebe Field, Bentworth

My family live opposite the proposed plan here, in [REDACTED] Bentworth.

The plans for this repetitive series of near identical suburban bungalows appears to have lost any sympathy with the rest of the local environment, which is a lovely mix of individual old buildings of character.

Consequently, I fear this completely unsuitable design and density would stick out like a sore thumb and be genuinely detrimental to the locality and its authentic beauty.

Ecologically, surely this is a negative step backwards, with no evidence of the biodiversity net gain required. In addition, there is no regular access to public transport (one bus a week!) so this would yet further traffic to this already busy 'cut through' road. Our family cat was run over outside the gates last year as cars speed through the village. Also, there are no shops, very poor broadband and no health facilities.

I understand that the local allocation for growth is in settlements 1 to 3, and we're a remote Tier 5 location. So what is the point of the object of the Council to remove reliance on private cars if they choose to grant permissions to new planning schemes of this type in such a rural location? Overall there should be a reduction of 5 to 10 dwellings in Bentworth, to other more suitable locations, so adding further new residences here is fully against the objectives set.

Bentworth has been continuously farmed for centuries, since medieval times in fact. It would be an enormous shame to lose this agricultural land of unique rural character, to a modern inappropriate building scheme, in the wider conservation area.

Kind regards

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

Local planning .Bordon & whitehill

[REDACTED]

Mon 04/03/2024 09:13

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.

I object to any more than the 667 houses proposed originally for the Bordon are.Please keep it at 667 and no more .

Regards [REDACTED] Resident for 48 years. [REDACTED]
[REDACTED]

East Hants Local Plan January 2024

GENERAL

The documents cannot be easily read on a computer – the pages and writing are too small and every time you access a page it has to be magnified to be read. Very poor and not user friendly – would have been much easier if only one A4 page was visible at any one time. As a result, it is very time consuming to read this – very poorly thought out.

The overall package of documents is far too much to give reasonable considered comment and opinion. Who produced this lot and who paid for it? Too much glossy pictures – really just needs simple overview and diagrams - Shocking waste of tax payers' money

With regard to the proposed development sites there appears to be no options being considered here. To achieve the required development demands all these proposals need to be adopted. So, it is hardly a consultation in terms of would you prefer this or prefer that. It appears to me this is what you are going to get and so let us know your thoughts and we will see what we can do.

Looking at the housing numbers overall for the East Hants area outside the national park there is undoubtedly an imbalance between the allocated housing to Alton area compared to similar sized community at Bordon. Surely there is much former industrial/military land at Bordon that should be used in line with government policy recently reinforced by Michael Gove. Alton is allocated twice as much as Bordon – this is unreasonable and illogical. What Hampshire (and UK government) should be doing is looking strategically at the earlier proposal to create a large 'Green' town/city for Hampshire at Bordon & Whitehill with reinstatement of the railway to Bentley and complementary sustainable local transport links. The current imbalance of housing allocation to Alton is unacceptable. Also, with regard to Alton area why are there no houses allocated to the corners of Holybourne which could easily accommodate some housing? This will of course require local infrastructure improvements.

Finally for these General comments – developers MUST BE held to account and monitored to deliver on the EHDC commitments in this consultation in particular with regard to providing suitable local infrastructure and facilities, protecting and enhancing the local environment and biodiversity – please explain how EHDC intend to do this on behalf of your communities.

Section 03

Is South Downs National Park taking any housing allocation? There must be locations within the park that are suitable for housing and local employment.

Section 05

The plans for Neatham Down (Alton) go against the policy of 'No loss of biodiversity importance' – this is a large area of agricultural land with associated hedgerows, tracks and fields that provide a significant environment for a number flora and fauna dependent on this type of habitat.

ALT 1 – Land at Brick Kiln Lane

The development should not be permitted on the upper slopes of the area as this will result in unacceptable visual intrusion from view points around the town. The adjacent 'Redrow' development should be the guide for acceptable development spread.

Reference to Eggars school is not appropriate as it is approx. 3km away 45 minutes' walk

Similarly, the Wilson Practice will not be convenient

New roundabout on A339 proposal is welcomed.

ALT4 – Land at Whitedown Lane

This is a significant intrusion to the local area. The planned development will impact on the biodiversity and views to the north from Ackender woods a pleasant peaceful area for walks and recreation. This development by straying beyond the natural town boundary of the A339.

Again, reference to Eggars school is inappropriate being 3km away and the Wilson practice will not be convenient.

ALT7 - Land at Lynch Hill Alton

Proposed new access from Montecchio Way would in my opinion cause traffic problems at the east approaches to Alton from the A31 with existing traffic lights at Holybourne and Mill Lane – unacceptable. Routes to the development via Waterbrook Lane should be considered.

ALT8 Neatham Down / Neatham Manor Farm

This whole development proposal is flawed. The development is beyond the natural boundary for Alton. With a new access on to the A31 at the roundabout occupiers of the development are I suggest unlikely to drive into Alton for travel or shopping but more likely to turn right (East) and travel to Farnham or West to Winchester.

The development is planned on high ground to the east of Alton and on a high point which is visible from many miles on a 360-degree vista including impact on views from the National Park. Significant green screening will be needed to reduce the visual impact of this proposal sited on high ground.

The site is adjacent to ancient woodland and site of early human settlement of Monk wood. This is a precious historic site and site of significant woodland habitat. There are exceptional examples at Monk Wood of early human earthworks and settlement. The local flora & fauna on this long-abandoned site should be respected and preserved without intrusion from new adjacent development.

There are magnificent views from the existing public footpaths that this development proposal will consume. Unrivalled uninterrupted views of Alton to the west and the hills beyond, plus Alice Holt & Surrey to the east are available from this wonderful unspoilt area. The development will be an unattractive eyesore of buildings impacting on all vistas from the existing view points around Alton.

Reference to Chawton Park surgery is inappropriate it is over 3 km away. The Wilson practice will not be able to accommodate such new numbers and is also some significant walk or cycle from the development.

Should this development be progressed then general access via Golden Chair Farm to Alton via Mill Lane is essential AND the junction of Mill Lane with Wilsom Road and Ashdell Rd will need improvement.

[REDACTED]

[REDACTED]

[REDACTED]

New Housing Proposal for Whitehill, Bordon and Alton

Thu 07/03/2024 18:27

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.

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 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. 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.

Best regards

Local jobs

Thu 29/02/2024 10:59

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.

I have looked at the maps for the local plan and for me, an Alton resident, there seems to be a large hole in the plan. As it stands the plan continues with the view that Alton is not to be treated as anything more than a dormitory town, providing the workforce for other locations. In the Council's corporate strategy it states that the council will 'Support the development of strategic employment sites including ensuring an adequate supply of sites to support SME growth.' Also the council states in the same document that, 'We are privileged to be the custodians of the beautiful environment of the district and are committed to protecting it for future generations' and 'Through the Local Plan we will ensure environmental measures are embedded within the planning process, encouraging developers to adopt the highest environmental standards. Our priorities will be focussed on delivering against our Climate and Environment Strategy with the establishment of our Green Team who will work across the organisation to ensure environmental considerations are considered in all our work.'

I would argue that the biggest consideration to improving the environment is to reduce the distance that people travel to work by providing the places for businesses to deliver those jobs. If we can provide places for people to work locally it will improve the general amount of vehicle emissions. If those work places are within or served by, public transport networks this will further reduce emissions and furthermore, if those workplaces were within walking distance of people's abode or provision was put in place for safe cycling to work, the health of the population could further be improved.

I would also argue that encouraging people to work locally through the provision of new business parks in the local plan, the mental health of residents who currently get up to catch trains as early as 05.42 from Alton and get home late in the evening would be improved, their family lives would be improved and their sense of place and connection to the community in which they live would be improved.

So, I implore you to look again at the local plan and look to making provision for new business parks to attract employers to the area to stop this gradual reduction of towns in East Hampshire to the status of mere dormitories providing a workforce for other locations. The minimum consideration at worst case scenario should be to provide local jobs to the equivalent of the amount of new working age people moving to the district and at an ideal to make provision for a year on year increase in the ratio of people living and working within the district in comparison to those living within but working without.

Objection to proposed Local Plan re Binsted Parish

Sun 03/03/2024 11:26

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.

Hi, im writing to say that I am broadly supportive of all the points made in Binsted Parish Council's summary objection to the Local Plan and in particular the seemingly disproportionate effect it will have on Binsted Parish. The housing developments in the Bordon area already seem to be inadequately supported by appropriate new infrastructure and these could easily suffer from the same problems.

These points in particular seem worthy of consideration please:

- Excessive homes proposed: +22% above EHDC's required allocation of 9,082 homes by 2040.
- 3 development sites in the parish (one of over 1,00 houses) on 11 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.
- Puts unsustainable pressure on local infrastructure (roads, water supply, sewage, healthcare).

Regarding the proposed Neatham Down development

- This is 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 is designated a 'Valued Landscape': large-scale development is normally not allowed.
- Site was already assessed and rejected for a smaller development of 650 houses.
- Further pressures on vital services such as GP appointments and local infrastructure
- 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
- Poor location for affordable housing. No local services & geology means building expensive
- Building beyond A31 creates creep into countryside & likely future fusion with Holybourne.

Thanks for considering all these points along with the others included in the Parish's document

EHDC Proposed Local Plan ('Reg 18' Consultation) - Proposed Housing Development on Neatham Down (Site ALT-8) OBJECTION

[REDACTED]
Fri 01/03/2024 11:23

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.

Dear Sirs,

I write to object to the proposal contained in the EHDC Proposed Local Plan for such an unwarranted volume of housing in what is a very sensitive location.

Plainly, careful consideration should be given in deciding the location of new housing such as this. In this instance it is clear that great harm will be caused to a beautiful area of countryside both visually and environmentally.

In particular, the water runoff from this proposed development will cause significant harm to the downstream river ecosystem and environment of the river Wey. It is well established that whatever well intentioned preventive measures are put in place to mitigate runoff damage, they will not provide adequate protection for the fragile chalk stream ecosystem which they pollute.

The proposal for such development exhibits an entirely wrong balance between development, environmental protection and public interest.

I urge you to recognise that this proposed urbanising and despoiling development for housing is simply not right and that it should be removed from the Local Plan.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Standford Grange Farm - Objection to the plan for 126 dwellings

[REDACTED]
Fri 08/03/2024 08:54

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.

Re: Stanford Grange Farm - Local Plan Page W&WB7 HEA-018 -page 385-387

Dear EHDC Cllrs.,

I object to the proposal to build any dwellings at Stanford Grange Farm.

I have been a local resident for over 28 years and deeply value the existing environmental, cultural and social qualities of this area, to which this housing project would cause irreparable damage.

The building of 126 houses on Stanford Grange farm will have a destructive effect on the local community and environment, as it will require the re-purposing of productive farmland existing on the property of Stanford Grange Farm and dismantling of the farm. The farm creates local job opportunities and is a crucial social and environmental asset to the area as one of the last existing county farms. British farmers should be supported not discouraged – buying local British beef helps the local community and wider British economy and reduces the footprint of the beef that we buy which helps minimise its environmental impact.

I read with interest EHDC leader Richard Millard's announcement to create a "Dream Farm" in East Hampshire. According to the article on August 11th 2022 in the local newspaper, Cllr. Millard has not yet found a location for his "Dream Farm". Why would he tolerate the dismantling of the existing Stanford Grange Farm if he feels so strongly for the community impact of working farms? Why could he not use the qualities of Stanford Grange Farm, which already exists and is fully-functional, for this project instead.

The existing local infrastructure - e.g. sewage system can simply not cope with more houses in this area. With the 147 houses being built at Mill Chase Lane and another 126 on top it will cause havoc as it is already over capacity!

Traffic access is very limited with small country lanes and no public transport. One of the access roads - via the ford at Headley Mill is limited as it often floods and has to be closed. Traffic via Chalet Hill will cause more pollution in Bordon.

Noise coming from the nearby car park and access roads planned will be most disturbing for those wishing to visit the cemetery in peace.

Yours sincerely,

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

Neatham Down housing proposal

[REDACTED]

Sun 03/03/2024 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.

Dear EHDC Council

Objection to proposed Neatham Down housing development:

I wish to object to further provision to Housing in the Alton area, namely Neatham down Housing development of over 1,000 houses to the Alton area.

I have lived in Blacknest , near Alton for the past fifty years and enjoyed the amenities that Alton has to offer. The above proposals will radically change this, both in terms of social provision and the effects will have on the local landscape.

Three years ago Bentley Doctor surgery has closed with all patients moved to Alton surgeries. The Wilson Practice to which we have moved is already overwhelmed by patients.

We have managed to find an NHS Dentist, but no new patients are being accepted by any dentist in Alton.

Can you please consider the points above when considering the proposal, which I am strongly against.

[REDACTED]

Draft Local Plan Feedback - Liphook

Sun 25/02/2024 23:29

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.

Hi,

I have some points regarding the site selected in Liphook within the Draft Local Plan along Haslemere Road and also regarding Liphook in general.

1. This land along Haslemere Road is in a conservation area. There's a lot of wildlife here which I can see from my house including deer and pheasants. I also see doves in this area although I don't know if they are wild or not. In any case they all use the space. I don't understand why you wouldn't select land that isn't in a conservation area over land that is, so I hope that is an important factor.
2. The electricity supply here is poor. There are power cuts every couple months or so on average. I was told once by a telephone operator from SSEN that the reason for this is the electricity infrastructure is always operating at around 99% of capacity - too many people boil the kettle at once and it blows a fuse somewhere. This would need to be catered for sufficiently before adding new houses. Note that solar panels alone does not mitigate this - I have solar panels and large batteries. I am still dependent on the grid due to the weather.
3. The road infrastructure is poor. Liphook is a choke point for around 10 miles. Morning and afternoon traffic with the school is incredible for a village. The roads need to be better designed before adding more traffic in. The triple roundabouts are a major cause of traffic, not least with the zebra crossing placed immediately on the exit of a roundabout. It should be replaced with a pelican crossing, but whatever the solution, the upshot is improvements to road infrastructure must take place before more houses are built.
4. Liphook is on the border of the national park. It doesn't seem like a logical choice for a place to build more houses. Keep the countryside countryside and the urban centres as urban centres.
5. Liphook has received a lot of new houses over the last two decades. Arguably this has made things worse along with the Sainsbury's which feels misplaced. Our village should be a village and the growth that's already happened has had negative impacts in terms of criminal and traffic issues. The soul of the place is being lost, that is my heartfelt feeling about it.
6. The train service is too infrequent. As a commuter I drive to Guildford and take the train from there. If you are building houses in Liphook over other areas because of the train station, I can tell you first hand that the railway is not a benefit.
7. There aren't any proposals in Bramshott but there are three in Liphook. Considering point 5 of mine just above, coupled with the fact that Liphook is on the boundary of the South Downs National Park and Bramshott isn't, why is that? I would appreciate an answer if you can give one;

it's not only a hypothetical to make a point. The land north of the A3 is not national park land, and with regards to point 6 of mine there's no real benefit provided by the railway line.

I hope this doesn't come across as "not in my back yard", I really do feel about the points and issues raised. I don't know about new-build timelines from the previous decade in other towns and villages but I don't really believe everywhere has already seen the amount of growth that Liphook has since the turn of the millennium.

Kind regards,

██████████

[REDACTED] - HOP1 Plans

[REDACTED]

Tue 05/03/2024 09:50

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.

To whom it may concern,

I wish to make comment on the plan to build a minimum of 19 new homes in Holt Pound, sited off Fullers Road.

My rear garden backs onto the proposed site as does many other house that are located on the Farnham Road and Fullers Road in the hamlet of Holt Pound. I strongly object to the HOP1 Plan to build these house on the green field for several reasons:

1. This is the one saving grace we have living in this location – being able to enjoy the beautiful views over the field to the forest behind. If houses are built this enjoyment will be gone forever.
2. We already have to suffer from the vast increase in traffic that uses the A325 Farnham Road, making it often impossible for us to drive out of our property for 10 minutes as nobody is prepared to let you out.
3. There is already building happening at the corner of Fullers Road and the A325, a development by Bewley Homes of 14 houses I believe. This construction has already taken many months and it is far from complete. The ability to drive down Fullers Road is very dangerous with something like 20 vehicles parking on the roadside. I can envisage even more problems with construction on the proposed 19 houses.
4. The land slopes significantly from top to bottom and from side to side. Construction will seriously affect water levels and the views of many houses.
5. More houses = more cars = more traffic – this is already over populated with vehicles.
6. The local Infrastructure cannot support more housing. Schools are full, there is just one small Co-op shop in nearby Rowledge and you cannot see a GP unless you are prepared to wait a week.

I really do think this is a terrible idea to infill this piece of green space and basically block in the residents of Farnham Road and Fullers Road, many of us having lived here for over 30 years.

Please consider all the comments you receive and think again.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

██████████, Binsted
Response to East Hampshire Local Plan Consultation

Lack of Transparency

My first comment on this plan is to object to the extraordinary lack of transparency in the consultation process.

Both Councillors Ashcroft and Davies made themselves unavailable for meetings to discuss the proposal in spite of Binsted Parish Council requesting to meet them at an early stage, preferring to direct the Parish Council to the general public consultation.

Councillor Ashcroft commented that the inclusion of ALT 8 Neatham Down was a surprise to him in the Parish Council meeting he attended on February 13 2024, even though as a member of the Planning Committee he would have been well informed about it. We have raised awareness of this inclusion within a 4 week period, but if we had found out about this proposal sooner, we would have many more objections.

The inclusion of ALT 8 Neatham Down as an Alton site is also misleading as it should have been separately identified as a site under Binsted Parish in the local plan document so that Binsted Residents could see that the population of the Parish would double with the proposed development, and they would not see any infrastructure support for it as it is proposed as a CIL island.

On the day that should be the last day to respond **as advertised** the 4 March 2024 – the commonplace platform is stating that the consultation has closed. In which case the closure of the consultation should have been published as 3 March with a timed deadline.

ALT 8 is the ideal site for EHDC because it means they have to do the least work - they can meet the Government requirement in one single development. It is sufficiently far from Petersfield for the Councillors to be motivated to see the problems with the site. There is only one landowner to deal with. No Councillor's seat is seriously threatened as the land is principally agricultural with few residents and therefore few VOTERS. Every other large potential site has been successfully opposed by local opinion and influential bodies. Neatham Down was rejected in 2019 when only 600 houses were planned. Now, in the absence of other sites, EHDC doubled the allocation just before Christmas 2023, at a time when the public were focused elsewhere and then failed to meet with the Parish in a timely manner when requested.

Allocation of Sites

I wholly oppose the selection of Alton as the SOLE Tier 1 Settlement. It is wrong that Alton should be allocated 1700 new houses whereas the rest of EHDC, outside SDNP, has a combined total of 1,098.

There are 4 active campaigns in Alton to stop large scale developments, of which all parties are passionate about stopping destruction of Alton's beautiful landscape.

Alton has already had a large share of residential development, BUT without the required investment into healthcare, schools, infrastructure. We do not need further long term disruption, destruction of natural landscape, and lack of consideration for existing residents.

Binsted Parish is also still feeling the detrimental effects of the large-scale residential development in Bordon without the requisite upgrading of the highways infrastructure and with the proposed CIL island there is no sign that this will be any better with the new plans.

The piecrust effect of development pushed to the edges of the South Downs National Park needs addressing.

The proposed number of homes is excessive and 22% above the actual need.

I continue to be extremely concerned that Binsted Parish's location in both EHDC and SDNP does not serve the Parish at all well because there is inadequate communication between each of the parties.

Evidence of the strength of feeling from other residents of Alton speaks volumes. Alton is opposed to any more development on green field sites. Binsted residents when they responded to the survey that informed the Parish Priority Statement that was prepared for the SDNP last year overwhelmingly stated that they did not wish to see building on green field sites and they wanted to protect farmland.

I wholly oppose the ALT 8 Neatham Down site.

Climate Emergency

The ALT 8 proposal flies in the face of EHDC's own plan climate high level objectives - two high level objectives for the strategy: to reduce carbon emissions to net-zero by 2050; and to protect and enhance the local natural environment.

The trouble with the Neatham Down site is that because it is the other side of the A31 people will not walk to the town centre or to the Station, they will DRIVE and the housing is likely add more than 1000+ houses which will equate to approx. 2,500 cars.

I ask whether any of the Planning Committee drove on to Montecchio Way whilst the footpath was being created to link ALDI with Holybourne. The A31 became a dangerous place to turn into Alton and the likely traffic volume that will be created by the site will result in traffic gridlock at the Montecchio/A31 roundabout. The A31 was built to bypass Alton, not dissect it.

Alt 8 is wrong because EHDC will be destroying Co² absorbing agricultural land.

Alt 8 is wrong because the strain put on the already weak sewerage infrastructure as well as the run off will destroy the North Wey – the only East flowing Chalk Stream. Chalk Streams are one of the rarest habitat's on Earth, rarer than Rain Forest – I refer you to David Attenborough's Wild Isles episode 4 <https://www.bbc.com/mediacentre/mediapacks/wild->

[isles-episode-4-freshwater](#) It's amazing how we can all know about how to protect something the other side of the world but we can't look to our own precious natural assets.

Alt 8 is wrong because of the increased risk of flooding it will cause further down the flood plain towards Farnham and Wrecclesham.

The building of such a large development that will reach the ridge of Neatham Down will have a detrimental impact on the SDNP Dark Skies Reserve.

Comments on local plan

Sat 02/03/2024 11:37

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.

The consultation on line appears to have closed early. It is 2nd March and it is telling me that the engagement process has closed.

I therefore have the following comments

For sites in Four Marks:

FMS4 - land S of Winchester Road

I object to this site for the following reasons:

This site is located on prime agricultural land and green belt. Justification should show that this is a last resort and all other previously developed sites have been considered. Access to the A31 is dangerous from Barn Lane. The site is located at the top of the Itchen SAC groundwater catchment. The Itchen SAC is a habitats site with water pollution and eutrophication considered as a threat to its condition. The map delineating the Itchen SAC can only be an approximation of the groundwater catchment which will move with rising and falling groundwater levels. Any further discharges to ground will further impact the groundwater quality in the Itchen catchment as groundwater under this site will flow to the Itchen especially at high groundwater levels. It needs to be clear how the nutrient issue will be addressed.

FMS1 - Land west of Lymington Barn

I object to the inclusion of this site:

Why is this site in the local plan? Previous applications received numerous objections and errors in the accompanying reports highlighted. Have these comments been taken into account? Previous application on this site was refused.

I am also unclear why it has been decided an Environmental impact assessment is not required for the following reasons:

The site is located at the top of the Itchen SAC groundwater catchment. The Itchen SAC is a habitats site with water pollution and eutrophication considered as a threat to its condition. The map delineating the Itchen SAC can only be an approximation of the groundwater catchment which will move with rising and falling groundwater levels. Any further discharges to ground will further impact the groundwater quality in the Itchen catchment as groundwater under this site will flow to the Itchen especially at high groundwater levels. Discharge of surface water to deep borehole soakaways provide rapid pathways to the Chalk groundwater offering no opportunities for attenuation. This will increase concentrations of nutrients to the groundwater.

It should be acknowledged that splitting the site in 2 based on the Itchen SAC map to decide on how much of the site will be subject to HRA is not scientifically robust for the reasons outlined above. The whole site should be considered as within the Itchen groundwater catchment.

Thames water have highlighted that sewers are unable to take any more surface water and so there

will need to be a large amount of discharges to ground which will add to the nutrient issues in the Itchen. There is also the risk of groundwater ingress to sewers.

The site is outside the settlement boundary. It is a valuable beautiful greenfield site adjacent to the heritage railway. It has a rich diverse habitat especially along the railway corridor. The hedgerows and trees in this area are teeming with life including deer, hedgehogs, squirrels, slow worms and a multitude of birds including redkite, owls and woodpeckers. I disagree there would be a biodiversity net gain by building on this piece of land and disturbing the rich biodiversity. Ecological assessments carried out missed a lot of this information which has been highlighted before.

The site is not sustainable. This is a car reliant village. The village has no streetlights which makes walking and cycling dangerous.

There is insufficient infrastructure in Four Marks to support further development. Limited youth activities.

Access to the site through the railway bridge will exacerbate the issues that already exist

Thank you

Hopefully the system glitch will resolve and I can add these comments on line before Monday.

All the best

██████████

Sent from my iPhone

EHDC Plan Objections - RC001 Woodlands Avenue

Sirs,

I am contacting you regarding the development of further housing in the Village of Rowlands Castle. I am very concerned at the impact this level of development will have on the village, for the reasons below

1 - The plan suggests an additional 145 Dwellings within the Village boundaries Assuming an average occupancy of 2, that will increase the population by 10% (based on the 2021 Census) which I firmly believe is not sustainable for a village of this size and character and will dramatically change the character of the Village.

2 - With the current population it is already almost impossible to park during weekdays or weekends.

3 - The local school, St John's is already close to capacity with very limited scope for expansion.

4 - There is very limited Public Transport serving the village, the bus service operates 4 times a day to Emsworth.

5 – I believe Rowlands Castle is being expected to take an unfairly burdensome share of the new developments required by the EHDC plane, it ranks third in the potential Additional Population rankings and 4th in the Additional Dwellings per Km2:

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 & Bordo	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 ava

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	
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6	Horndean & Lovedean	2	350	700	34040	8.481	41	
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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

The RC001 development 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, 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, many dwellings already suffer from marshy gardens. Turning the current pasture in a densely populated residential development will have severe consequences for the existing houses.

Whichers Gate Road, from which this development will be accessed is already very busy at peak times and additional traffic would only worsen the situation.

EHDC Plan Objections - RLC2 Deer Leap South

Sirs,

I am contacting you regarding the development of further housing in the Village of Rowlands Castle. I am very concerned at the impact this level of development will have on the village, for the reasons below

1 - The plan suggests an additional 145 Dwellings within the Village boundaries Assuming an average occupancy of 2, that will increase the population by 10% (based on the 2021 Census) which I firmly believe is not sustainable for a village of this size and character and will dramatically change the character of the Village.

2 - With the current population it is already almost impossible to park during weekdays or weekends.

3 - The local school, St John's is already close to capacity with very limited scope for expansion.

4 - There is very limited Public Transport serving the village, the bus service operates 4 times a day to Emsworth.

5 – Parking in the village is already difficult during the day both weekdays and weekends with very limited parking available and only two disabled parking spaces in the village centre, it is difficult to imagine what impact a 10% increase in the local population will have.

6 – I believe Rowlands Castle is being expected to take an unfairly burdensome share of the new developments required by the EHDC plane, it ranks third in the potential Additional Population rankings and 4th in the Additional Dwellings per Km2:

Settlement	Heirarchy	No of new Homes	Potential Population increase	Population	Area Km2	Increase by Population		
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11	Catherington	4	13	26	2849	9.229	1	
	Holt Pound	3	19	38	-	-		*Detailed

The RLC2 development at Deer Leap is will negatively change the feel of the village, This area opposite the village green has a pleasantly rural appearance and feel to it and is largely undeveloped. The size and aspect of the village green is a unique feature of Rowlands Castle and to change this would be highly detrimental to the village.

It is a recognised flood risk area and suffers with poor land drainage. I am concerned the impact of this development will potentially impact some of the natural balance of the existing drainage. Already the Lavant floods Woodberry Lane twice a year, whereas it used to only flood every few years. The consistent development of the area has to be at least partially responsible for these changes.

EHDC Plan Objections - RLC3 (Woodlands Avenue) Oaklands House

Sirs,

I am contacting you regarding the development of further housing in the Village of Rowlands Castle. I am very concerned at the impact this level of development will have on the village, for the reasons below

1 - The plan suggests an additional 145 Dwellings within the Village boundaries Assuming an average occupancy of 2, that will increase the population by 10% (based on the 2021 Census) which I firmly believe is not sustainable for a village of this size and character and will dramatically change the character of the Village.

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3 - The local school, St John's is already close to capacity with very limited scope for expansion.

4 - There is very limited Public Transport serving the village, the bus service operates 4 times a day to Emsworth.

5 – Parking in the village is already difficult during the day both weekdays and weekends with very limited parking available and only two disabled parking spaces in the village centre, it is difficult to imagine what impact a 10% increase in the local population will have.

6 – I believe Rowlands Castle is being expected to take an unfairly burdensome share of the new developments required by the EHDC plane, it ranks third in the potential Additional Population rankings and 4th in the Additional Dwellings per Km2:

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Holt Pound	3	19	38	-	-			Detailed data not available

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10	Bentworth	5	10	20	513	1.634	6	
11	Catherington	4	13	26	2849	9.229	1	
	Holt Pound	3	19	38	-	-		*Detailed

The RC003 development at Oaklands House, but 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 already recognised by EHDC as a recognised flood zone. Turning the current pasture in a densely populated residential development will have severe consequences for the existing houses. The picture below shows a typical Montague Green Garden.

Whichers Gate Road, from which this development will be accessed is already very busy at peak times and additional traffic would only worsen the situation.



EHDC Plan Objections - RLC4 Little Leigh Farm.

Sirs,

I am contacting you regarding the development of further housing in the Village of Rowlands Castle. I am very concerned at the impact this level of development will have on the village, for the reasons below

1 - The plan suggests an additional 145 Dwellings within the Village boundaries Assuming an average occupancy of 2, that will increase the population by 10% (based on the 2021 Census) which I firmly believe is not sustainable for a village of this size and character and will dramatically change the character of the Village.

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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	
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10	Bentworth	5	10	20	513	1.634	6	
11	Catherington	4	13	26	2849	9.229	1	
	Holt Pound	3	19	38	-	-		*Detailed

The RC004 development at Litle Leigh Farm direct contravenes the Rowlands Castle Neighbourhood Plan which calls for distinct unpopulated boundaries between other parishes. This development, while within the Parish boundaries is directly adjoining an existing estate in Havant.

The access from to this proposed development will be accessed from Whichers Gate Road is a narrow mostly single track unmade road totally unsuitable for heavy traffic.

The land drainage in this area is poor at best and is recognised flood zone.

Whichers Gate Road, from which this development will be accessed is already very busy at peak times and additional traffic would only worsen the situation.

Local plan

[REDACTED]

Fri 01/03/2024 17:18

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 am writing to you on the vonsultation of the Local Plan.

As a Bordon resident, there is far too much building development thst has ruined the town. Lacking essential transport links, doctors, schools and shops promised.

Whilst at very best I would support 667 homes for Bordon. Please no more!

Regards

[REDACTED]

[REDACTED] - Local Plan - Housing Allocations

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 am writing to express my support and agreement with the below statement submitted by Whitehill Town Council.

Additionally, as the [REDACTED] of the Whitehill and Bordon Living Streets Group I would like to stress that the existing (and proposed) transport infrastructure for Whitehill and Bordon in combination with current and planned facilities is insufficient and would certainly not enable new residents to easily live in Whitehill and Bordon without owning a car which is at odds with the council's stated objectives in relation to NetZero and the climate emergency.

"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 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.

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."

[REDACTED] - Objection to the Draft Local Plan; ALT8, land at Neatham Manor Farm

[REDACTED]

Sun 03/03/2024 14:43

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

Cc:[REDACTED]

[REDACTED]

[REDACTED]

 1 attachments (20 KB)

Neatham Down Objection to EHDC.docx;



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

Good afternoon

Please note my **STRONG OBJECTION** to ALT8 in your Draft Local Plan, as attached. Please confirm receipt and registration and that my contact details are all redacted in the public record.

I'm not at all happy with your process for registering public comments. There is not a dedicated page on your website where all comments are recorded and visible to the public. Instead, there seems to be some sort of fragmented ability to comment on just parts of the draft plan. You badly need such a central page, as, for example, is on the HCC website for their planning applications.

Where do I find on your website all the comments submitted, visible to the public? Please respond.

In addition, I had to hunt for the appropriate email address for comments.

That's all bad and devalues your whole consultation exercise.

Given the importance of these matters I'm copying in my EHDC Councillors, the Council Chair and Vice-Chair, plus the Chair of your Standards Committee. I'm asking for their responses as well, please. I hope that I have these roles correct. If not, please pass on as appropriate. Thank you.

I look forward to your responses.....

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

This email and attachments has been screened by Bitdefender Total Security 2024 but I ask that you rely on your own antivirus programme

EHDC Draft Local Plan 2021-2040

Site Allocations: ALT8, Land at Neatham Manor Farm, Alton

OBJECTION

This is a very strong OBJECTION to the inclusion of ALT8, land at Neatham Manor Farm, Alton in the EHDC Draft Local Plan. I OBJECT on the following grounds.

1. The owners of Neatham Manor Farm, the proposed site, have offered their farm on a purely selfish and speculative basis hoping for the increase in value. They have completely ignored all the usual planning criteria and government guidance that tells them that this site is totally unsuitable and unacceptable for housing. That's unethical. EHDC should reject their offer out-of-hand and remove ALT8 from their Draft Local Plan.
2. The planned 1,000 to 1,250 new houses would take the total allocation of new houses for Alton above the requirement, and where that requirement is already open to challenge as being too high.
3. This would effectively be a brand new mini-town, disconnected from Alton and separated from Alton by the physical barrier of the A31 dual carriageway. An abnormally high car dependency would be inevitable.
4. It is deplorable that ALT8 has apparently been given "Strategic Status". That removes several protections that would otherwise be in place for this proposed site. Not acceptable.
5. This site is designated a 'Valued Landscape'. Large-scale development is normally not allowed and there are no mitigating circumstances here that might override that criterium.
6. Building here conflicts with Policy NBE 13 'Protection of Natural Resources' & 'Dark Skies'.
"There have been unprecedented pressures on the traditional landscapes and wildlife habitats found in the natural environment. The realisation that so much has been lost, in terms of landscape quality and ecological value has resulted in a growing awareness of the need to safeguard the natural beauty of the countryside, as well as in the specially designated areas." (Quote courtesy of West Lindsey DC).
EHDC should be guided by this essential understanding and remove ALT8 from their draft Local Plan.

7. The infrastructure of services in Alton is already oversubscribed. A development of this size would seriously overwhelm these services. The narrative for ALT8 makes the usual aspirational claims about the inclusion of e.g. new schools, doctors, dentists, church, shops, community facilities, affordable housing, water, sewage, roads and more. However, the reality is that neither any realistic planning approval nor Section 106 agreement would make mandatory what would be needed. Alton's services would be further compromised.
8. The documentation confirms that this site is high quality agricultural land. The Government has very recently restated the planning imperative that brownfield sites should take precedence over quality agricultural land such as this. On this ground alone this site must be rejected. EHDC must remove ALT8 to conform to this high-level overarching guidance. Here is the relevant quote from Government Housing Secretary Michael Gove on 13 February 2024.
"Today marks another important step forward in our Long-Term Plan for Housing, taking a brownfield first approach to deliver thousands of new homes where people want to live and work, without concreting over the countryside."
9. There would be significant loss of biodiversity and attractive open countryside. This farmland is home to many species of birds and mammals. Several species of birds found here are on the "Red List" as breeding populations have suffered severe declines (RSPB).
10. The site closely borders the River Wey, a rare chalk stream, by some 30 metres. Chalk streams are protected and legislation currently in Parliament aims to strengthen this protection. A housing development, even of a smaller size than this proposal, would mean the concreting-over of a high percentage of the land, blocking natural drainage. There would inevitably be contaminated runoff into the River Wey; that's not acceptable. A plan in 2019 for a much smaller housing site. 600 houses, already recognised that groundwater flooding was a real risk.

Please note the following from Rebecca Pow, Government Water Minister, on 21 September 2023 and act accordingly by removing ALT8 from your Draft Local Plan.
"Chalk streams are both incredibly rare and a hugely important part of our environment. Today's amendment adds to actions already taken by the government to protect them, including ensuring funding is invested in projects to help restore them - as set out in our Plan for Water. They are iconic habitats, home to specific wildlife, and the UK is home to approximately 95% of the world's chalk streams - so it is beholden upon us to look after them and we are demonstrating that we have committed to doing just that."

The evidence against the inclusion of ALT8 is overwhelming. We urge EHDC to remove this site from their Draft Local Plan.

██████████
██████████████████
██████████
██████████

3 March 2024

Fw: Objection to proposed building sites in Clanfield detailed in the East Hampshire Draft Local Plan

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

Thu 18/04/2024 16:38

To: [REDACTED]

Kind Regards

[REDACTED]

[REDACTED]

Planning Policy Assistant | T: 01730 234102 | M: 07435 554527
Planning Policy

 [Email footer logo](#)

Your privacy matters. Go to easthants.gov.uk/privacy-policy.

Information in this message is confidential and may be privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender, and please delete the message from your system immediately.

 [EHDC values banner for email footer](#)

From: [REDACTED]

Sent: 03 March 2024 14:30

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

Subject: Objection to proposed building sites in Clanfield detailed in the East Hampshire Draft Local Plan

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

Dear East Hampshire District Council,

I am writing with regard to the East Hampshire Draft Local Plan and its two proposed housing sites in Clanfield.

The first site being the farmers field on Drift Road (behind the shops) for 80 houses;

<https://ehdclocalplan.commonplace.is/en-GB/proposals/cfd2-land-at-drift-road/step1>

The second site being the Clanfield County Farm field, which borders both Sunderton Meadow and South Lane Meadow, South Lane, Drift Road and Trafalgar Rise. This site proposes 100 houses;

<https://ehdclocalplan.commonplace.is/en-GB/proposals/cfd1-land-at-clanfield-county-farm/step1>

TOPOGRAPHY

Hectare to home ratio

I note the Drift Road site says it is 6 hectares but proposes 80 homes and the Clanfield County Farm site is a smaller 4.5 hectares yet proposes 100 homes, so presumably in order to facilitate this, these homes will be denser and worryingly more than two storeys?

This is particularly disturbing, as in the draft plan 'Site Description' for the land at Clanfield County Farm it states "the land is generally flat". But it is not, it distinctly rises up in the middle of the site. If you stand on the boundary of the field, either at South Lane or in the gardens bordering the field from Trafalgar Rise (where I live), you can only see the second storey or roofs of the houses opposite, thus a two storey building could potentially have the impact of a three storey building and so on. Photos below;



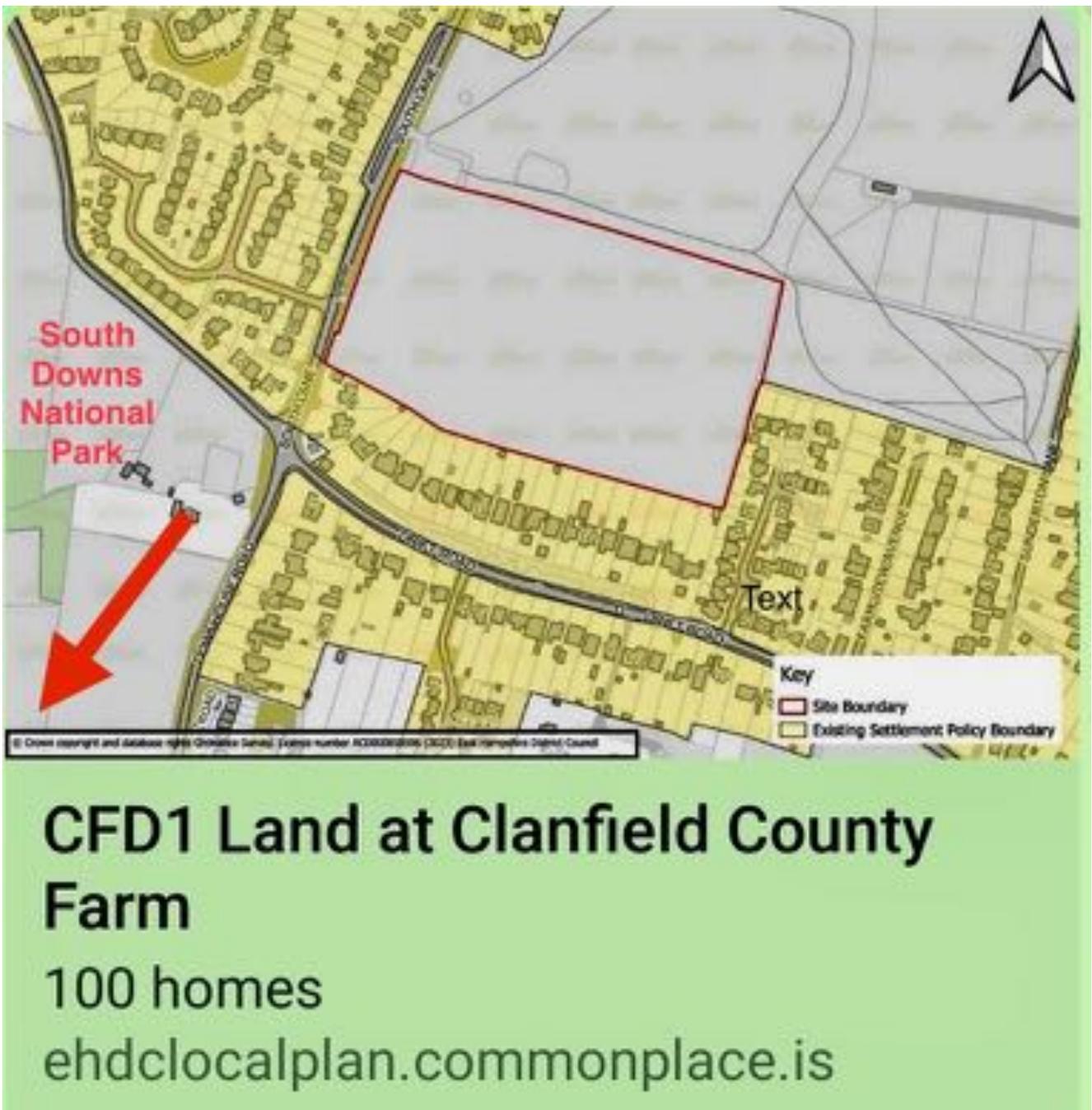
Above is the Clanfield County Farm site taken from the South Lane entrance to the field looking towards Trafalgar Rise, where only the roofs are visible. This shows the true topography of the field.



Above is the Clanfield County Farm site taken from Trafalgar Rise, looking towards the houses on South Lane, where only the second storey and roofs are visible. Again, this shows the true topography of the field, that it is not flat and thus the impact of two or three storey houses would be enormous.

PROXIMITY TO THE SOUTH DOWNS NATIONAL PARK AND CLANFIELD OBSERVATORY

It is shocking how very near (literally across the road!) from the South Downs the Clanfield County Farm site is and looking on Google maps it is 0.7 of a mile by car from the corner of Drift Road to the Clanfield Observatory (indicated by red direction arrow), so I imagine it is about half a mile as the crow flies?



- The proposed building site has the red line all the way around it
- You can see how it is literally on the edge of the South Downs National Park
- The red arrow denotes the direction towards the Clanfield Observatory (approximately half a mile?)

IMPACT ON LANDSCAPE - SOUTH DOWNS

This photo is looking across the Clanfield County Farm site from Trafalgar Rise looking towards South Lane. The red lines indicate the surrounding South Downs that wrap around the whole site.



Thus you can see how easily 100 homes on this site will obscure the South Downs as a visual amenity, not only for the many existing surrounding homes, but also the general public who use both Sunderton Meadow and South Lane Meadow and how incongruous such a development would be with the surrounding landscape.

Purple arrows on the photo below show the very proximity of South Lane Meadow to the proposed 100 homes on the Clanfield County Farm site. It is just a deciduous hedgerow that divides them. Again, you can see the South Downs in the background.



Bear in mind also the Clanfield County Farm site is very visible from both South Lane Meadow and from Sunderton Meadow (as seen in the photo below) and the environmental and visual impact on

both meadows and on all who use both sites (and the meadow/ biodiversity/ wildlife itself) will be immense, both during the inevitable long build and forever after.



The above photo was taken on Sunderton Lane, from the gate at the top right of Sunderton Meadow and clearly shows the Clanfield County Farm field (with houses on South Lane in the distance) is very visible through the deciduous hedgerows and again, how very near the South Downs are (rear of photo) and thus such a development would not be at all in keeping with the local context.

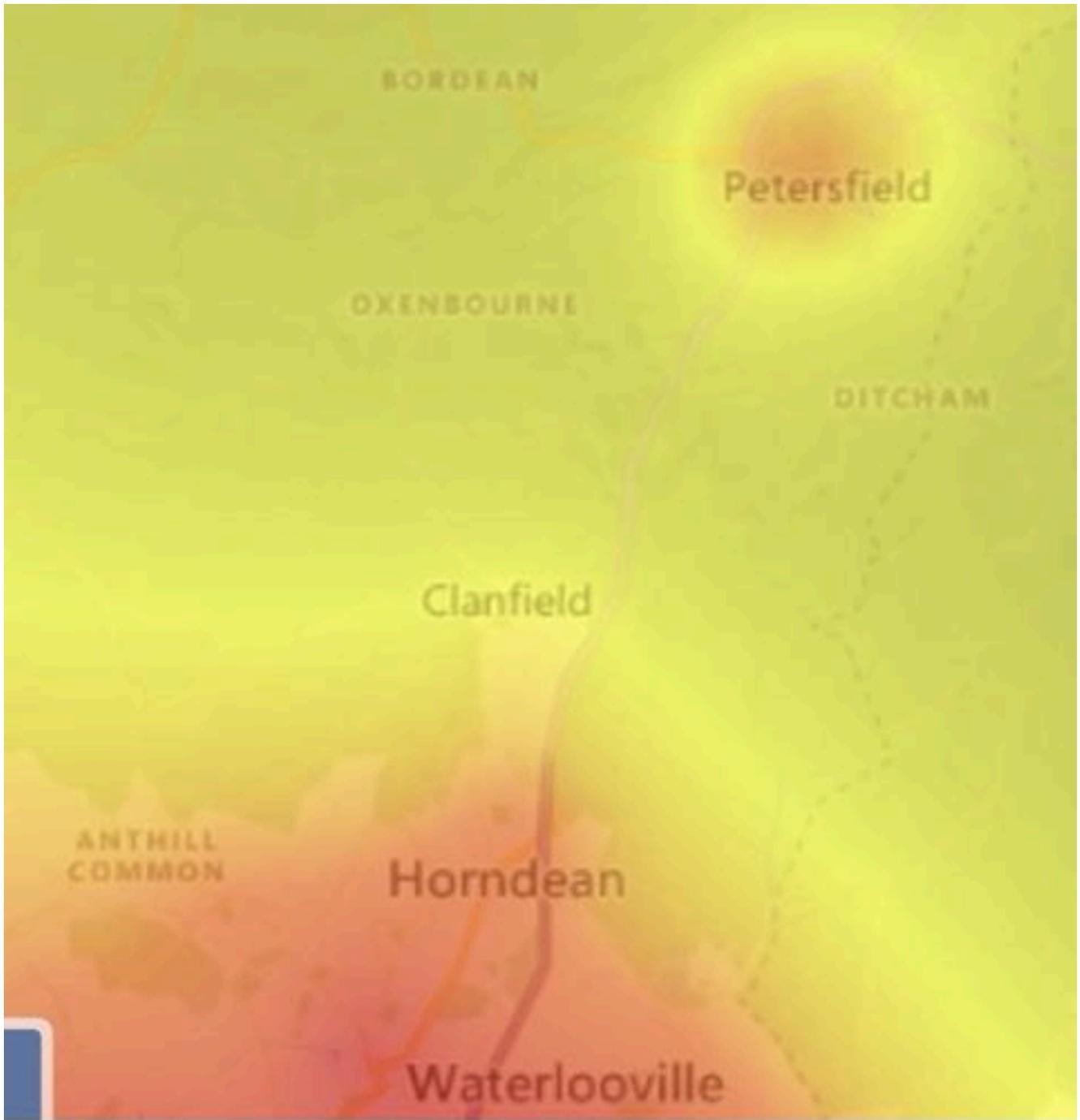
According to the Clanfield Parish Council website, Sunderton Meadow is supposed to be an "environmental...peaceful area" for local people, wildflowers, wildlife and hedgerows. How will this be possible with the building of and permanence of 100 homes on its perimeter and said homes clearly visible through the existing deciduous natural hedgerow?

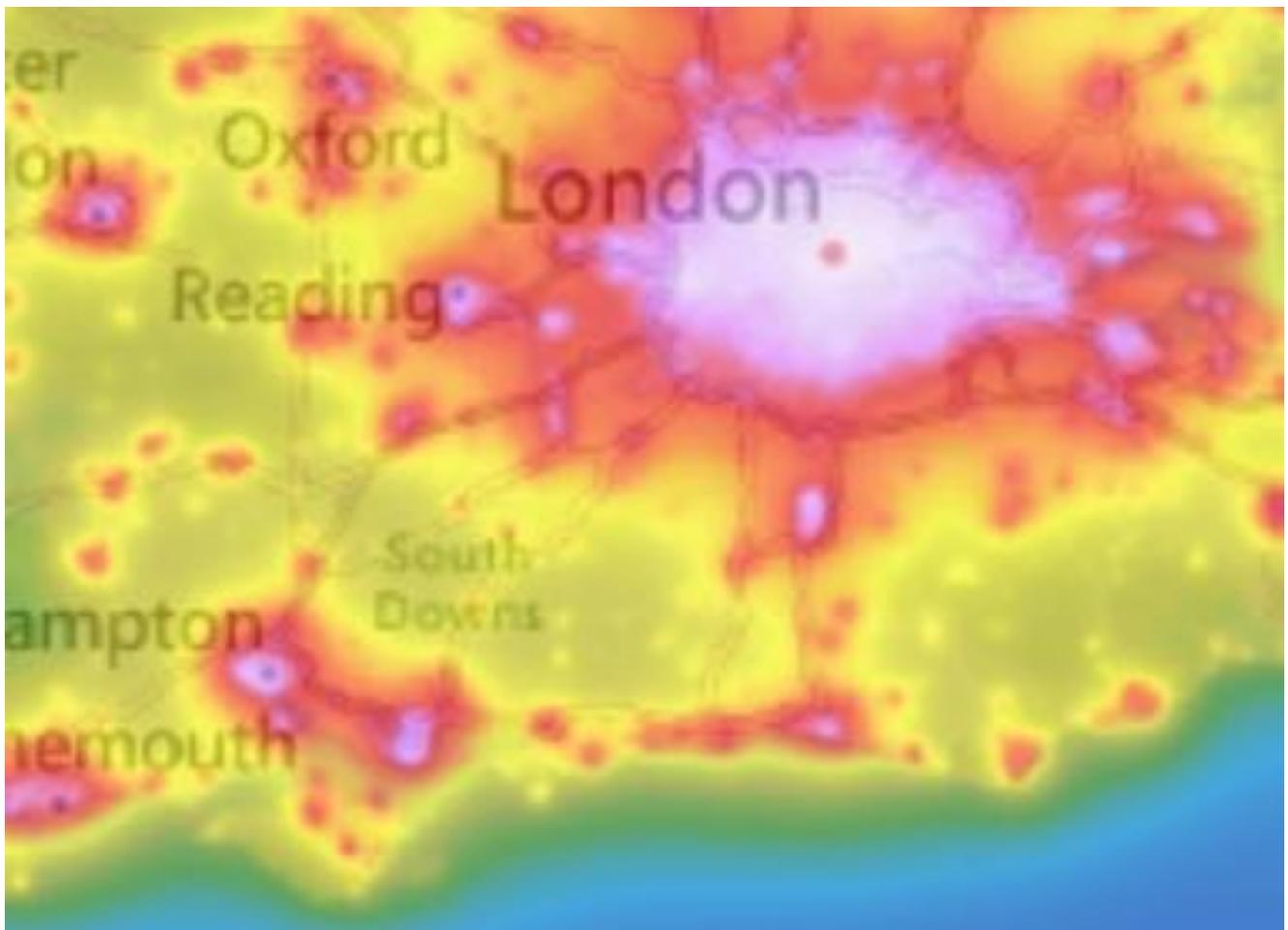
NOTE: The entrance to the South Lane Meadow is in the bottom right corner of Sunderton Meadow and thus not visible on this photo.

LIGHT POLLUTION/ IMPACT ON DARK SKIES RESERVE

I have no astronomical knowledge at all, but am aware of light pollution as an issue. Again, if you look at the above photographs and how very near the Clanfield County Farm site is to the South Downs National Park you can imagine the impact 100 new homes would have on light pollution and dark skies.

Having done a Google search, you can see on the Light Pollution Map site the gradual erosion of light quality within the South Downs National Park and specifically how it is already encroaching on Clanfield.





I also imagine observatories are built where they are specifically because light pollution is minimal? I don't know if Clanfield is classed as a "protected area of dark sky" (as per the government website on light pollution) but see it does refer to the impact of new lighting on "specialist facilities requiring low levels of surrounding light (such as observatories)" and separately mentions the impact on astronomy.

However, I realise it is for the Hampshire Astronomical Society and the South Downs National Park to make their own expert opinions as stakeholders.

AGRICULTURAL LAND

You describe the agricultural land of both sites as being and likely being grade three agricultural land. Given the healthy yield of crops we have witnessed, I would argue it is good quality soil and surely as such, proven, viable, agricultural land should be preserved, especially as they fall on the perimeter of the South Downs National Park.

BIODIVERSITY AND LOSS OF WILDLIFE

Currently Red Kite, Pheasant, Owls and numerous small birds are a daily fixture of the Clanfield County Farm site. The week we moved in the neighbours child had found a newt. Surely the impact of 100 homes on this 4.5 hectares of likely grade three agricultural land is going to have a detrimental effect on wildlife?

As I only walk past the Drift Road site I cannot comment on the regular wildlife, but imagine it is very similar and the impact of 80 homes there will have a similar detrimental impact on its biodiversity.

LOSS OF GREEN SPACE

Regarding the Drift Road site, you say the "corridor of the public footpath could become an attractive open space helping to increase on-site biodiversity and support healthy and active lifestyles". This seems absurd given it is already a very well used, rural, public footpath that cuts across an open farmer's field with country views and I therefore fail to see how 80 new homes will improve on this?

Both these proposed plans for 180 new homes truly feel you are eroding the little green space and agricultural land left in Clanfield, which I think you realise, as you admit yourself the risk of "reductions in the open, rural setting of adjacent areas" and would therefore ask how you plan to mitigate this permanent loss of this 10.4 hectares of open, green space in Clanfield?

CLIMATE EMERGENCY AND NET ZERO STANDARDS

You talk about tackling the "climate emergency" with regard to the use of solar panels on roofs, but I would argue, if you truly have to use the current agricultural sites to meet your government targets of net zero and tackle the said "climate emergency", then please consider using the sites purely for solar panels, whereby you can meet your targets and not cause such a multi faceted and wholly negative impact on the local landscape, infrastructure, amenities, public services and environs. One of your planning policy officers at the open meetings did indicate this has been done before with sheep left to graze the land beneath the panels.

LOCAL CONTEXT

Any building design would have to have very specific and strict construction criteria to fit into the existing environs and country aesthetic. My concern is the houses recently built in Clanfield, for example the area of houses stretching from Chalton Lane, along Green Lane, around Bilberry Avenue and stretching right along to and above the Clanfield Community Centre, are not in keeping with or sympathetic to the local landscape. This vast site starts directly across the road from the agricultural land of the South Downs on Chalton Lane, yet is mostly bright red bricks and the overall aesthetic is of a modern housing estate which is in no way in keeping with the "local context".

ACCESS

Clanfield is already a very busy village. There is limited parking within the centre for the existing population to access the shops, GP surgery, pharmacy etc, so much so that we always walk into the village, as parking spaces are at a premium.

Even as a pedestrian the pavements are not wide and it is commonplace to see people ducking into driveways to give way to each other. The point being, Clanfield has the distinct feeling of already being at maximum capacity for people and cars.

The roads themselves are already busy and narrow, evident by some main roads (i.e. New Road and Green Lane - bar by junctions) not having any road markings.

EDUCATION AND IMPACT ON ACCESS/ TRAFFIC

You say "Education - No specific requirements identified at this stage."

Whilst new to Clanfield last year, I find this a surprising statement, given the already very busy village and obvious stretch on public services and amenities already.

We do not have school age children, but understand from local residents and shopkeepers who do have children and grandchildren at the school, that both Petersgate Infants and Clanfield Junior Schools are already very busy and parking/ traffic etc is a real concern, so much so that we are told Clanfield Junior School already has a police presence? Thus I cannot imagine how 180 new homes won't impact on current schooling provision and road safety.

HEALTH

You say you will build a new GP surgery. This is all very well but you have to staff it. Given there are already nationwide recruitment and retention issues with GP's and nursing staff, surely the demands of the residents of 180 new homes (I don't know how you work out now many people this on average would be, but I imagine at least 400?) are going to be hard to meet alongside Clanfield's existing residents? Again, I'm sure the surgery themselves and other healthcare providers as stakeholders will give an expert opinion.

POLLUTION AND IMPACT ON/ HARM TO RESPIRATORY HEALTH

As a lifelong chronic asthmatic, also recently diagnosed with bronchiectasis, moving to Clanfield has been a joy and has had a tangible positive impact on my health. Despite my asthma, I always worked full time and was a career girl, but was sadly medically retired due to ill health, from a long nursing career in palliative care, that I loved.

We have no front garden. Our back garden is just 45 feet long from the kitchen French windows (we have no backdoor) to our boundary.

To now contemplate the possibility of this vast building project and the associated vehicle and machinery pollution from building 100 homes, literally on our doorstep and realistically facing a couple of years of building/ dust/ dirt/ noise etc, is frankly devastating and deeply distressing, as I know it will have a detrimental impact on my chest health.

I know that due to building dirt and dust I will not be able to open my rear or side windows for the majority of the daytime, that I will not be able to sit out in my garden and inevitably will have to clean dirt and dust off windows etc daily - we have experienced exactly this before during a minor and short term build near our old home in Godalming, Surrey.

Whilst I know you don't consider issues from the duration of the build itself as valid planning objections, I know that even once the build has finished, the impact of 100 homes and vehicles so very near, will inevitably impact pollution wise on my respiratory health.

We actually moved to Trafalgar Rise, because of the neighbouring field, open space and clean air and whilst I have hated being taken away from a career I loved, those feelings have been mitigated by finally having better health, so to have the threat of 180 new houses in Clanfield, with 100 of them 45 feet away from our back door and literally at the end of our only outside space, seems so thoughtless for the local environment and residents.

OVERLOOKING/ OVERSHADOWING/ LOSS OF PRIVACY/ LOSS OF SECURITY/ LOSS OF LIGHT/ INCREASE IN NOISE/ POLLUTION

Similarly, to contemplate the permanence of 100 homes being built on the perimeter of your only sanctuary and 45 feet away from your kitchen French windows (again we have no back door) and only outside space is soul destroying.

I'm sure you can tell from the photos at the start of this email of the Clanfield County Farm site (especially with the true topography of the site in mind), that putting 100 homes here will undoubtedly cause my husband and I and other local residents around the site overlooking. Being so near, it can only be overbearing.

You talk about an East West layout for the 100 new homes on the Clanfield County Farm site, which would certainly equate to overlooking from either their front or rear windows and give them a

direct line of sight into our rear bedrooms, kitchen and garden, which is only 45 feet long. Thus all our current privacy would be lost.

Most of the residents around the Drift Road and Trafalgar Rise perimeter have low hedges or small fences. Again, thus all our privacy will be compromised.

Our security too will be compromised, as the current 4.5 hectare agricultural field on the boundary of our garden, is secured with a locked gate at the opposite corner and the only people that ever access it are the farm workers a handful of times a year to rotavate, sow and harvest.

It will cause overshadowing and loss of light, as we are west facing and currently have an uninterrupted source of light from across the field.

There would be an increase in noise from people and vehicles.

There would be an increase in pollution from the vehicles associated with 100 new homes (likely well in excess of 150 vehicles?). Even in the daytime here you only hear the odd car in the distance and at night the silence is deafening and similarly the dark skies and stars you can see are astonishing, which surely light pollution would impact on?

CONCLUSION

To conclude, having lived in Godalming for 38 years, my husband and I saw firsthand the gradual erosion of a small town from numerous sprawling housing developments and how that impacted on every aspect of day to day life/ local amenities/ parking/ traffic/ pollution/ access/ healthcare provision/ schooling etc and worry the same is going to happen to Clanfield, which is already a very busy village, with limited parking, so much so that we always walk into town, as we are lucky enough to be so near.

With all the above valid examples of how these proposed 180 homes will impact on and harm Clanfield, its residents, biodiversity and the surrounding landscape, let alone the personal impact, I urge you to reconsider building any more homes in an already very busy and built on Clanfield. Thank you.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

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

[REDACTED]

Draft Local Plan Policies maps.(Whitehill and Bordon). Proposed additional housing resulting in loss of part of Stanford Grange Farm

[REDACTED]
Thu 07/03/2024 12:25

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.

Dear Sirs,

Having seen the plan marked "Whitehill & Bordon" (and also that marked "LIndford"), which form part of the proposed Local Plan, we are very concerned that it remains the intention to use the northern part of Stanford Grange Farm for purposes related to yet further housing development in Bordon (what we understand is a further 126 houses) This is despite the many years of objection by the residents of Stanford to the use of their last surviving farm for residential development purposes and, for the umpteenth time, we are obliged to register our strongest objection to this proposal.

This has no bearing on the above, but the road marked "TULLS LANE" on the Whitehill & Bordon plan is the B3004.

Please acknowledge this e-mail accordingly,

[REDACTED]
[REDACTED]

Objection to proposal ALT8 Land at Neatham Manor Farm, Alton

[Redacted]

Fri 01/03/2024 23:44

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 East Hants DC

We are writing to OBJECT to the proposed development on the following grounds:

- 1, Too many houses in the wrong place. Promoter wants to develop 1,250 houses, yet site was already assessed and rejected for a smaller development of 650 houses.
- 2, Lack of infrastructure. Transport and traffic already an issue - will be made much worse. Sewage treatment is already inadequate. GP surgeries already overstretched.
- 3, Damage to the environment - especially the River Wey.
- 4, Conflict with Policy NBE 13 'Protection of Natural Resources' & 'Dark Skies'
- 5, Site is disconnected from Alton. The A31 is a major barrier.
- 6, Loss of agricultural land.
- 7, Ground water flooding is a major concern.

Thank you for considering our objections.

[Redacted]

[Redacted]

[Redacted]

My response to consultation on draft Local Plan.

[REDACTED]
Sun 03/03/2024 11:17

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.

[REDACTED]
Dear Sirs.

I have not been able to find a way to make the comments I would like through the online facility and I am therefore sending you my comments by email.

1. Site Allocations.

The number of homes allocated to Alton is disproportionate. The figure of 1,700 is approximately half the total allocation for the whole of East Hampshire and more than two and a half times the figure for Whitehill and Bordon with the second highest allocation. I am unable to identify any explicit justification for this. The 'Development Options' section suggests different approaches to allocation of housing numbers based on assignment of settlements to one of three tiers without making any concrete proposals. There are clearly several potential Tier 1 settlements and the selection of Alton as the only Tier 1 settlement seems quite arbitrary. The subjective nature of this assignment makes it quite wrong to use it as a way of justifying such a substantial imbalance in the allocation.

2. Allocation for Alton.

Most of the allocations for Alton are greenfield sites around the periphery of the town. Most of these are outside the area covered by the Alton Neighbourhood Plan reflecting the fact that very few options for new housing remain within the Alton Neighbourhood Plan area. It seems quite unfair that with most of the available sites within the area covered by the Alton Neighbourhood Plan already having been built on that the District Council is able to allocate housing in these areas which clearly become part of Alton without having to observe the level of consultation with local residents which the Alton Neighbourhood Plan requires.

The numbers involved will put unacceptable pressure on already stressed local services and infrastructure including medical services, education, policing, car parking and waste water treatment. There is no way that developer contributions will fund this and at any level developer contributions are simply rolled into house prices making property less affordable. In practice provision of taxpayer money will

be needed to achieve this and this is clearly not going to happen. None of these sites are close enough to the Town Centre to allow access on foot and with little or no provision for effective cycle routes or local public transport residents will inevitably use cars to access the town centre. Limited parking in the town centre and in particular at the railway station will become a problem.

3. Neatham Down.

If it is genuinely necessary for Alton to take the number of houses suggested I would support construction of a substantial settlement on Neatham Down in preference to other greenfield sites such as Windmill Hill, Chawton Park Farm or some of the other sites identified in the LP but only if supported by the necessary investment in infrastructure. I see it as a potential asset to Alton but it is quite clear that the investment needed would not materialise.

The site provides easy access to the A31 making it an attractive option for anyone needing to access other locations along the A31 corridor such as Farnham, Guildford and Winchester wanting to avoid the relatively high property prices in these areas. As well as contributing to additional car use this will inflate the prices of new houses on the Neatham Down site with a consequent adverse effect on affordability for local residents.

For the site to work provision needs to be made for easy, safe access to the town centre, the station and Mill Lane across the A31. In order to provide pedestrian and cycle access traffic lights will be required at the A31 roundabout as an absolute minimum. The existing footbridge at Golden Chair Farm will help but is not sufficient and there is no dedicated cycle route between Mill Lane and the town centre.

Kind regards,

██████████

From: [REDACTED]
Sent: 11 February 2024 15:56
To: [EHDC - Local Plan](#)
Subject: Local Plan Consultation - Settlement Hierarchy

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

I visited the consultation event in Alton to better understand the detail and thought process that has gone into building the Local Plan for East Hampshire. I would firstly say that I was very impressed at the scale of effort and professionalism that has obviously gone into produce the Plan in its draft form and the preparedness of the officials to answer visitors' questions.

I came away with just one concern that being the proposed change in the tiering of Bentley from Tier 4 to Tier 3. Firstly to group the village of Bentley with towns the size of Clanfield and Rowlands Castle just seems wrong. A document I saw on the consultation showed that without a doctors surgery (now closed) and with just one shop and a pub our score was very low but presumably the Bentley Station counted against us. As you will be aware Bentley Station is not in Bentley and I would hazard a guess that residents of Froyle and Binsted use the station as much as residents of Bentley. I feel that such a change would be unfair to Bentley.

[REDACTED]
[REDACTED]
[REDACTED]

destroys the viability of Standford Grange Farm.

8. My countryman's bones warn me there are going to be food shortages - other country people think this too. We NEED to keep Standford Grange Farm. After all it has been farmed for 800 years - there is documentary evidence.

Yours truly

██████████

[REDACTED] - Local Plan: Lack of democracy; poor consultation

[REDACTED]
Mon 04/03/2024 23:16

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.

EHDC Planning Dept.

EHDC is seriously undemocratic because about 60% of East Hants is in the National Park, so you force all the development onto Alton, Havant and NE Hants (ie Bordon and Liphook). Whereas Havant and Alton have local institutions to stand up to this, NE Hants does not - we are being bullied. To me NE Hants is Waggoners Wells and Selborne, yet you are persuing policies which will turn it into Basingstoke (with ring roads) in NE Hants.

There appears to be a lack of effective consultation about this. There was a meeting of the people from Standford in the village Hall on January 26th, but nobody mentioned the local plan. The first I heard about it was March 3rd - the day before it closed!

Apparently there were public consultations in Alton and Bordon at the beginning of February when Lindford Bridge was closed and the Mill Lane Ford closed, so that getting anywhere from Standford was difficult. Certainly I did not know about these. Note also the main road to Alton (B3004) is (insanely) closed for 6- 8 months.

Furthermore, the Headley Parish Council promessed several years ago to debate this in the Village Hall, but this has never happened. Not even now that EHDC is planning to annex part of Headley into Bordon.

I suggest these are good reasons for extending the deadline for these consultations. What do you think?

What Bordon needed after the Camp closed was jobs. Instead you build houses, but no jobs, so people commute. One boy playing at the Mill last year told me that his mother drives 2 hours up to London each day and 2 hours back again, just to earn £11 an hour. What kind of life is that? Especially with these terrible road works. By building more houses with no jobs locally, you are creating more misery, more traffic jams, and creating global warming because people commute by car!

Yours truly

[REDACTED]

Local Plan Objections: to the Existing number of houses AND the extra 667 houses.

[REDACTED]
Fri 08/03/2024 16:53

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.

EHDC Planning

I object to the total number of houses already 3400? . Let me explain why to you first from the point of view of my geese at [REDACTED].

1. There used to be a large flock of up to 35 geese at the [REDACTED]. In spring time they liked to cross the road and graze on the new grass on the sunny bank opposite. Also they crossed the road to graze on people's lawns Occasionally one was hit by an impatient driver. We lost about 1 goose per year that way. Burying a dead goose was always the most unpleasant job.
2. The year before last, the traffic had increased so much that 3 geese were killed in 3 months, and the number dropped to just 5 geese. I must admit I thought this was the end of geese being kept at [REDACTED].
3. Then last summer, despite being attacked by Canada geese, one goose maternal instincts were so strong she managed to hatch 4 goslings in Lindford, and of these , 1 grew to adulthood. So 2 months ago we had 6 geese.
4. Then recently a motorist hit 3 of them in Lindford. One had blood on it, and is believed taken away by the RSPCA or other animal charity - we don't know if it died or survived. Two others were injured and walk with limps. One is still so poorly she spends nearly all the time on the [REDACTED].

Conclusions:

5. The Bordon New Town is incompatible with the old way of life in the area. Someone said to me "They have only got to phase 3 of the house building. There are 8 phases and the traffic is only going to get much worse.
6. There are many problems with Bordon. My late Father once said Bordon would only be successful when it finds its soul. The problem is when the people there object to something (like over development in the Parish Poll), or ask for something (such as to keep the e Chase Community Centre/ local hospital) they get ignored. Always outside people know better.
7. In the Middle Ages there was a leper colony in Hollywater. The joke in our family is that this is the earliest known example of dumping in the Bordon Area.
8. Living next to Bordon is a bit like living in the West Bank of Israel -always there is building and building. I understand how the Palestinians feel. And the architecture is hideous - I call it "Millitoid".

And a woman friend tells me the living rooms are too small for a three piece suite. But you go on building, without any Jobs, so people can live in misery and commute 50 or more miles everyday - which causes global warming.

If you were sensible, you would put a moratorium on house building in the Bordon area, and let the existing people bed down and develop a sense of community. May be they would find their own soul.

Yours truly

██████████

Re: Extension if Consultation on Draft Local Plan. Stanford Grange Farm

[REDACTED]
Fri 08/03/2024 11:10

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.

Dear [REDACTED] and EHDC Planning

There is a history to this.

1. In the 1960s Hampshire County Council bought Stanford Grange and the Farm. Later they sold off the Grange and kept the Farm, which is (at least until recently) a producing Farm.
2. Before he died, my late Father said "The HCC own the Farm and they will try to build houses on it.
3. In the late 60s Bordon Village had a population of less than 2000. Over the last 50 years the HCC (with your help) have build up a town of 30,000 people close to the Farm. No private land owner could do this to justify the building on and development of productive farm land in a pretty rural valley, with rare green orchids. [REDACTED] in Stanford has said "it is corrupt".
4. In about 2018/19 there were proposals to build houses and a SANG on the Farm. The chairman at the time did not now about this - whether this was an attempt to cover it up, I cannot say. We complained and the Headley Parish Council (HPC) agreed on November 11th 2019 to hold a public meeting in the Village Hall to discuss this proposed annexation of part of Headley by Bordon. This has never happened because of lockdown.
5. In the Summer of 2023 the EHDC decided to put a SANG onto the Farm, in the middle so as to break the business model of the Farm. Despite this, the HPC did not hold a public meeting before or after.
6. On December 23rd 2023 you published this latest plan. I respectfully put it to you that nobody would know about a new Local Plan on Christmas Eve, nor would they want to study it, and so this appears to be an attempt to sneak it out with minimum publicity. Certainly I did not learn about it until March 3rd 2024.
7. The HPC knew about this Plan by January 8th 2024 and on January 15th they decided NOT to hold a public meeting to discuss this, thereby breaking their commitment to hold one made in 2019.
8. The Consultation period started on January 22nd. There was a Stanford Village Feast and Quiz Night on January 26th 2024 in the Headley Village Hall, but we were NOT told about this. By these acts and omissions the HPC has broken its commitment of 2019.

9. You (and HPC) do not seem to have told the Headley Society [REDACTED] [REDACTED] to protect Headley from over-development. They do not seem to know about it.

10. You have kindly extended this until 5pm Today (March 8th). But this does not seem to have been announced in the Bordon Herald this week, so few people know. When I suggested you extend this until Monday 11th at 9am, you have declined. Pray who is going to study these objections on Friday evening or the weekend? Or do you want to prevent busy professionals from objecting over the weekend?

11. In fact there is a history of avoiding publicity, as noted above. Surely, as middle men between the public and the HCC (who own the land) you would want to distance yourselves and play a neutral role?

12. In an ideal world, you would you would re-arrange some kind of extended consultation so that the HPC can organise a public meeting in the Village Hall, and give people have enough time to make their objections afterwards.

Headley has a proud history of Independence going back to the Domesday Book and before, yet you want to annex it into the King's land in the Forest (ie Bordon), without proper consultations. What is a few weeks in a thousand years?

Yours truly

[REDACTED]

.

On Thursday 07 March 2024 15:23:31 you wrote:

> Dear [REDACTED]
>
> Thanks for your email. The consultation date has been extended until Friday
> this week (8 March) at 5pm, but we cannot extend any further. The
> consultation has been live since 22 Jan, and the material published before
> Christmas as part of committee agendas, so we really do need to start
> analysing the responses.
>
> If after reading all the material, you have further information that you
> feel is useful for us to see, you are welcome to send it to us. Anything
> after 5pm on Friday won't formally be considered a consultation response,
> but we read all emails and retain information where it is useful to the
> Local Plan process.
>
> Kind Regards
>
> [REDACTED]
>

[REDACTED]
[REDACTED]
[REDACTED]
29TH February 2024

Planning Policy
East Hants District Council
Penns Place
Petersfield
GU31 4EX

Dear Planners/Sirs,

East Hampshire Draft Plan 2021-2040
Regulation 18, Public Consultation

You will note from my address that I live on the 'Berg Estate', Liphook, close to the Chiltley Farm (Poultry Farm) site.

I object to the comments and proposals for this site contained in the draft plan and wish to support all the reasoned comments and criticisms made by SeLREG, the South and East Liphook Residents Group in their written submission to the council.

I refer now to Fig 1.3 Our Planning Area and page 23 of the Draft Plan. The map shows the position of Liphook and the National Park boundary and the A3 road. It is my submission that EHDC and the Parish Council should have been fighting to release the stranglehold that the NP has placed on developing land to the North West of Liphook – which would give access to the A3 and produce a balanced village shape and infrastructure opportunity. Getting access to that small wedge of land would enable real progress to be made against the Parish Council's many laudable intentions.

I am making my submission in this form because the EHDC consultation route with the smiley faces and comment boxes is just too frustrating for words. The omission of the usual box for written general comments I see as an obstruction to proper expression, and likely to lead to under participation in the consultation process.

Back to LIP3 Chiltley Farm. The only proposed entry/exit for the proposed 67 houses (far too many compared at existing estate density) is via the central Road, Shepherds Way/Chiltley Way of the Berg Estate. The estate itself has been designated as of architectural merit and as the years go by is becoming a 'Heritage Area' in its own right. Using it as conduit for 67 houses/100+ cars (realistically it is always more than 1 car per family in practice) would irreparably downgrade the whole area. I see this as grossly unfair to existing residents.

If you have read this far – Thank you!

Yours faithfully

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 08 March 2024 17:00
To: EHDC - Local Plan <LocalPlan@easthants.gov.uk>
Subject: East Hants draft Local Plan 2021-2040

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

Dear Sir,

Thank you for preparing your enormous but flawed draft plan for 2021-2040.

Bentley should be moved forthwith from Tier 3 to Tier 4. I wholly support the reasons for this statement which have been given by Bentley Parish Council and Bentley residents. In particular, I would emphasise that notwithstanding the hard work that has gone into developing the methodology underlying your draft, the conclusion that it takes you to in relation to the tiering of Bentley defies common sense, which is so important when planning ahead for the long term.

Bentley Station is in Binsted, not Bentley, and the idea that anyone can walk to the station from the centre of Bentley and back again in 20 minutes is completely wrong. One unacceptable consequence of the tier 3 grading for Bentley is the real fear that the village will lose its character by extensive house building which I am most anxious about. The associated new infrastructure that would be needed would be destructive.

Bentley is the wrong place for even a further 20 houses on top of the several dozen which we have already had to put up with.

I look forward to learning that you will be amending the Local Plan to take at least some account of my concerns.

Yours Faithfully
[REDACTED]

Local Plan

[Redacted]

Wed 28/02/2024 07:45

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/Madam

Having read the plan proposals I wish to confirm that i support Alton Town Council's objections.

Yours faithfully

[Redacted]

[Redacted]

Alton

[Redacted]

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

[REDACTED]

Mon 04/03/2024 22:09

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.

I have lived in Bentworth for over 25 years and appreciate the wide open spaces within the village which characterises the appeal and "feel" of the area.

I think it is very important to stop this development which has a very urban feel to it - too many houses crammed in what was a lovely field at an important T junction in the village. The whole style of the village is spread out and this proposed development is not in keeping with that style.

I do understand the importance of social and affordable housing but to be honest the town of Alton is a much better place for that - as the amenities are much better for elderly people there. The danger of this proposed housing development is that it is both too expensive to be social housing but still degrades the look and feel of this amazing old village.

Kind regards

[REDACTED]

[REDACTED]

Bentworth

Alton

Hampshire

[REDACTED]

Sent from my iPhone

LASHAM VILLAGE ROYAL OAK PUBLIC HOUSE

[REDACTED]

Sun 03/03/2024 11:50

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.

Having read the proposed curtilage details regarding the village I do not think it appropriate to include the Royal Oak within the bounds of the village for any possible development plans. The Pub is already under the classification of a Village Community Asset and as such we are keen to maintain its role as an important part of the village and its benefit to the villagers.

It should therefore be classified in the same way as the church St Mary's.

[REDACTED]

Sent from [Mail](#) for Windows

[REDACTED] - Local Plan Objections

[REDACTED]
Sun 03/03/2024 20:56

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.

Please acknowledge this and advise where and when comments will be published.

Objections to EHDC Local Plan

The comments process

The process for feedback on the local plan is grossly flawed. The third party website is either down or not working half the time. It's very hard to navigate and many people I have spoken to have lost patience with the whole process of providing comments on the local plan.

There is no indications where and how the comments are published or what actually happens to the comments and how they are recorded and managed.

The rhetoric around consultation is biased towards landowners and developers, and there have been so few opportunities to see the local plan presented to local people. It's a joke that each area had just a few hours where the plan is presented. It needs to be available for several weeks to fit in with people's lives, not with the EHDC timetable.

The whole process seems like smoke and mirrors, and what locals want and need is pushed under the carpet. You don't actually want comments, that's clear.

General comments

As a resident of Alton for many years, my comments largely relate to this area overall. **Nobody wants the scale of development proposed in the local plan.** The character of the town is already partly ruined by thoughtless and inappropriate green-field development. Further, large scale development would take this to a level where there would be no market town left and we would be left with a town with no soul and no infrastructure. This goes completely against planning guidelines which state that development should not be undertaken where the character of the local environment will be impacted.

Alton is seen as the East Hants cash-cow for EHDC and developers. **The town is singled out unfairly as a site for huge scale development.** Alton has taken more than it's fair share of new homes built by greedy developers who **care nothing for the local population.**

The local plan does not mention build quality or aesthetics. All of the many new homes built in Alton over the last 20 years have been over-priced identikit builds, and of low architectural and

aesthetic quality, and far too densely built. The roads and access are all without fail narrow, no trees and token gestures to landscaping are the order of the day. Cram them in, pile the high is the order of the day. How can EHDC allow this kind of development to be encouraged in the new local plan ?

It feels like EHDC never listen and **Alton is single-handedly taking the bulk of development because Petersfield is in the SDNP**. This is grossly unfair, and EHDC know it. It feels like a done deal and locals are absolutely fed up with the rhetoric sprouted by EHDC about being environmental guardians and working for the local population, when in truth they spend huge sums on consultants and an over complex and confusing local plan websites to spin their message.

Development on the iconic and environmentally fragile green areas in Alton goes against the government own NPPF:

142. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

143. Green Belt serves 5 purposes:

(a) to check the unrestricted sprawl of large built-up areas;

(b) to prevent neighbouring towns merging into one another;

(c) to assist in safeguarding the countryside from encroachment;

(d) to preserve the setting and special character of historic towns; and

(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Read the above and it's clear all these points are relevant to the local plan specifically for Alton. This plan will contribute to and encourage sprawl, as the town's character is eroded. Areas will merge into each other and the countryside, natural habitat for wildlife, and rare chalk streams will all be gone forever. The special character of Alton as a historic market town will be destroyed. How can you consider developing on even more green field sites in Alton when this is against government policy ?

Inclusion of ALT8, Land at Neatham Manor Farm, Alton in EHDC Draft Local Plan

The owners of Neatham Manor Farm have pursued the inclusion of their land in the Draft Local Plan for purely selfish and speculative reasons, disregarding planning criteria and government guidance. Such behaviour is profiteering and is unethical and warrants the rejection of ALT8 from the plan.

The proposed construction contradicts Policy NBE 13 'Protection of Natural Resources' & 'Dark Skies,' undermining efforts to preserve landscape quality and ecological value.

The planned 1,000 to 1,250 new houses would exceed the stipulated allocation for Alton, raising doubts about the appropriateness of the existing requirement.

The site's classification as high-quality agricultural land warrants adherence to the governmental directive prioritizing brownfield sites over arable terrain, necessitating the removal of ALT8 to align with this overarching guidance.

Designated as a 'Valued Landscape,' the site's significance precludes large-scale development, with no extenuating circumstances to justify contravening this criterion.

The documentation confirms that the site is home to many species of birds and mammals, including several on the "Red List" due to severe population declines, highlighting the significant loss of biodiversity that would result from development.

Proximity to the River Wey, a rare chalk stream, underscores the necessity of shielding this delicate ecosystem from encroachment, with proposed construction posing contamination risks and compromising ecological integrity.

The infrastructure of services in Alton is already strained, and a development of this scale would exacerbate the strain, jeopardizing the quality of services provided to residents.

The proposed development would result in the creation of a disconnected mini-town, isolated from Alton by the physical barrier of the A31 dual carriageway, leading to heightened car dependency.

The local plan needs to be completely redone, with the emphasis on more consultation opportunities, fairness in allocation of areas from development, and pushing the government to enable development in appropriate parts of the SDNP, to ensure fairness and consistency.

I would urge EHDC planners to get off their comfy chairs, put away the maps and actually visit some of the areas on the local plan, and get out and talk to locals about what they want!

██████████

██

Local Development Plan LIP1

Sun 03/03/2024 19:51

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.

Dear Sirs

We would like to register our objections to the inclusion in the Development Plan of Land north of Haslemere Road, Liphook for 24 homes.

Our objections are as follows:-

1. It is contrary to the Council's Core Objective B of providing better quality, greener development in the right locations. The site is outside the settlement boundary of Liphook and would constitute development in the countryside.
2. The site is within the River Wey Conservation Area and thus any development clearly conflicts with the Council's stated key priority "to protect, enhance and conserve its environment". The Development would lead to increased surface run off into the River Way.
3. The site is a green corridor for wildlife including deer, badgers, foxes and a large number of birds.
4. The Development would lead to increased pressure on the sewerage system which is already at full capacity and would risk pollution of the River Way by domestic flooding of sewage.
5. The logical place for future development in Liphook is on land adjoining Portsmouth Road which is - just - within the boundaries of South Downs National Park Authority and which could also help solve the major problem of traffic congestion in the centre of Liphook. We would therefore urge the Council to seek agreement to development of this site with the SDNPA.

Yours faithfully

Sent from [Outlook for Android](#)

Comments on the EHDC Draft Local Plan – Feb 2024

Policy S2 - Settlement Hierarchy

Alton has been given what is in my view a totally unfair, and unacceptable, allocation of housing, stemming largely from its designation as a 'Tier 1' settlement.

Specifically,

1. There is no logical reason for Alton being designated the only Tier 1 settlement, beyond the fact that it happens to be the District's largest town. In earlier proposals Alton, Liphook, Horndean and Whitehill/Bordon were all placed in the same 'tier'. Why is Alton now the only settlement in Tier 1 with the others being placed in Tier 2, resulting in a totally unreasonable distribution of housing? It means 1,700 houses allocated to Alton compared with 1,098 spread across the other three settlements. In particular, Whitehill/Bordon has been given a significant reduction in the number they are expected to take, despite enjoying major investment in new infrastructure in recent years. This defies all logic.
2. It pays no regard to Alton's special landscape and unique setting, contrary to the claims in the policy statement in S2.3 that the designation should '...respect the setting, form and character of the settlements..'. The topography of Alton, and the way it sits in a uniquely attractive bowl formed by the source of the River Wey has for several decades caused the Town Council, the Alton Society, supported by CPRE, and individual residents' groups to fiercely defend the town's skyline, and to prevent 'spillage' over the Northern and Southern borders. As a result, the town has been able to hold the line with a remarkable degree of success, when reviewing development plans as they come forward. This remains an absolute imperative when considering planning policy affecting the town's future.
3. Equally, the Tier takes no account of the massive growth in development imposed on Alton in recent years, and the pressures to absorb such huge volumes with very little improvement to the town's infrastructure (eg medical facilities, and schools). In fact the town's public transport system, far from being improved, is under even greater pressure – especially bus services.
4. The 'buffer' described on page 219 of Chapter 9, states a need for 10-15%, but the buffer that is actually proposed amounts to 25%. Whilst understanding the need for a buffer in principle, this volume seems totally excessive, and unreasonable.
5. The word 'sustainable' is persistently misused in the draft Local Plan. The term is meaningless unless properly defined. I fully understand the need to factor in ease of access, and efforts to minimise car use, but it should NOT mean that that the district's largest town is in a position to take such a large proportion simply by virtue of its size.
 - a. There is nothing 'sustainable' about permanent damage to resident's health and well-being that would result in filling in the town's remaining green spaces - all essential to residents' recreation and quality of life.
 - b. There is nothing 'sustainable' about wilfully adding ever more pressure to the town's transport network, and other infrastructure.

(cont ...)

In summary, the 'Tiering' methodology that forms the basis of the housing allocation is crude, it is ill-informed, and it's insensitive to the nature and character of our historic market town, and to the threats it faces. The methodology should therefore be removed entirely as a basis for planning the district's future development, unless it can be applied more logically, and equitably.

[REDACTED]

Alton local plan

Sat 02/03/2024 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 strongly protest about the number of dwellings allocated to Alton and Holybourne in the local plan.

Of the 1700 allocated figure it now seems to be accepted that 1000 dwellings approximately will be built upon Neatham Down which is almost beyond belief given its location and environmental status. By implication therefore, 700 dwellings will have to be located in Holybourne which is a village in every sense of the word and over the years has been kept deliberately separate from Alton by successive Planning Policies.

Although it is not mentioned in the Local plan, it seems that land for approximately 220 houses will be allocated in the area defined by the Children's Playground.

The numbers involved will overwhelm the existing settlement, potentially doubling its size and putting great strains on already inadequate resources and leading to problems with surface and groundwater exacerbating an already unacceptable situation.

Finally, the problems with traffic in the village which was relieved by the construction of the Alton by-pass in 1970, and now the congestion has returned to pre by-pass levels and beyond, leading to the usual pollution from car and commercial vehicle exhausts.

Since the by-pass was completed, almost every available plot of land suitable for building on has been developed, with the loss of those valuable intermediate green spaces which contribute to a pleasant environment.

I therefore would like to resist the imposition of further development and query the allocation of numbers which appears to be arbitrary and in excess of need in this primarily rural area.

London Rd Holybourne.

Sent from my iPad

Sent from my iPad

Neatham Down

Sat 02/03/2024 12:12

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 a STRONG OBJECTION to the proposal to create what is effectively a separate village on Neatham Down.

To stand on the Down and survey the land earmarked for development is to wonder how a Council that has proclaimed a Climate Emergency can have come up with such a crass proposal. It is SO outrageous that one thinks it might be a 'dead cat' exercise, designed to provoke outrage whilst something far worse is pushed through elsewhere.

Whether or not this is the case, you risk accusations of just posturing.

The list of objections is long, but in order of importance they are:-

1. Loss of prime agricultural land. The proposal flies in the face of proclamations that "Brownfield" sites should be considered first. It makes you wonder how the allocation of numbers to East Hants, a primarily rural area, was arrived at.

The effect on Alton which is now overburdened because of the distorting effect of the South Downs National Park is already unacceptable and it could be argued that Alton town has already more than done its bit, with the result that there are unsold dwellings on some of the developed areas.

2. With this loss of agricultural land comes a) the loss of a "Valued Landscape, b) a rejection of "Dark Skies" policy, c) threats to the important flora and fauna, d) threats to the nearby Upper Wey chalk stream which is already subject to frequent flooding and pollution from the discharge of untreated sewage by the Alton Sewage Treatment works. This facility is already unable to cope and these effects will be felt further down stream.

3. Building up to 1250 houses will have a huge effect on air pollution with potentially 2000-3000 vehicles discharging onto the Holybourne roundabout on the A31. The location of the site relative to the Town centre will ensure residents will be car dependent when it comes to access to schools, shops and medical facilities which are already inadequate to the current demands.

Finally, I am aware that this site was already assessed and rejected for a smaller development of 650 houses, so I want to know what has changed since then?

It seems excessive numbers of houses are proposed for Alton - + 22% above EHDC's 9082 required houses by 2040.

Is this what has made it necessary to jump across the A31 by-pass which was always considered a useful barrier to unwanted over-development by Developers keen to build on sites with large numbers for reasons of economy and to enable them to include community facilities?

I reject this approach which will create an undesirable precedent leading to the possibility of ribbon development along the A31 and creep towards Holybourne which has always been preserved as a village separate from Alton.

I would support a small number of selective developments which would include some much needed starter homes rather than expensive 'Executive' dwellings beyond the reach of young people.

London Rd. Holybourne.

Sent from my iPad

Sent from my iPad

East Hants Local Plan Holt Pound

Mon 04/03/2024 11:53

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.

This proposed development is too large for the area. Traffic would have to access the site from Fullers Road which is already a heavy used road especially during the school run, with poor sight lines; or from the A325.

The development would remove the last remaining green space between Rowledge and Holt Pound.

A 50 house development would put a heavy demand on the local school, which is situated in Rowledge and already running at maximum pupils.

Holt Pound has been re-assessed as a Tier 3 Settlement, but is essentially a small hamlet and hardly a focal point for the surrounding villages and rural areas in terms of the provision of local services and facilities, which it would have to be to justify becoming a Tier 3 Settlement. It should be in Tier 4 or 5 and the allocation of the site north of Fullers Road would not be justified. The Council's justification for this, implying that additional facilities in the neighbouring (Waverley) settlements of Rowledge, Wrecclesham and Farnham are within easy reach by foot or bicycle, and therefore Holt Pound's facilities is manifestly false.

In 2018 the Council assessed that proposed Residential development on that site would have an adverse impact on the rural character of the area, and is disproportionate in size to the existing settlement. It follows that this new proposal to enable development in that area would be at odds with the setting, form and semi-rural character of Holt Pound, contrary to the Council's own definition of Holt Pound.

Objection to the local plan

[REDACTED]

Sat 02/03/2024 13:52

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.

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]

Alton

Hants

[REDACTED]

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Neatham Down (Site ALT-8)

Sat 02/03/2024 18:55

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 EHDC draft local plan (Reg 18 consultation) for Neatham Down and the proposal to build in excess of 1,000 new houses.

My reasons for this objection are as follows:

1. This particular site was originally assessed in 2019 – **and was rejected** – for a much smaller development of 650 houses.
2. Building on this greenfield/good quality agricultural land would be *completely against* Government Housing Policy which clearly states that building on brownfield sites, preferably urban, should be prioritised.
3. The earlier 2019 assessment, quite rightly, identified that 44% of the site was at high risk of ground water flooding – a fact that will inevitably increase as our climate is adversely affected by global warming.
4. Local infrastructure is already well beyond capacity. There are currently not enough GPs, NHS dentists and schools to service the recent wave of housing increases within the town of Alton itself.
5. Alton STWs currently regularly discharge untreated sewage – over 1000 new dwellings would put unsustainable pressure on this service - endangering the delicate ecosystem of the River Wey & chalk aquifer. This plan, therefore, contravenes legislation in parliament to protect chalk streams, of which only 280 remain worldwide.

Please confirm that this objection has been received and logged prior to the March 4th deadline.

[REDACTED]
[REDACTED]
[REDACTED]
Kingsley,
Nr. Bordon,
Hampshire
[REDACTED]

S2 Settlement Hierarchy

[Redacted]

Sun 03/03/2024 14:11

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.

We wish to support Alton Town Council's objections to the proposal to leave Alton in Tier1 instead of redesignating to Tier 2.

[Redacted]

[Redacted]

Consultation

[Redacted]

Sun 03/03/2024 15:40

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 have made one or two comments on the Consultation website and they have been confirmed. However, I couldn't find an appropriate space in which to point out that the lack of responses may be due in part to the density of the language, technical terms and general gobbledegook of the (no doubt) carefully drafted documents/pages.

What most people in Whitehill and Bordon long for is an end to over development and under provision of infrastructure - this may not be within your powers to change, as much will be due to national policies ie NHS dental and GP cover for the area, shops closing (Wilko) rather than the much-vaunted shopping centre arriving, and public transport scarcity. However, hooray for Hogmoor Inclosure.

Local and district councils are between a rock and a hard place when it comes to funding. Your residents are between an even meaner rock and a harder hard place!

Regards

[Redacted]
[Redacted]
[Redacted]
[Redacted]

objection to the local plan for house building in the Alton area

Sun 03/03/2024 17:14

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.

Dear Alton Town Councilors,

I am emailing to object to the local plan for house building in the Alton area.

- Wherever they are located in or around Alton, this proposed vast number of new houses will have a hugely negative impact on the town and our quality of life. I believe it's essential to maintain Alton and the surrounding villages and not allow the area to become merged into a sprawling development. Alton and the villages nearby have a rich history, and are surrounded by diverse countryside. This needs to be preserved, not subjected to a expansive housing development, ruining the essence of our local environment.
- We need to prevent overcrowding, which this housing proposal would lead to.
- We should maintain our greenfield areas. Greenfield sites should not be built on. Overdevelopment of the Alton area would lead to the loss of biodiversity, valued landscape, loss of fertile agricultural land. We must protect our beautiful rural environment for future generations. Direct access to the countryside is very important for physical and mental wellbeing. Extensive building development would lead to a loss of quick access to nature for many households.
- Our roads need to be safe. Extensive housing development would mean many big lorries on the roads during the build, lasting for many year and then greatly increased traffic once additional housing is built. My 13-year-old son cycles each day from Holybourne to Amery Hill School. It is essential that our roads are safe so children are able to cycle safely to school and for recreation.
- Because a large portion of East Hampshire is in the South Downs National Park, the allocation of housing should be reduced for East Hampshire, otherwise areas outside the National Park are subject to overdevelopment. The current, suggested housing allocation is unfairly distributed – with the Alton area taking the bulk of new housing proposed in East Hampshire, outside the South Downs National Park. The new houses needed, should be fairly distributed. It is unfair for so much of the proposed housing to be around Alton.
- It is very misleading and manipulative to use the green leafy visual as the brand identity for this colossal housing proposal. The illustration has its title in a tree trunk and its core elements in brightly coloured circles enveloped in the tree's branches. This visually harmonious concept of a couple of houses spaciouly positioned in nature, seems to me, to be the polar opposite of the housing proposal – for 1,700 to be built on greenfield land around Alton.

Please prevent Alton turning into another Basingstoke. Let's maintain our historic market town Alton the nearby villages in beautiful East Hampshire, help them to thrive, not allow them to be turned into sprawling towns and suburbs.

Your sincerely,

PLANNING DEVELOPMENT

01 MAR 2024

RECEIVED

29th Feb 2024

For the attention of [REDACTED]
Planning Policy,
Penns Place,
Petersfield, GU31 4EX.

Dear [REDACTED]

Local Plan Consultation Response

I attended the Public Consultation of the Local Plan 2021-2040 held in Alton Maltings on Feb 3rd. Talking to one of the planners, she asked me to jot down my ideas and post them to the Planning office, so here they are.

My main idea is in regard to rural tracks near roads - see comment on core objective C, but here also are some other musings arising from looking at the 'Local Plan 2021-2040 Made Easy'

Page 06: 'Vision' sounds good.

Page 07 Objectives: Objective A. I wonder what is to grow. Growth of one type of landuse will mean reduction of another landuse given that land is a finite entity. Do you have limits to growth of the area which is built up? In prehistoric times when woodland was being cleared for farming, there were small clearings within a predominantly wooded land. As clearings grew in size, a sudden coalescence of clearings occurred. This bought about a switch in status of the proportion of wood to farmland. The woodland became small enclaves in a largely farmed landscape. This can happen with the spread of built-over land. There is a sudden change from nucleated settlements in farmland to small enclaves in the form of parks and city farms in a predominantly built-up area.

What does 'sustainable' mean? Does it mean that new settlement can support itself economically without having a negative impact on existing living conditions, rural economies and activities, wildlife habitats and climate? Should East Hants be self-supporting in basic food production eg. Vegetables, fruit, eggs, milk, grain and meat, given it is a part of the country most favourable in natural endowment for farming?

Do you ever plan for zero growth?

Core Objective B Does this mean making existing landscapes richer for wildlife? I know there are good schemes in progress involving: connectivity and maintenance of hedges; shorter safe distances between ponds for wild life; rewilding river courses; planting wildflower meadows; linking gardens as corridors for wildlife; and planting native species of tree to which native insects, birds, mammals and reptiles have adapted over millennia.

NB. Given that Britain, including the south has a variety of rock-types, topography, moisture conditions and soils it is good if the tree species are chosen in order to thrive in those conditions and in relation to each other, otherwise they are out of place.

Eg. Beech, Ash, Whitebeam, Yew, Hawthorn, Juniper and Box grow well on chalk

Oak, Elm, Hornbeam, Holly, Hazel, Aspen, Grey Poplar, Black Poplar and Guelder Rose grow well on clay

Willows, Sallows and Alder grow on wetland

Birch, Wayfaring tree and Scots Pine grow on sand and gravel,

Elder needs good loamy soil

Oak and Limes grow on light loam, and

Spindle, Buckthorn, Blackthorn, English Field Maple, Bullace, Wild Plum, Dogwood, Gean, Wild Cherry, Wild Pear, Crab Apple, Wild Service and Medlar are not too particular.

Core Objective C. I think health and well-being of communities is enhanced if people feel connected to the living landscape and to the historic roots. Sometimes in the past, in Britain, what has gone before is totally obliterated. It would be better to repurpose old buildings, retain ancient hedge, keep a

stream natural instead of putting it in a culvert, incorporate chalk grassland, keep an old track as a feature.

Other things that help people feel connected would be:

1/ the architectural style of new building in rural areas could be vernacular rather than urban. Local building materials help. Even in London some innovative architects are promoting the use of natural stone as generating less carbon in its [primary industry] production than does other industrially produced building material [secondary industry] and is more pleasing to the eye and life enhancing.

2/ enable new home-owners to connect to their existing rural communities eg. Via: a) allotments; b) village fetes and agricultural shows; c) open days on farms and gardens; d) farm shops; e) volunteering opportunities for wildlife conservation or community needs; f) learning rural skills eg. hedging, forestry, river bailiff work; g) fishing; h) natural history societies; i) bell-ringing; j) promotion of local village history, the history of local landuse and of the broader setting of the settlement as with signs such as 'Four Marks on the Mampshire Downs'.

Also within the compass of Health and Well-being, although not just for incoming homeowners, is the provision of routes for travel and exercise that don't require motorised vehicles, but which are safe for walkers and cyclists including the young. A lovely example occurs alongside the A286 in Sussex between Binderton and West Dean. The narrow hard track is separated from the road by a low grass bank topped by a gappy hedge and mature trees. This keeps the people separate from the cars but is porous to crossing the road if necessary. The other side of the track has a wire fence which allows views across the farmland and woods - with all the benefits of fresh air and visual contact with the living landscape. It is good both for exercise or linking villages or linking people in Chichester to the wonderful facilities of West Dean and the Open Air museum at Singleton. It also means that lone walkers are not isolated from proximity to other people. The track is not flat and tedious or over engineered but follows the topography. There must be other places, in East Hants, where this could be replicated in a locally sympathetic way.

Core Objective D Does there need to be another core objective ie. D: 'To Reduce the Harm of New Built Environments and Associated Infrastructure Use to Existing Rural Landuses' eg

- a) Provision of dog-proof hedging round grazing pastures and field crops that are near new housing and footpaths.
- b) Provision of dog-fields for exercising dogs off the lead.
- c) As roads become busier, roadkill of wildlife increases. Would open grass verges near roads give wildlife better visibility of oncoming traffic and give them escape routes?

Core Objective E? What about more planning focus for supporting farmers to produce food in a way that is economically viable whilst at the same time reducing chemical use?

Yours sincerely,



EHDC draft local plan 2021 - 2040



Tue 05/03/2024 21:30

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.

To whom it may concern,

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.]

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 S106 that can be invested into the local area.

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. 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 a fair number when looked at in this overall context and support the local plan allocations across the district.

I am also 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. I am 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 my iPad

██████████

Local plan comments

[REDACTED]
Fri 08/03/2024 08:32

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 submit my comments on the proposed local plan for Whitehill & Bordon as a resident here for some time now.

I know we have little choice or say on the proposed 600 odd houses earmarked for this area. However, any more than this would be absolute madness.

We have NO infrastructure to support this. GP surgeries (of which we have two village type ones) are at breaking point, a routine appointment can now involve waiting nearly two months. There are NO NHS dentists. We have NO major supermarket (Tesco and Lidl are tiny). We have NO major transport links (no rail, minimum bus service). Our schools are already over subscribed and struggling.

In the last 6 years we have been deluged with houses, to a point there is building work wherever you go in the area. There is nothing for these new houses. No facilities, no services. The area is ON ITS KNEES. More houses here at this point would be utter insanity.

I don't think Alton deserves this madness either. But at least it has a train station, large supermarket, an actual town centre with facilities. WE DO NOT HAVE THIS.

We have had many promises here about what facilities we will get and NONE have happened. There is no reason to believe that any ever will. Bordon/Whitehill is becoming one massive housing estate with a carpark and constant roadworks. Any charm and character that was here is long gone.

Enough already.

Yours sincerely

[REDACTED]

Proposed planning approval for 15 properties (possible later up to 50) at Holt Pound

Mon 04/03/2024 11:58

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.

A proposed plan to build on green space. Field adjacent to houses on Fullers Road and properties on the main A325. There is already a plot still in progress on the corner of Fullers Road and the A325 which has caused dangerous single road approach to Rowledge village with vehicles parked alongside the building site causing possible danger with oncoming traffic from the main road and Fullers Road.

This proposal is a dangerous area with an already busy road (Fullers Road). Which is an approach road to Rowledge Primary School.

I am very concerned with the possible danger to traffic and pedestrians to and from the village.

I hope the Council will consider the danger involved with current problems which can only increase.

Also the infrastructure is not in place for considerably increased residents (including the local school which is currently full), local surgery and small village shop

I hope all of this information is taken into consideration by the Council before more permission is give

Yours faithfully

Object to neatham housing proposal

[REDACTED]

Fri 01/03/2024 16:13

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 support Alton Town Council's objection whole heartedly to the proposal of this new housing estate on Neatham Down.

EHDC Local plan

Mon 04/03/2024 08:18

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.

My Grievances with EHDC Local Plan

I'm a 16 year old who has lived in East Hants all my life. I'm really fed up with what you are proposing in the local plan. It's my future you are messing with, and many other kids my age will be massively impacted by this.

First off the feedback process is a mess. I'm pretty good with tech and the web but the website you are using is a mess especially on a mobile device. It's like navigating a maze blindfolded. Seriously, your technical people need to get their act together, as I feel really sorry for older people trying to understand it and make comments on this plan.

How about encouraging and enabling the young people of East Hampshire a chance to actually have our say, as we are the future. With respect, most of the people who produce this so-called plan may not be around to see the impact! Us young people will!

All my friends I've mentioned this to are unhappy about the plans for Alton. We actually care about the environment and the quality of where we live, contrary to popular belief. This plan with huge developments in Alton is unfair, as we've already been hit by lots of greenfield development even in my lifetime. It feels like we are dumping ground for developers who don't give a damn about our community. It's going to wreck everything that makes Alton, well, Alton.

The Neathan Down proposal is all about making a few developers and landowners richer, with zero regard for the environment or us locals. Not acceptable, we want our green areas to be preserved for us young people to enjoy and nurture.

This plan is a slap in the face to nature. The wildlife, the rivers—none of it stands a chance if they go through with this madness.

Plus the strain it'll put on our already stretched services. Come on, we're barely keeping up as it is, even me as a 16 year old can see this.

The East Hants Council needs a serious reality check. It's time they saw what's happening on the ground. Talk to us, listen to us all especially the young people. That's what real consultation looks like.

And as for this local plan? Scrap it. Start fresh, with fairness and the young people of our community at the forefront. We deserve better from you.

██████████, aged 16.

Local Plan Consultation response - Neatham Manor Farm

[REDACTED]
Fri 08/03/2024 16:00

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,

Please add this comment to Chapter 12 - Allocations ALT08 Land at Neatham Manor Farm

I support this site as it appears to be the best location when compared with other large sites in the area e.g. Chawton Park Farm.

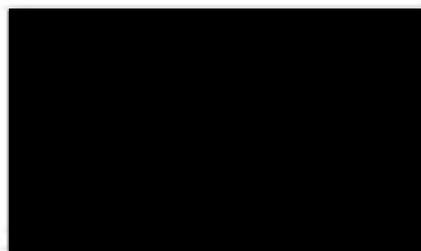
I say this because:

1. It has direct access onto the dual carriageway A31.
2. There are hundreds of jobs in businesses along Mill Lane which could be walked to across the pedestrian bridge.
3. There are 2 supermarkets and several other shops also on Mill Lane which can be walked or cycled to.
4. There will be minimal adverse traffic impact on Altonians by new residents that work west towards Winchester, east towards Guildford and London and south towards Southampton as they will not have to drive into the town at all.
5. Again, there will be minimal impact on Altonians for the years of construction that will be experienced due to its location.
6. Although, I accept that because access to the main town centre facilities is about 2km away, then most people will drive, however, a location 2 km away is better for the climate emergency than a location 5km away.
7. As long as sufficient school places and health services are provided then again the impact on current residents should be minimised.
8. The layout of the site looks like there will be plenty of open space and new woodland – much better than many of the recent developments around the district.

Until the overall numbers of houses that the district has to supply can be reduced, then this looks like the best option, particularly as there is very little brownfield land available. Blame the government not the Council for the high numbers.

Many thanks

[REDACTED]



28 February 2024

Objection to RLC2 in local plan

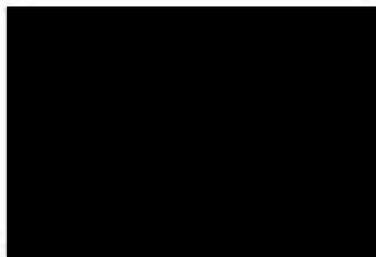
Dear Team,

Having lived most of my life in Rowlands Castle I would like to object to the inclusion of RLC1 and RLC2 in the local plan on the following grounds

- Development of these sites would impact upon the rural nature of this village centre.
- Deerleap Lane is a private road unsuited to more traffic. There is a dangerous junction with Red Hill Road and further development would exacerbate this. There has already been one fatal road traffic accident, as well as multiple other accidents
- The proposed development is in a flood zone and likely to exacerbate flooding in the village
- The site is currently rich in wildlife including newts, bats, doormice and deer. Development would destroy this environment
- The plan says 145 homes are needed in Rowlands Castle. Other proposed sites are of low density and could easily accommodate the houses that are proposed on RLC1 and RLC2 without such an impact upon the village
- The proposed land has already been turned down for inclusion in the 2004 local plan. The planning officer was clear to try and avoid irretrievable erosion of the firm rural edge of the conservation area and the setting of the village whereabouts. Many of the planning officers' comments for the 2004 proposal hold true to this proposal.

Yours Faithfully





28 February 2024

Objection to RLC 1 in local plan

Dear Team,

Having lived most of my life in Rowlands Castle I would like to object to the inclusion of RLC1 and RLC2 in the local plan on the following grounds

- Development of these sites would impact upon the rural nature of this village centre.
- Deerleap Lane is a private road unsuited to more traffic. There is a dangerous junction with Red Hill Road and further development would exacerbate this. There has already been one fatal road traffic accident, as well as multiple other accidents
- The proposed development is in a flood zone and likely to exacerbate flooding in the village
- The site is currently rich in wildlife including newts, bats, doormice and deer. Development would destroy this environment
- The plan says 145 homes are needed in Rowlands Castle. Other proposed sites are of low density and could easily accommodate the houses that are proposed on RLC1 and RLC2 without such an impact upon the village
- The proposed land has already been turned down for inclusion in the 2004 local plan. The planning officer was clear to try and avoid irretrievable erosion of the firm rural edge of the conservation area and the setting of the village whereabouts. Many of the planning officers' comments for the 2004 proposal hold true to this proposal.

Yours Faithfully



██████████ - SAVE NEATHAM DOWN

Sun 03/03/2024 23:01

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 a beautiful landscape of rolling hills, open fields, wildlife (bats, hares, herds of deer, and several 'Red List' bird species: e.g. skylarks, kites, buzzards.) It is 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 which means developing a new settlement of 1,000+ homes, even in locations (countryside) where rules would normally prevent development. The Site promoter wants to develop 1,250 houses, it has already been assessed and rejected for a smaller development of 650 houses. (When I was a Parish Councillor)

The site is disconnected from Alton: even with A31 bridging, making it too difficult to integrate with the town of Alton. Access constraints: walk/cycle across A31 footbridge; vehicles via Lynch Hill site. High car-dependence: parts of site 30 - 40 minute walk (2km) from Alton High Street. Not climate resilient and the site is substantially affected by groundwater flood risk. The Site is only 30m from Northern Wey and development will worsen local flooding. Poor location for Affordable Housing. No local services (doctors, & geology means building expensive. Building beyond A31 creates creep into countryside & likely future fusion with Holybourne. Possible new primary school at Neatham Down – a threat to Binsted school?

OBJECTION TO MASS DEVELOPMENT IN AND AROUND ALTON - EHDC DRAFT LOCAL PLAN

[Redacted]

Fri 01/03/2024 18:35

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 objecting to the extremely unrealistic and unfair proposal to class Alton & Holybourne alone as the Tier 1 site for new housing. There is no infrastructure (schools, doctors, dentists, water supply, sewage to name but a few). The allocation is 22% above EHDCs required allocation. The number of houses planned will have a huge negative impact on our historic market town. It is difficult to comprehend how EHDC can propose building on productive farmland when the government's policy is 'Brownfield first'.

The Neatham Down proposed site (ALT-8) of circa 1,000 houses, is the size of a small village with no proposed infrastructure and is on the 'other side' of the A31 to the town which will in itself lead to an unacceptable increase in the number of cars driving into our town as parts of the site are a 30 minute walk from Alton High Street. The site which is currently open fields has a wealth of wildlife including Red List birds and is designated a 'Valued Landscape'. Building here would conflict with Policy NBE 13 'Protection of Natural Resources'. To add insult to injury, it seems the the CIL levy that would normally apply to a new development to help fund community projects etc would not apply to this development. I am extremely concerned that this site is already affected by groundwater flood risk and as this site is only metres away from the Northern Wey, this development would worsen local flooding. There is also a very real danger that the development could be extremely detrimental to the Northern Wey chalk stream.

It appears to me that Alton is singled out for development as it is just outside of the South Downs National Park which is protected from such development.

Regards

[Redacted signature]

Local Plan objection

Sun 03/03/2024 22:08

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.

Formal Objection to ALT8 Neathan Manor Farm Inclusion in EHDC Draft Local Plan

I strongly object to the inclusion of ALT8, Neatham Manor Farm, Alton, in the EHDC Draft Local Plan. Here are my objections:

The owners of Neatham Manor Farm are driven by self-interest, disregarding planning criteria and government guidance. EHDC must reject their offer and remove ALT8 from the plan.

The proposed number of new houses exceeds Alton's requirement, leading to the creation of a disconnected mini-town with increased car dependency.

Furthermore Alton currently have 5 major developments underway with further development proposed as part of the East Hants local plan.

Granting ALT8 "Strategic Status" removes vital protections, which is unacceptable.

Designated as a 'Valued Landscape,' large-scale development is not permitted, and there are no mitigating circumstances here.

ALT8 development goes against Policy NBE 13 'Protection of Natural Resources' & 'Dark Skies'. EHDC must prioritize safeguarding the countryside.

The infrastructure in Alton is already strained, and adding this development would further overwhelm services.

The site's high-quality agricultural land status mandates rejection, in line with the Government's brownfield first approach.

The proposed development poses a threat to biodiversity and the River Wey, a rare chalk stream habitat.

Rebecca Pow, Government Water Minister, emphasizes the importance of protecting chalk streams, urging EHDC to reconsider ALT8 inclusion.

The evidence against ALT8 inclusion is compelling. EHDC should remove this site from their Draft Local Plan to protect the environment and our community.

Local Plan

Sat 02/03/2024 15:29

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

Cc:hello@commonplace.is <hello@commonplace.is>; [REDACTED]

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

I have tried to comment on the Tiles but only got as far as 12 out of 68 when Commonplace sent a message saying I could not do any more tiles.

I am very concerned about the seeming lack of concern about the amount of water that all the new housing will need and the amount of agricultural land that is going to be turned into housing. This will have an adverse effect on the environment and resources for all in the area. In particular Nathan development is huge and will destroy farmland. We all know that food has been in short supply over the last few years since covid. We need to produce as much as possible in the UK for ecological reasons as well as food security. It cannot be sensible to destroy agricultural land. There is no mention the cost to buy this land and I wonder if the farmer concerned is to receive a windfall? Please can you answer this question. Also confirm that all developments will harvest rainwater and grey water. Air source pumps and solar panels and excellent insulation go without saying Brownfield sites should be used and I thought that brownfield sites were the Government's preferred place.

One of the developments seems to be on the source of the river Wey. Can this really be true?

A lot of the sites are referred to having hedges and trees but there is no mention conserving these. I would ask for confirmation that niall these developments existing tress and hedges are left in place or replaced if building necessitates their removal.

Please can you confirm how much will be levied through s 106 and what this will bemused for and also prohibitions and restrictions and obligations will be contractually mandated in the S106 agreements. What does EHDC do about ensuring compliance with Building conditions and S106?

The traffic and car pollution that will be created by 1000 homes is huge, again, not good for the environment. I saw nothing on the subject of increasing schools and other services for this large increase in the population, except for one of the surgeries

Is it the case that EHDC has a heavier building burden because of the South Downs National park? If so is there any financial contribution from the South Downs National Park? I would seem only equitable that a region that is protected from building should contribute financially as it not only has no farmland destroyed but has a lighter financial burden.

I look forward to answers to all my questions

Many thanks

[REDACTED] - Request for extension to consultation period

Sun 03/03/2024 21:41

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 formally request an extension to the consultation period to the EHDC Local Plan on the basis of numerous factors:

1. On Saturday 2nd March 2024 for a considerable period of time the consultation website was closed and was informing members of the public that the consultation period had finished. It is not possible to know how many people had intended to submit comments during that time and therefore their comments may now be lost. EHDC should now be required to re-advertise that the consultation is open again for sufficient time for those people to submit their comments.
2. It is wrong that Binsted Parish Council was not consulted in advance. Likewise for Alton Town Council who, at their Extraordinary Council Meeting on Wednesday 28 February, unanimously voted for "Alton Town Council objects to any further development of green fields (in and around the Parish) to meet the quotas handed down by EHDC."
3. The consultation process on the website is difficult to navigate - the comment box is too small; photographic evidence cannot be added and emphasis is impossible as features such as underlining and bold are not accessible. In addition, some people have not received the confirmation from Commonplace and so don't know if their comment has been registered. When others have submitted some comments, they are blocked. Some people have managed to get themselves unblocked, others have given up. The fact that people can email their comments to EHDC with attachments and in fuller detail is not sufficiently advertised on the consultation website.

In my opinion it is therefore wrong that EHDC has not already announced an extension to the consultation period. It is wrong that the consultation process has been so undemocratic.

Kind regards

[REDACTED]

Objection to the development of RLC1

[REDACTED]

Sun 03/03/2024 10:28

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.

To whom it may concern

Please accept this email as outlining my objections to the proposed development of land on the Deerleap site in Rowlands Castle (RLC1). My reasons for objecting are as follows

- 1) Planning inspectors have previously turned down applications to develop Dearleap Land, nothing has happened that would make that decision no longer applicable.
- 2) Development abutting the area of the village green would take away the quintessential nature of the village, spoiling its uniqueness for residents and visitors alike to enjoy and benefit from.
- 3) Dwelling development in that area reduces open land to soak up rainwater. Water gathering in the village centre and flooding on Woodbury Lane already occur: with global warming increasing rainfall it would be foolish to add to flooding risk.
- 4) Traffic in the village has already reached capacity levels at busy times. Adding to that, and especially at the proposed junction site by the Church on the Green, would increase the risk of traffic incidents to both road users and pedestrians.
- 5) The Deerleap land has a conservation area function. In a rural setting we have a responsibility to preserve 'at risk' species for future generations.

I trust that you will take these objections into account, and would like an acknowledgement of the receipt of this email.

Yours sincerely

[REDACTED]

Sent from my iPhone

Objection to the development of RLC2

[REDACTED]

Sun 03/03/2024 10:29

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.

Sent from my iPhone

Begin forwarded message:

>

> To whom it may concern

> Please accept this email as outlining my objections to the proposed development of land on the Deerleap site in Rowlands Castle (RLC2). My reasons for objecting are as follows

> 1) Planning inspectors have previously turned down applications to develop Dearleap Land, nothing has happened that would make that decision no longer applicable.

> 2) Development abutting the area of the village green would take away the quintessential nature of the village, spoiling its uniqueness for residents and visitors alike to enjoy and benefit from.

> 3) Dwelling development in that area reduces open land to soak up rainwater. Water gathering in the village centre and flooding on Woodbury Lane already occur: with global warming increasing rainfall it would be foolish to add to flooding risk.

> 4) Traffic in the village has already reached capacity levels at busy times. Adding to that, and especially at the proposed junction site by the Church on the Green, would increase the risk of traffic incidents to both road users and pedestrians.

> 5) The Deerleap land has a conservation area function. In a rural setting we have a responsibility to preserve 'at risk' species for future generations.

> I trust that you will take these objections into account, and would like an acknowledgement of the receipt of this email.

> Yours sincerely

> [REDACTED]

>

> Sent from my iPhone

Planning Policy,
East Hampshire District Council,
Penns Place,
Petersfield,
Hampshire, GU31 4EX
localplan@easthants.gov.uk

Sir/Madam,

RE: East Hampshire Draft Local Plan 2021-2040 Regulation 18 consultation. Responses by [REDACTED] in relation to Bentley Village.

I am writing to oppose the upgrade in the Settlement Hierarchy from Tier 4 to Tier 3 of Bentley Village.

I understand the change in Tier is based on it's "sustainability" and "accessibility".

In respect to the Sustainability and Accessibility:

Bentley's available local and accessible facilities are no better than that of other local Hampshire villages of similar size (such as Bentworth, Medstead and Ropley) which are classified as Tier 4. Other local settlements currently classed as Tier 3 are much larger in terms of population and quality and number of local facilities and services.

Bentley does have a local mainline station 1 mile from the village crossroads (meaning almost all dwellings are in excess of 1 mile), but the station car park is full extremely early, and this shows it is already beyond capacity. The station is not an easy walking or cycling distance for most residents, especially in the winter months. Meaning use of a private car is required to make use of the station. Accessibility is based on walking or cycling to a destination within 10 minutes, therefore the Station should not be classed as accessible from Bentley Village.

Bentley village surgery closed in 2021. This means all residents must travel by car for their GP and pharmacy requirements.

Bentley village shop is not of a size suitable for a proper weekly food shop or other household essentials. This means residents must travel by car for these services.

EHDC has advised the increase of local employment in Bentley is "unviable"

There were 62 sewage spills into River Wey in 2022. Showing the local utilities are already beyond capacity.

As raised in the previous points, Bentley is not suitable for 'living locally' and requires frequent use of a private car.

These are just some of the key points showing that Bentley Village should remain as a Tier 4 settlement.

[REDACTED]

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

27 FEB 2024

RECEIVED

Planning Policy	
East Hampshire District Council	Liphook
Penno Place	
Petersfield	
GU31 4EX	23 February 2024

Dear Sirs,

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

I set out below my response to the Draft Local Plan. I have split it into two sections – the plan as a whole and secondly the proposed sites. You will see from both sections that I am not content with the plan and wish that further work is undertaken before it is made.

1. The Plan as a whole

The new EHDC Draft Local Plan is much reduced compared with previous versions, eg many existing policies relating directly to the district and its residents have been removed. It is therefore a generic plan focussed purely on development rather than local area where people live and work.

The following issues require further attention:

- a. **Infrastructure Arrangements.** While Policy DGC1 and Appendix H (Infrastructure) set out how new developments must satisfy infrastructure requirements via S106 arrangements, very little is said about improving the infrastructure arrangements that exist presently. There is a lack of GPs and schools (as demonstrated by the Swan Group currently reviewing the facilities, they will need to accommodate the anticipated growth in patient numbers), extensive traffic congestion, rainwater flooding, sewerage overloads, power cuts, potholes and non-existent local buses, to name but a few of the problems that beset us now.

It appears that unless an area is designated for development, there are no plans to improve its existing shortcomings.

The Local Plan should actively identify where new or extended medical facilities should be, just as it should the same for schools. It needs to allocate either new land or existing sites for intensification or expansion simply to meet the growth that has already taken place, and which has not been successfully planned for or provided.

Policy DGC1 and Appendix H are not sound and the whole plan lacks credibility by omitting to identify infrastructure improvements that are critically needed.

- b. **Cross Boundary Duty to Cooperate.** I note the comment to ensure "Cross Boundary Duty to Cooperate" within the appendix but regarding 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). Indeed, a wordsearch for "SDNPA" returns only three hits from the whole Draft Local Plan document, and 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 ample space to develop and provide the needed new, affordable, open market homes with associated infrastructure, in sustainable locations that will not be car dependant and can access facilities by foot and bicycle - but they are within the SDNP. There is no cooperation or any evidence to suggest that the SDNP realises the unique situation that Liphook is in; EHDC and SDNPA must come up with a cohesive holistic plan for development within the entire parish.

- c. **S106 and CIL payments.** It is noted that every policy appears to refer 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 never appears to receive any of these payments for improvements, they seem to be diverted to other towns and villages. Can EHDC guarantee that any payments received will be sufficient to improve the infrastructure required, are always recovered from developers and are always spent within the parish for which they were intended?

- d. **Liphook Village Centre congestion.** Liphook has a recognised issue with the centre of the village (the Square) being heavily congested and at daily peak times, at a virtual standstill with traffic. Hampshire County Council have advised that no new roads or improvements will be funded or carried out, but every development proposal promises improvements and measures to alleviate the problem.

These two factors are not mutually compatible therefore no new development should take place which will have an adverse impact on the conservation area of the Square. This should include the construction period, as well as the long-term residency.

- e. **The Neighbourhood Development Plan.** Locally, a great deal of time, money and effort has gone into the formation of Neighbourhood Development Plans (NDPs), and yet these are not mentioned in this Draft Local Plan. The Draft Local Plan should properly note and summarise Made Neighbourhood Plans and those that have published a first or second draft. There should be some meaningful engagement in written form with their fact and content. As well as being informative, that

engagement also ensures that the NDP plans and policies are not held in isolation with less weight than those in the adopted Local Plan.

Is it to be construed that NDPs are now superseded and redundant?

2. Sites in and around Liphook proposed for development.

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

- i. 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".
- ii. This site is entirely within the River Wey Conservation Area and it is too large to be able to avoid harm to the setting of the Conservation Area. Building here is contrary to DLP Policies NBE2 (Biodiversity, Geodiversity and Nature Conservation) and NBE3 (Biodiversity Net Gain), which will have legal effect from February 2024 depending on the size of the proposed development. There is no way that any mitigation measures proposed could compensate for the loss of macrofauna diversity in this field (foxes, deer, badgers, horses, egrets, Canada geese and many bird species). Also, the proposal is directly contrary to the stated environmental aims of The River Wey Conservation Area, "which is valued for its largely rural historic landscape."
- iii. This proposal is contrary to DLP Policies NBE7 "Managing Flood Risk" and probably NBE8 "Water Quality, Supply and Efficiency". Building here will lead to increased surface runoff, and hence pollution of the River Wey. Risk of downstream flooding will also be increased. The proposal even highlights "significant constraints for infiltration sustainable drainage systems." Any water that does infiltrate will immediately move downhill laterally straight into the River Wey, thus not solving the problem.

It should also be noted that the sewerage system in the south and east of Liphook is already at full capacity and frequently unable to cope. Housing here will add to this problem and lead to domestic flooding by sewage and pollution of the River Wey due to inadequate mitigation measures on site and downstream capacity constraints

- iv. As it is very close-by and a very dense proposal, development of this area would be contrary to policy NBE4 "Wealden Heaths European SPA and SAC sites".

- v. If it is to comply with policy NBE8 "Water Quality, Supply and Efficiency", any Developers of this site must fund IN ADVANCE construction of associated water and/or wastewater infrastructure. It must be operational before any dwellings are occupied.
- vi. The allocation of the site at a density of 9.6 homes/ha appears to be 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. This is contrary to policy DES1 "Well-Designed Places", policy DES2 "Responding to local Character" and Policy DES3 "Residential Density and Local Character".
- vii. 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 scored 4/8, so not above average in the scoring system.
- viii. 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. Along with a very dangerous exit into Haslemere Road, this all makes it contrary to policy DGC2 "Sustainable Transport".

Taking all the above points into consideration, I strongly object to the 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).

b. LIP2 – Land West of Headley Road, Liphook. LAA Ref: LIP-012 1.6 ha for 24 homes

- i. 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".
- ii. It is however adjacent to developed land and an existing SANG and is much closer to village facilities. It does only score 4/8 on the Accessibility Study but is very close to Liphook Federation Schools, one of the major generators of traffic congestion within the Square at peak times.
- iii. Overall, the site is a good choice for new housing, but we question why the designated number of homes has been reduced by 50%, originally 40 homes but now only 20, making it the lowest density of all the proposed sites in Liphook.

Given the points raised above are considered, I have no objection to the inclusion of this proposed development site.

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

This is not a sound allocation.

- i. It is noted that within the Draft Local Plan there are confusing references and descriptions of the site with site LIP2. These are thought to be typographical errors.
- ii. 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, and as such development of it would be in contrary to policy NBE13 "Protection of Natural Resources (Agricultural Land)".
- iii. 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.

- iv. 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".
- v. 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. This 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".
- vi. 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. 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".
- vii. Given the number of houses, 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

conflict with policies NBE2 "Biodiversity, Geodiversity and Nature Conservation" and DGCS "Provision and Enhancement of Open Space, Sport and Recreation".

- viii. 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 particularly the Network Rail embankment on the northern boundary. Being unable to provide a suitable SUDS will be contrary to policy NBE7 "Managing Flood Risk".
- ix. The site has no opportunity to connect to the existing foul sewer network other than via the already overloaded system in Ash Grove and along to the flood-prone Midhurst Road. Thames Water have acknowledged that the network is already at capacity and no additional facilities can be provided. 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".
- x. In the introduction, 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. I feel strongly that these objections have been totally ignored.
- xi. 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.

I would stress that since the time of that refusal, nothing fundamental has changed that removes these contraventions.

Taking all the above points into consideration, we strongly object to the 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).

In summary, this Draft Local Plan is too full of existing policy contraventions (and contraventions of new policies proposed in the Draft Local Plan) and urgently requires amendment for it to go forward.

In addition, two of the three proposed development sites do not have any significant benefits which would offset the significant shortcoming of each. They clearly contravene EHDC's own planning policies and would continue to be deeply unpopular with a great number of the residents of Liphook.

It has been indicated to you where alternative housing should be allocated and this is within the National Park and site LIP2 (addressed above). There are developers such as Harrow Estates who have put forward housing sites within the National Park which in planning terms are far more sensible and sustainable to develop. You must look at the layout of Liphook and realise that the sound option is to have new homes on land in the National Park albeit only on its edges.

As you promise to - listen to the voice of residents.

Yours faithfully,



[REDACTED] - Local plan additional commentary

Wed 06/03/2024 20:52

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.

Hello EDHC

I appreciate the opportunity to email in, as find the website for consultation rather tricky to navigate and didn't know where to share these.

I took these pictures on 19th Feb 2024 at 9am exiting Holybourne village. As you can see from the photos there is significant traffic queues at this time (in line with school run and commuter peak), with much of the traffic linked to schools in the village (there are three). It worries me therefore that Holybourne is being considered for future development at large scale (I know the landowner/developer is putting the site forwards even if not yet mentioned in any local/neighbourhood plan). Recently there was a traffic monitor in the village installed by the developers- but nowhere near this actual point of congestion at the top end! I think it is likely to give a false reading of the volume of traffic at the other end of the village.

Similarly I noted the other attached photo on 22nd Feb 2024 at apprx 8.10am, again peak commuter times. This was taken at a31/montecchio rd roundabout, with lengthy queues trying to get into Alton town. There is a proposal to build over 1200 houses off the roundabout. I am very concerned about the traffic and environmental impact of a further 2000 vehicles associated with this proposal.

Holybourne cannot cope with overdevelopment of a small village. Much as Alton cannot cope with excess development too.

Best wishes







Sent from my iPhone

[REDACTED] - EHDC Local Plan

Wed 06/03/2024 12:00

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

In reply to your document.

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 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.

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.

██████████ - Comments for East Hampshire Local Plan 2021 - 2040 - (South - HDN2 and HDN 3)

Mon 04/03/2024 09:10

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.

Dear ██████████

Following on from my email of 4th January 2024 and your subsequent response on 11th January 2024, I attended the full Consultation at Merchistoun Hall on Tuesday 20th February 2024 and having reviewed the information available at this consultation I would like to make the following comments (in conjunction with the original comments and photographs sent on 4th January 2024 that you kindly filed at the time).

My further comments on the Local Plan 2021 - 2024 are:

The proposed development sites at CFD1, CFD2 and HDN1 are at least within areas where there are already recognised community facilities (such as local shopping, community/sports halls and restaurant facilities) as well as easy access to established bus routes, and as such there is an existing infrastructure already in place to welcome new residents to the area.

However, in relation to HDN2 and HDN3 there are absolutely no facilities for the existing community with no access to any shops or public transport within a reasonable walking distance, resulting in any new residents in these areas resorting to car transport to access such facilities, as the majority of the existing community has to currently. Whilst it can be argued that CTN 1 and CTN2 proposed development sites would also result in the same outcome due to a complete lack of any meaningful facilities in this area, the fact that only 13 houses in total across these two sites are proposed would not overly impact the existing area.

From reading the purpose of Land Supply planning in the area, the following aims seem at odds with the proposed sites of HDN2 in particular:

Attractive and safe walking/cycling routes and community facilities and play areas - Hampshire County Council raised various concerns regarding the suitability of path and cycle ways in their comments made for the proposed development of this site, there are no community facilities at all in the area and none seem to be proposed. There is mention of a play area, but there are already two of those in the area, so it would not appear that the proposed development of this site would deliver these desired Local Plan aims if it is to produce yet more of the same facility already on offer

The Local Plan also works with other organisations to ensure any new communities are placed in the most sustainable locations whilst protecting existing community facilities.

- The NHS Hampshire and IOW report linked to the planning application for site HDN2 raises concerns about local GP practices' ability to absorb the additional residents this development would bring - when one factors in the total proposed housing in the area across under the Local Plan in the South area (some 607 homes), the increase in population that would bring with requirement for existing surgeries to accommodate them would severely impede existing residents' access to facilities they already use
- The Hampshire and IOW Constabulary also raises concerns about placing a large development on the HDN2 site and as this proposed site would in effect coalesce the Local Gap between

Horndean and Catherington I do not believe that this proposed site has been well thought through in terms of the impact it will have on the existing community

The Local Plan also aims to build a strong local economy with land made available for businesses, employment, retail and tourism - none of the proposed sites in the South proposal refer to businesses and is concentrated on how many houses are proposed for each site. If there is no real effort to ensure local employment and facilities are developed, this will only mean more people having to travel to their work locations and to access businesses further afield, which seems to be completely at odds with the Council's requirement to reduce greenhouse gas emissions - it is not sufficient to simply ensure these aims are achieved during construction and that the homes themselves are carbon neutral if the vehicles the residents use to access work and local facilities are not green compliant. In particular reference here is the proposed site at HDN2, where there are concerns (raised by Hampshire County Council in their report dated 26 February 24) that the road infrastructure in the local area would not cope with such a large increase in traffic south of the site towards the A3.

In conclusion, whilst I appreciate the need to build new homes in the area, the site at HDN2 in particular seems to be a case of just putting homes there because someone offered to sell their land, and the impact to the local existing community in terms of facilities, infrastructure, and existing rules around maintaining Local Gaps etc seem to be completely ignored. Of greater concern is the impact any development on this site will have on flooding in the area - as previously advised with evidence and comments from local water authorities on the area being officially placed in a high risk flood zone, I feel that this site is far from ideal to cater for so many homes.

I would be grateful if you could add these comments to the Local Plan comments made by other residents of the area and if someone would be kind enough to acknowledge receipt and inclusion.

Kind regards

██████████

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

Sent: 11 January 2024 10:30 AM

To: ██████████

Cc: EHDC - Planning Development Shared <planningdev@easthants.gov.uk>

Subject: RE: Planning Application 60033 -Thakeham - Land East of Catherington Lane

Dear ██████████

Thank you for your email which was forwarded to us by the Planning Development Management team.. We have filed this and the photographs attached with the site information for reference.

However, in order for your comments to be officially considered as part of the Local Plan process, please can you respond to our forthcoming consultation on the draft Local Plan at:

easthants.gov.uk/lp-consultation

The consultation will be open from 22 January to 4 March 2024.

Photos 3 and 4 - these were taken in November 23 and show the level of water after storm Debi - 3 is the extent of flooding in Vincent Crescent and 4 is the level of water on Catherington Lane as you turn right out of Vincent Crescent, heading towards Merchistoun Road

Photo 5 - of greater concern to the residents in this area is that the water from the sewer is backing up into our personal residences. This photo was taken today and has reached a level where we can no longer flush our lavatories or put a wash on etc as there is simply nowhere for our grey water to go once it leaves our waste pipes. As the situation worsens, we also see the level in our toilets rise, with effluent spilling over into our downstairs bathrooms / WCs (with the majority of homes in this area being bungalows).

This situation has been of such a concern in recent months that Portsmouth Water fitted a flood sensor monitor in the manhole in the driveway of Mr Henry Luff's property at no 62 Catherington Lane in August 2022 - these are apparently only fitted in 'high-risk areas' to review the ingress of water from the sewers into residential properties. Portsmouth Water visited 62 Catherington Lane on the morning of Tues 2nd January 2024 to remove the monitor and informed Mr Luff that the property is now officially considered as being in a high-risk flood area.

As we have seen in many other areas in the UK, building in areas that are already considered to be high flood risks and where no provision has been made to improve infrastructure prior to any new housing being introduced is a recipe for disaster for all residents in the area, both new and old, and we would ask EHDC to take this photographic evidence into serious consideration when making any upcoming planning decisions for the area, whether that be at the Land Supply level or in relation to specific planning applications.

I would appreciate acknowledged receipt of this email and look forward to hearing from you in due course with your comments.

Yours faithfully

██████████

Alton Town Council's Objection to the Local Plan

[REDACTED]
Thu 29/02/2024 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.

I wish to express my support for Alton Town Council's objections to the Local Plan.

The allocation of 1700 new houses in Alton will have a hugely detrimental effect on the town and its community.

It is an extremely unfair number of homes to absorb compared with other settlements in the district and in my view will ruin the town.

I attended the recent consultation in Alton and it was not clear to me at that time that Alton is the only settlement now in Tier 1 and the others in Tier 2. How did this come about? It's clear to me this decision has been made by people who do not represent the interests of Alton and its residents.

There has been huge investment in infrastructure in Bordon/Whitehill in recent years and it's clear that that area could and should take a larger proportion of new homes.

Alton has already absorbed a lot of new development in recent times. It cannot absorb another 1700 homes. I urge the EHDC to reconsider the distribution of the housing allocation in a fairer and more even handed way, so that Alton is not ruined.

Regards,

[REDACTED]

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

[Redacted]

Fri 08/03/2024 15:13

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.

Good afternoon

I am writing to register my support for Alton Town Council's objections to the Draft Local Plan.

Alton has for the first time, and without explanation, been singled out to remain in Tier 1. Others have been demoted to Tier 2, ensuring Alton takes the largest, and unfair share of future housing.

The housing allocation for Alton is disproportionately high compared with other areas in the district and creates an undue burden on our community.

We already have a dangerously high level of traffic in Alton and I regularly witness near-miss accidents, including those involving school children, in the area around Eggar's School, Treloar School and College, and Andrews' Endowed Primary School in Holybourne.

From:

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

comments on local plan W&B7

[REDACTED]
Mon 04/03/2024 13:59

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.

I have tried to leave comments on the local plan but the website doesnt seem to be working properly. It is not sending out an email link to confirm my email address.

Although from previous experience I realise this 'consultation process' is a sham and merely ticking a box, I feel strongly that the above site is totally inappropriate for 126 houses, on top of the 200 plus already being built on the old Mill Chase school site. The area floods and with more houses with waste water as well as loss of green fields, more flooding is inevitable. When the SANG was proposed we realised it was conveniently bigger than needed for the Mill Chase site, so it is entirely predicted that this further development is planned, despite the reassurances given just 12 months ago or so.

Yours

[REDACTED]

Objections to Planning Proposal RLC1

Sun 03/03/2024 10:38

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 am writing to lodge my objections to the proposal in the EHDC local plan that site RLC1 in Rowlands Castle is suitable for development for housing. I have tried to use the website but the address given led me to a consultation that had an end date in 2023, hence this email.

My reasons for objecting are as follows :-

- The village green area is a vital component in retaining the character of Rowlands Castle as a village in a rural setting. This has been recognised and commented on by previous planning inspectors. I do not believe it would be possible to disguise housing on the Deerleap grounds such that the centre of the village remains unaffected, and development would thereby destroy the character of the village centre.
- The development would sit on ground higher than the village centre, and any water run off during rain would add to the existing difficulties in that area. I note that Deerleap Lane is officially designated as a Flood Zone.
- The Deerleap grounds are important as a conservation area for species (eg hedgehogs, bats) whose habitats have already been reduced by other recent local developments.
- The roads around the village green are narrow, and as vehicles are often parked there, often reduced to a single lane. At times of peak usage and especially when deliveries are being made to local businesses traffic holdups are common. Adding more housing and cars to this central area would further reduce a traffic flow which has already become dangerous. Sadly a fatality has occurred within the last year – we do not want more!

Best wishes

Objections to Planning Proposal RLC2

Sun 03/03/2024 10:41

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 lodge my objections to the proposal in the EHDC local plan that site RLC2 in Rowlands Castle is suitable for development for housing. I have tried to use the website but the address given led me to a consultation that had an end date in 2023, hence this email.

My reasons for objecting are as follows :-

- The village green area is a vital component in retaining the character of Rowlands Castle as a village in a rural setting. This has been recognised and commented on by previous planning inspectors. I do not believe it would be possible to disguise housing on the Deerleap grounds such that the centre of the village remains unaffected, and development would thereby destroy the character of the village centre.
- The development would sit on ground higher than the village centre, and any water run off during rain would add to the existing difficulties in that area. I note that Deerleap Lane is officially designated as a Flood Zone.
- The Deerleap grounds are important as a conservation area for species (eg hedgehogs, bats) whose habitats have already been reduced by other recent local developments.
- The roads around the village green are narrow, and as vehicles are often parked there, often reduced to a single lane. At times of peak usage and especially when deliveries are being made to local businesses traffic holdups are common. Adding more housing and cars to this central area would further reduce a traffic flow which has already become dangerous. Sadly a fatality has occurred within the last year – we do not want more!

Best wishes

[REDACTED] - Re: Local Plan Consultation

Wed 06/03/2024 14:04

To: [REDACTED] 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.

[REDACTED]

Excellent, but don't hold your breath for a response!

[REDACTED]

----- Original Message -----

From: [REDACTED]

To: localplan@easthants.gov.uk Cc: [REDACTED]

Sent: Tuesday, March 5th 2024, 23:16

Subject: Local Plan Consultation

To the Alton Plan Consultation team,

I have many concerns about the **Alton Plan** for housing development. I apologise that I did not have time to write you a short letter, but I have sketched out some of the issues that I think deserve answers.

First of all, there is no statement of where it will all end. Is the growth of Alton limitless? Is there even a documented point at which further investment is acknowledged as necessary to rebalance housing against facilities for the residents?

I did not notice any plans to upgrade Alton's facilities to meet the needs of the increased population. Youth clubs? Surgeries? Recycling? Libraries? A cinema?

We've already reached the point where the town of Alton might be renamed, "Sprawlton".

We live at [REDACTED] on the dangerous narrow section linking the A339 to the A3349. I notice that traffic from hundreds of new adjacent homes will be pouring onto this road in the Alton plan.

The increased traffic in this dangerous and pedestrian-hostile stretch might lead to accidents, and perhaps deaths, that will justify the upgrading of the road or its traffic management systems. I believe that it is incidents, rather than weight of traffic that lead to such investment. Can you clarify if any less morbid process might lead to increasing safety here before it gets worse?

I am also concerned at the design of houses being built so far in Alton. Not a single architect seems to have been involved for years as every new building looks exactly the same as the buildings on all other new developments in Hampshire. These are built to look like the 1930s buildings that people find sturdy and well made. Except the new copies are not.

Apart from the lack of imagination, the new buildings seem to be falling in quality year on year. Is Alton exempt from the documented continual increase in snags in new buildings? Do you have any statistics? I'd like to know.

We sometimes rent out rooms in our house and we notice that instead of welcoming young high-tech workers we have started hosting buyers of brand new homes who have been evacuated during remedial works.

Another issue with new housing that I would like to bring up is their ecological impact. A few have solar panels but even those do not seem to be designed to hold them, rather they look as if a pre-climate crisis design has had solar panels shoehorned into them.

Exeter council has been building subsidised housing to PassivHaus standards for decades so that clients have reported it's 15 years since they turned on their central heating. Unbelievably Alton's new houses will still be burning fossil fuels to keep warm. Is this true? Is the Alton plan to deliberately increase the number of gas boilers destroying the planet and funding the Russian war in Ukraine?

After how many decades does Alton plan to catch up with best practices. I would like to know if you have an estimate for this.

One of the new sites, next to our converted farm, will replace the view of fields to the horizon for which I personally left London and came to Alton. What is your estimate of the fall in value of houses that were once on the edge of town but will end up in the middle of town? Would you agree on a 10% drop in market value? Will there be compensation from the developer or from the council?

There is a flood risk area adjacent to my home and I'm worried that the existing flooding of meadows will increase with the new development. My question is, is the developer required to insure for the cost of putting things right if the resulting increase in run-off water causes damage?

There are other issues of concern to me and to my neighbours. What proportion of Alton residents live in 'affordable housing' today? Will the new housing reflect that balance, or will the council hold the developers only to the legal minimum?

Have developers ever failed to deliver the contractual amount of less profitable affordable housing in Alton? I'd like to know, as it is thought that they sometimes appeal and escape their responsibility during the building process.

It would be a shame if we were not building homes needed by the people of Alton but instead building investment dormitories for people whose lives are invested elsewhere.

Of course it's widely believed that Alton has been unfairly burdened with new housing compared to other existing settlements. (True?)

However the use of the brewery brownfield site has been exemplary in Alton getting developers to bear the cost of replacing unusable spaces, but couldn't we try harder, raise the bar, and get developers to upgrade old, cold, inefficient housing with leading edge denser designs that improve community, avoid destruction of green space, build on Alton's excellent social coherence, integrate new public spaces, and set an example of modern efficient buildings that would be the pride of Alton, and actually intended for the people of Alton.

|| Best Regards

|| [REDACTED]

|| [REDACTED]
[REDACTED]

[REDACTED] - Feedback on local development plan

Fri 01/03/2024 12:46

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.

Greetings

I live at [REDACTED]. I could not work out on the consultation how to feedback on this specific proposal below.

Application Summary

Address: Land to the west of, Longbourn Way, Medstead, Alton

Proposal: Outline application for residential development of up to 112 dwellings with associated public open space and landscaping. All matters reserved except for means of vehicular access.

Case Officer: [REDACTED]

I strongly object to the proposals for the following reasons:

- 1) The site is outside the settlement boundary. It is a valuable, beautiful greenfield site adjacent to the heritage railway. It has a rich diverse habitat especially along the railway corridor. The hedgerows and trees in this area are teeming with life including deer, hedgehogs, squirrels, slow worms and a multitude of birds including red kite, owls and woodpeckers. I disagree that there would be a biodiversity net gain by building on this piece of land and disturbing the existing rich biodiversity here.
 - 2) There would be further pollution of the groundwater which flows towards the Itchen catchment SAC. Discharge of surface water to deep borehole soakaways provide rapid pathways to the Chalk groundwater offering no opportunities for attenuation. This will increase concentrations of nutrients in the groundwater. Regarding the nutrient assessment the current landuse is incorrectly stated to be dairy. To my best knowledge there is a small herd of beef cattle which occasionally use this field.
 - 3) Increase flooding. The area is already prone to surface water flooding due to the impermeable clay with flints which overlies the Chalk. Further hard standing will exacerbate this.
 - 4) The site is not sustainable. This is a car reliant village. It is incorrect to say the cycle paths would reduce car use. The cycle path to Alton is through Chawton woods and not suitable for commuting but only recreational use. The village has no street lights and the A31 is dangerous for cycling. The site would without doubt increase car use as it would be a significant walk (over 20 mins) to the main shops and no street lights make this more difficult after dark due to safety.
 - 5) There is insufficient infrastructure in Four Marks or Medstead to support further development. The Drs and schools are already oversubscribed due to a disproportionate amount of housing already developed in Four Marks and Medstead. There are limited youth activities.
 - 6) No evidence has been supplied regarding sufficient capacity in the sewer network to prevent the repeat of sewage overflows into the environment.
 - 7) The access to the site through the railway bridge will exacerbate the issues that already exist. Queuing through the one way system is getting worse. There is also increasing pollution from cars queuing to get through the tunnel.
- For these reasons I object to this development.

Regards
[REDACTED]

Objection to ALT8 proposal with EHDC

[Redacted]

Fri 01/03/2024 10:25

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.

Responding to EHDC Proposed Local Plan ('Reg 18' Consultation): I raise objection against the EHDC proposal at Binham – simply it reflects bad governance proposing the wrong balance between development, woefully inadequate environmental protection and public interest.

There is lots wrong with this proposed development, not least of which is its proximity (30m away) to the Northern Wey. All the rainfall run off from the new hard surfaces etc will not be permitted to naturally permeate into the chalk to reach the aquifer but instead - will run off straight into the proximal river causing more frequent & severe flooding. The proposal will damage the landscape & the river caused by this increase runoff. Its not rocket science nor is it to consider the effects to the ecosystems downstream.

This development proposal showcases a complete affront to how those responsible should care & protect important natural ecosystems – protect, not develop.

Regards

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Comments on the Local plan 2021-2040

Tue 27/02/2024 14:25

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.

Having read online some of the material concerning the Local Plan, I attended the 'In Person Event' held in Horndean on 20 February. This was a useful event and I picked up a hard copy of the "Our Local Plan 2021 - 2040 Made Easy" document.

I am a resident of Lovedean and a keen nature watcher. Below are my comments and questions, mainly related to the Development section, to which I look forward to your comments and answers.

General Comment

1 You state that "East Hampshire has an ageing population, so we need homes suitable for older people", which as a person over 60 leads prompts the following:

a Given the current trend of older people wanting to remain in their 'family' homes, what makes you think people will want to move to new developments?

b How many of the dwellings currently in the approved/building underway stage (some 5,500 I believe - the 9,000 required less the 3,500 in this plan) are being built for older people, eg the living space on one floor and a small garden?

c How many of the total 9,000 new properties are purpose built old people's homes or sheltered/warden assisted housing?

d Many of the proposed sites appear to greenfield and are not in walking distance of current amenities so, prima facie, not ideal for older people.

04 Responding to Climate Emergency

2 "The plan will also set policies that encourage and support the use of cleaner, renewable energy ..." I have seen many instances of plans and artists impressions being watered down because many of the 'nice to have' things are not statutory requirements. Developers build for profit. I believe it is naïve to assume that encouragement will result in actual results.

3 Furthermore, why does the Plan include wording like "will also set policies"? Are these policies not already set, worded and therefore be part of the plan?

06 Creating Desirable Places

4 The phrase "sustainable buildings" is used. Does this mean that new housing will be built with, for example, solar panels and storage for recycling grey water waste?

5 "Desirable" is a term which appears to encompass "location" (P 12 of the Local Plan Made Easy). This seems to totally ignore the current status of the greenfield sites. What consideration is being given to nature, both flora and fauna, that currently exists? In addition, these areas all provide wildlife with, ever diminishing, pathways and routes between existing areas of farmland, woods etc.

6 What about the impact on those who already live there, currently overlooking say farmland to be replaced by a housing development? How is their desirability taken into account?

11 & 12 Development and Site Allocations - General Points and Specifics regarding “The South”

7 Far too many proposed sites are greenfield. Do no brownfield sites exist or is it simply that brownfield sites typically cost more to (re)develop and therefore developers do not wish to buy and develop them?

8 How can you expect people to comment on the Proposed Sites when the maps provided do not also show those sites already given planning permission and those already underway? Is this an oversight or would it present such a different picture of total development that you'd rather not alert people to it?

9 Is there any detail available as to what new amenities will be built as part of these new developments? I am referring to legal requirements rather than 'nice to haves' which generally don't happen as developers are driven by profit not philanthropy?

10 Are there legal requirement to include the planting of trees and hedges when new developments are built? Phrases like “Climate resilient environments might include more planting ...” (P 10 Local Plan Made Easy) carry no weight if they are not enforceable.

11 If I look on P 27 of the Local Plan Made Easy, I could simply conclude there is only one proposed development in Lovedean (added to others already planned for, but unknown to me). However, there actually appear to be two. Why is the Land at Woodcroft Farm labelled HDN1 and classed as Horndean and not LOV2 as it is in Lovedean?

In summary, I appreciate that these development targets are given to local councils but it appears that these documents have lots of noble goals regarding the climate and citizens but when it comes to new developments very little is enforceable on the developers and the new build will occur where they want it to be because land prices are lower and/or development is easier.

There appears to be very little regard for those living near these new developments and very little if anything is enforceable regarding the improvement of amenities. In short, there will be more traffic, often on small country lanes, because people will be living further from their workplace, shops, health facilities and schools.

As above, I look forward to your comments and answers.

Draft Local Plan

[Redacted]

Sun 03/03/2024 18:22

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 object absolutely to Alton being single out in Tier 1, which is against the strategic approach already set by East Hampshire DC. Why is it being placed for the first time at a different level from Whitehill and Bordon and Liphook? We have already a huge amount of new housing, and our town cannot simply survive our facilities, roads, education and health being stretched even further. Also it is just not fair that the housing has not been shared equitably between all places.

This must not be allowed.

[Redacted]
[Redacted]
[Redacted]

Neatham Manor Farm

[REDACTED]
Sun 03/03/2024 15:12

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.

Dear EHDC

I am writing to object to the proposal to develop 1,250 houses at the above location.

I think that there are far too many properties and it will have a serious adverse impact upon the environment - especially the River Wey and wildlife.

Moreover I am very concerned that already hard pressed services - such as schools, GP surgeries etc - will not be able to cope. And then of course essential utilities - power, water and sewerage - and especially the latter with the disgraceful discharges into the river - are already inadequate.

I also don't understand how the new development will satisfactorily "connect" with Alton given the barrier of the A31. Traffic is already major problem in our area and can only be made worse by this proposal.

Please therefore register my objection.

Thank you

[REDACTED]

[REDACTED]
[REDACTED]

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

England

EHDC DRAFT LOCAL PLAN RESPONSE - [REDACTED]

[REDACTED]
Fri 08/03/2024 16:30

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.

EHDC DRAFT LOCAL PLAN RESPONSE

Summary.

- i. I support the plan in general
- ii. I believe the buffer of 643 houses is too high, has been arbitrarily set and should be removed or reduced substantially
- iii. The housing numbers should be transparently calculated and discussed
- iv. The 2024 Settlement Hierarchy document and methodology has some flaws
- v. Four Marks and South Medstead should be declared a Tier 4 settlement, as such it should not attract so many allocated sites
- vi. Consideration of surface water flooding should be included
- vii. Some of the allocated sites within Four Marks should be removed or reviewed
- viii. I support spatial strategy and in turn, the Neatham Manor Farm large site, as being the best location close to Alton and all its services.
- ix. I have detailed comments on the policies in relation to flooding and transport.
- x. Impact on local schools – With so many new developments already completed/underway and others planned the schools at Four Marks and Medstead must be straining to cope with the extra students. Both in terms of the classroom/school capacity but also in terms of quality of education - large class sizes impact the quality of an individual child's education.
- xi. Wildlife impact – there should be careful consideration and detailed reports on wildlife protection and conservation.

Overall, in respect to Four Marks and South Medstead, I believe we have reached the limits of sustainable development in terms of distances to local services, flooding issues caused by massive house building on the clay plateau, incremental traffic reaching to the level of A31 junction traffic capacity, poor social cohesion and loss of sense of place. To prevent further degradation of the villages, I believe strongly that the sites allocated in Four Marks/South Medstead should be carefully re-evaluated.

1. Overall position

I do cautiously support the draft Local Plan given that most of the draft Policies are supportable, and most of the specific Allocated Sites within LDA area appear logical. I also recognise that a Local Plan needs to be adopted as soon as possible to provide some control and protection of the District.

However, I do have some reservations (see sections below) on the quantum of housing needed, the Settlement Hierarchy and various other issues, such as surface flooding and sustainability, and choice of certain allocated sites.

I do find some of the policy wording used to be vague and ill-defined, without quantitative measures to assess conformance to policy. This leaves the Council exposed to costly litigious challenges by developers and others. I feel that "tighter" policy definitions are required throughout.

I also note the sparse mention of wildlife protection and conservation in the allocated sites or other developments around the district, or in policies governing the building work and approval of sites with specific wildlife present. Four Marks and Medstead are rural areas, teeming with all kinds of wildlife. I see deer and hares in fields all around the area frequently. Frog spawn is in the local woods and ponds. Toads, newts and slowworms are in our own garden, as well as many other areas. Many local areas have bats.

There are so many squirrels, a wide variety of birdlife, etc., at Four Marks recreation ground and Chawton Park Woods (and other woodland in the local area) have everything from beetles (frequently seen on the path) to foxes, badgers, owls etc. Apparently there are crested newts in some Four Marks locations and dormice are also found in local areas. But with so much development in the local area in recent years, their habitat is growing smaller and more fragmented at a rapid rate. This should be taken into consideration with all new developments and full reports of the impact included in the local plan.

2. Calculation of true local housing need

It appears that the calculation of the housing targets in the Local Plan are rather too vague and inconsistent in places. I feel that any excessive number of houses will inevitably result in carving up green landscape within the district, so much more transparency should be shown to be taken. As it is, the calculation appears to be tucked away, perhaps in some other background document. In the DLP documents, no “workings” of how the number is derived is given openly. I am concerned that the number of houses proposed 9,082 is in excess of the actual figure required. The Plan already includes an increase of 54% above the objectively assessed local need for the district, due to current Affordability Ratio used in the standard method for calculation.

Furthermore, as the total calculated housing figure is now an *advisory* figure and not compulsory, this “freedom to adjust” should be reflected in the policy, and discussing adjusting the housing numbers downwards to reflect the SDNP area and so on. The housing figure also includes a buffer of over 10% and 643 homes for “unmet” needs in South Downs National Park and South Hampshire, which is not a fixed figure and could increase putting even further pressure on those settlements that are the least able to withstand significant housing.

I also believe that full transparency of how the housing number is derived in a simple chart would greatly benefit local plan readers, and allow the Inspector to realise the calculation is clear, accurate and correctly justified.

I request that EHDC review the housing need in the light of these factors, taking great care to re-examine the need, to be more transparent in its deliberations and calculations and more specifically the adjustments being proposed. Each unnecessary house risks losing another green chunk of land forever.

3. Settlement Hierarchy discussion

- a. I strongly welcome the fact that proposed development is basically proportional to the settlement hierarchy as defined in Policy S2, i.e. the larger settlements with more infrastructure will receive a larger proportion of the development. The logic of this in the light of climate emergency etc is commendable. I support putting the bigger sites near the larger settlements, where there could be employment opportunities, reduced commuting and greater use of public transport etc.
- b. I note the new hierarchy tiers are now 5 levels, as opposed to the previous 4. Therefore, it is not possible to directly compare the new tiers with the previous iteration in 2023, or interpret what a given tier level means in terms of settlement character or classification.
- c. I also believe that the omission of classification of tiers as service centres, urban centres etc in both the DLP and supporting documentation makes evaluation of the impact of the tiers on “attitudes” toward development difficult to access. I believe this needs to be rectified to avoid any misunderstanding.
- d. Paragraph 3.38 implies that all Tier 3 settlements are equally “sustainable”. This generalisation is over simplistic; each settlement has individual characteristics. This statement needs to be removed, to avoid future litigious challenges of a Tier 3 settlement or a site within that settlement. On page 423: I see:

In the revised settlement hierarchy of this Draft Local Plan, Four Marks is identified as a Tier 3 settlement. Tier 3 settlements across the Local Plan Area often provide a focal point for the surrounding villages and rural areas in terms of the provision of local services and facilities. Although they do not have as wide a range of services as the higher order settlements (Tiers 1 & 2), they are still considered as sustainable locations

Thus, I see clearly that EHDC define Tier 3 settlements as “sustainable”, as with Tier 1 and 2. But that implicitly tier 4 and tier 5 are not. I fail to see how this can be generally true with markedly different accessibility scores within the Tier 3 grouping.

- e. In assessing the accessibility scores, the consultant Ridge has used hexagons placed over the settlement map in its documents, in particular the new Settlement Hierarchy Document. I note that in several cases these hexagons are not ill placed over the settlement areas. For example, Bentley (page 28, map 4), or Ropley (page 40, map 27). This results in one “relevant” hexagon (paragraph 5.5 explains this). However, there is undoubtedly some distortion of the score as a result of this “offset hexagon” effect. Ropley has a SPB far wider than one hexagon, for example. While Bentley has a station nearby, and this is not included in the Bentley “hexagon array”. I conclude that the hexagons are often rather badly positioned for each settlement examined. I note also that in paragraph 4.12, Bentley is said to include Bentley station hexagon

scores, whereas they are reported separately in figure 3, (p16) with only one relevant hexagon for Bentley village. I discuss Bentley sites in section 5 c below.

- f. **Moreover, I note that Bentley and Headley (both important Tier 3 settlements) are not listed in figure 5 of the Settlement Hierarchy document. This is a glaring omission.**
- g. All these visible flaws in the Hierarchy evaluation leads to possibly incorrect conclusions about each of the District's settlements.
- h. Perhaps, a better way to examine the raw accessibility scores is to look also at the number of "relevant" hexagons shown in figure 3, page 16. This number reflects the geographic *spread* of the settlement's SPB, or it's "sprawl" factor. This itself does reflect to some extent the overall population (or number of houses and roads causing the spread) of the entire settlement, but that very spread is *detrimental* to the settlement's sustainability rating in terms of car use to access services and travel generally. I therefore see no reason to use a higher population or equally, a higher number of hexagons for a settlement, to justify moving that settlement up a Tier level (e.g. paragraph 6.9). In fact, I feel rather the opposite, a settlement with a high score and small number of relevant hexagons would indicate a compact village with good central services and transport and thus a good potential for *sustainable* housing nearby the settlement. An example would be Grayshott (score 17.3 over 6 hexagons) or Headley (score 15.4 over 4 hexagons), both new Tier 3.
- i. The argument for doing this adjustment of tiers seems a little lightweight and arbitrary, and moreover undermines the Ridge scoring system completely. I maintain that the Tier level manipulation upwards based on population is both illogical and incorrect.
- j. Fig 5 of the new 2024 Settlement Hierarchy document shows that FM/SM scores identically to Ropley at 14 (both comfortably within tier 4) per the numbering system (para 5.18, page 17) of the Settlement Hierarchy document. Four Marks/South Medstead does not score close to a tier boundary. The same applies to Rowlands Castle. Four Marks and South Medstead (FM/SM) in particular, has been singled out to have its legitimately scored tier rating modified adversely (i.e. upwards) (*paragraph 6.9*), and yet the very same document recognises the spread-out nature of Four Marks and South Medstead (*paragraph 5.12*) that means a low accessibility score and "natural" Tier level of 4. The Settlement Hierarchy document is thus contradictory, and should be corrected. I can see no justification in moving FM/SM up a tier level due to its spread-out nature (it does not have good accessibility), and indeed, using the population to justify the movement up a tier is also erroneous.
- k. The FM/SM score is low because the development has been intense over the last few years with little to no added infrastructure, so it is a very dispersed settlement spreading out 3 km along the A31 trunk road. So, whilst population is "high", the accessibility score is indeed low, meaning people need their cars to access local services. **As such FM/SM is not fully "sustainable".**
- l. **I strongly believe Four Marks/South Medstead should remain in tier 4 to reflect the TRUE character of the settlement which is largely an unsustainable car-centric settlement.** In addition, further consideration of the sites in FM/SM that have been chosen needs to be taken to review if they are in fact truly sustainable. This review would be routine at this present moment (Mar 2024) (using the current EHDC CPxx policies) if these sites come up for speculative Applications (as some have already). EHDC need to be seen to do the same for Local Plan site allocations.

4. Surface water flooding

On page 422 of the sites. Chapter 12, it is stated that Four Marks does not suffer from Fluvial or groundwater flooding. But it omits entirely any mention of serious surface water flooding, which there undoubtedly is. The entire plan needs a surface water map, like it has for fluvial and ground water.

Ensure a surface flooding risk map for East Hampshire is included in the DLP.

I urge EHDC to take account of the increased frequency '*x year significant rainfall events*', plus climate change, particularly with regard to the effect of surface water runoff from each respective development site.

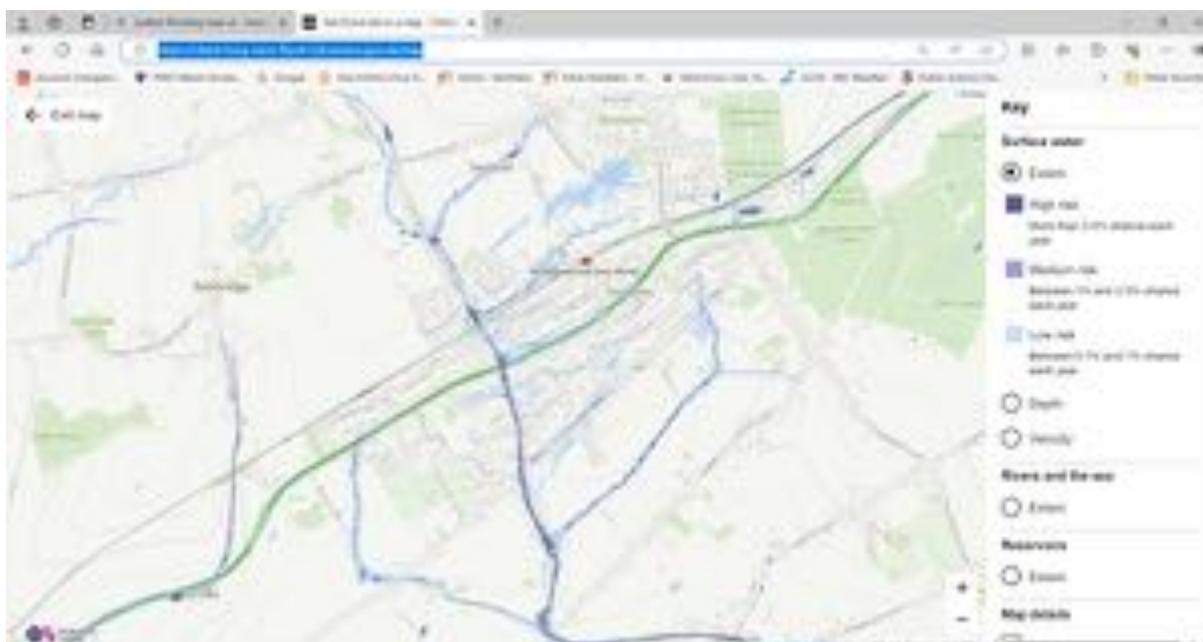
There is a particular problem in Four Marks and South Medstead. Although on a Clay Plateau, Four Marks suffers from surface water flooding despite being over 180 m above sea level. As local residents in Four Marks, I have to experience that surface flooding every time it rains heavily, especially along Lymington Bottom. The problem is that Lymington Bottom and Lymington Bottom Road in South Medstead are part of the same river valley (the old river Lym) and Mother Nature insists it wants a river there, to channel the surface water, despite mankind building a road etc. along the valley. That surface water comes from the infiltration into the clay plateau layer above the valley on both sides. So, all the surface water from above the road either runs down to the Lymington Bottom/Road valley or soaks in and then the groundwater exits from the clay layer edges and fills the valley anyhow. The result is frequent flooding along Lymington Bottom. This clay layer extends under practically all of the housing in Four Marks and South Medstead. I am deeply concerned that with the massive house building on the clay plateau, actual or planned in this Local Plan, will forever disrupt the surface water flows, and increase the flooding at any low points in the villages.

I believe we are reaching the point where ANY more house building in Four Marks/South Medstead will have significant adverse surface flooding and drainage effects around the villages. An example is already happening in the recreation ground in Four Marks. This is waterlogged a good portion of the winter months, due to the nearby "Medstead Farm" (Charles Church) development's foundations interrupting the groundwater flows away from the recreation ground, meanwhile Lymington Bottom floods more regularly. Belford House care home further south on Lymington Bottom was flooded in 2014 and the residents had to be evacuated, the adjacent plot behind 87 Lymington Bottom regularly floods with a veritable river flowing down to Lymington Bottom, the Five Lane ends junction by the local Primary school is regularly flooded (a dangerous spot to flood with the kids crossing to school there). This is despite Hampshire Highways installing various schemes to manage this water, including at the bottom of Blackberry Lane and at Five Ash Road Pond.

I believe that EHDC should greatly increase the consideration of surface water flooding across the District, and take this into account when selecting site allocations.

Below is a map of the surface water flooding in the Four Marks & South Medstead area.

[See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://check-long-term-flood-risk.service.gov.uk)



The map clearly shows the high risk of surface flooding in Lymington Bottom and Lymington Bottom Road. Two of the allocated sites in Four Marks have high surface water risks.

I note that the main Four Marks site affected (Barn Lane) does have a flood map as part of the discussion section attached to that site (p 433).

Allocations of sites in the Local plan which suffer from surface flooding must surely be questioned as to their suitability *over and above* the other criteria used for selection.

I also note that with all the planned housing in Alton and that proposed in Four Marks, that the sewage works in Alton will need considerable expansion, and therefore that site ALT3 is reserved for only that purpose, since there is no other land available.

5. Site Selections

a. Introductory remarks:

I have very real concerns regarding the level of over-development in Four Marks and South Medstead. There have been almost no upgrade/additions to the infrastructure but very substantial increase in dwellings (571), and with planning in place for 75 more, despite the JCS having set a total requirement of just 175 up to 2028. Despite this very large surplus over the target, over 200 more are now included in the current Draft Local Plan, again without any substantial change to the infrastructure. I maintain that infrastructure cannot be retrofitted to

our smaller settlements. The over-development in the past has not been accounted for in this new Draft Plan, and there is no reason to expect that it will be prevented in the future, once the new Plan is adopted.

In addition to this the settlement of Four Marks/South Medstead is subject to numerous speculative Planning Applications, some currently already in the system. This remains of great concern to residents as demonstrated by high planning objection numbers to these Planning Applications, none of which meet the criteria for Policy acceptance, (outside SPB, 4YLS in place). These applications should not, as residents fear, be constantly considered as windfall, disproportionately impacting Four Marks and South Medstead.

b. General site selection:

Following the logic of using an accessibility score for a settlement to determine its hierarchy, it surely makes sense to assess each potential site from the Land Availability Assessment (LAA) for the DLP using the same method- if only to ensure it is a sustainable site, along with the usual deliverability and other factors. I believe the Ridge study 1 contains this rating for some of the LAA sites. <https://www.easthants.gov.uk/sites/default/files/2024-01/Report%201%20-%20accessibility%20study.pdf>.

This is a key process that must be objective (score-based) and transparent. While it is a Draft, how will EHDC justify the inclusion (and retention in the ultimate adopted Local Plan) or conversely exclusion, of a given site, if there is no objective measure for all to see? More open debate on the scoring and selection methods are needed, even if this is contained in another document. The lack of transparency is always a point of vulnerability for developers and others to exploit later.

c. Choice of sites in Four Marks (tier 4 in our opinion- see 3)) versus Bentley (tier 3):

I note the site allocation distribution, which is roughly proportional. In Ch 12 of the DLP, page 332, figure 12.1 shows Bentley having few houses (20) allocated versus its tier level 3, even accounting for Four Marks/South Medstead (210) and Rowlands Castle (145) having already been bumped up a tier from their natural tier 4 score. (See section 3 above).

Looking at the LAA 2023 and bearing in mind that Bentley scores 16.7 (page 16 of the settlement hierarchy paper) in the settlement Hierarchy, far more than Four Marks and South Medstead (13.9- not near top of tier 4 at all), I note there is just one site of 20 houses west of Hole Lane allocated to Bentley. The LAA/ Ridge report 1 lists many sites in Bentley, a lot of them available in <5 years, all with good accessibility scores. True, FM/SM has more in pure number of sites, but Bentley has several sites with as good if not better accessibility scores:

FMS 2 Land Rear of 97 to 103 Blackberry Lane – This site has a Ridge and Partners Transport Report 1 accessibility score of 8.

FMS4 Land South of Winchester Road – This site has a Ridge and Partners Transport Report 1 accessibility score of 11.

The ONE site in Bentley BEN-017 (land west of Hole Lane) is scoring 13. But BEN-005, -108, -013,-011 all score higher still.

So, I ask, **why is Bentley, a Tier 3 settlement, NOT having more of these sites defined as allocated sites?**

d. Sites chosen within Four Marks:

i. Blackberry Lane, FMS2: FM-015.

I question the selection of this small site. I note that it is currently awaiting planning decision as a speculative Application, but has two holding objections from LLFA and Landscape Officer, and strong objection from Parish Council and 118 public objections. The site has a large slow-worm population per the Ecological Report. The Ecological Report for the current planning application identified (Table 6) potential negative effects of the development in respect of all the following:

- Bats (roosting)
- Bats (foraging)
- Dormice
- Reptiles (slow-worms)
- Breeding birds
- Hedgehogs

In particular, the potential negative effects on slow-worms and hedgehogs are considered 'major'. Indeed, the Reptile Survey Report identified an 'exceptional' population of over 20 slow-worms distributed evenly across

the site. Measures can be proposed to mitigate these negative effects (e.g. slow-worms can be moved to another location) but the efficacy of such measures is highly questionable.

Furthermore, it is important to note the consultee comment by the Archaeological Section that the site is 'in an area of some archaeological interest with the projected line of the Roman road between Winchester and London running along the north western edge of the site'. They requested that no development should take place until the applicant has implemented a programme of archaeological assessment involving trial trenches, to ensure that any archaeological remains encountered are recognised, characterised and recorded.

There are also concerns about the potential provision of deep-bore soakaways in that the installation would contribute to flooding issues on Lymington Bottom and the Lead Local Flood Authority does not regard this as a sustainable solution.

The site lies clearly outside the current SPB and south of the widely-recognised "line" of Blackberry Lane-Brislands Lane which defines the de-facto southern edge of the settlement in terms of housing density and character. Yet, in the DLP, I see the site included and a proposal to move the SPB to include this site. It appears the biggest threat to the SPB is the next EHDC Local Plan! Given the apparent over-estimation of housing need (see section 1), surely this sensitive site of only 20 houses can be removed from the allocation list?

ii. Land South of Winchester Road FMS4; FM-025.

The surface flooding on this site needs careful evaluation (see section 4). I feel this lowers the scoring for this site due to the costs of mitigating this flooding over the long term. The site is at the limits of sustainability and distance from local services. Careful examination of the impact of road access onto A31 is needed, and any facilities such as a convenience store need to be sited visibly off the A31 to render it viable. The southern end and western edge of the site should be made with low-profile rooflines and as green as possible, to taper into the rural areas to the south near Brislands Lane etc.

6. Neatham Manor Farm site ALT8; BIN-011

I welcome the strategy which highlights a more focussed distribution of development throughout the whole LPA area and support the proposed allocation of a single strategic site (at Neatham Manor Farm). The logic for Neatham Manor Farm is that it is adjacent to the largest and most sustainable settlement in the LPA area and direct link to the A31 trunk road without affecting the rest of the town or District. However, I believe that the delivery of this site and in particular it's associated infrastructure is crucial for the success of this housing distribution strategy. The school and stores etc should be built early on to take the families moving into the first phases of houses going up. The loss of a green hillside is regrettable, but houses have to go in a sustainable location, as this seems to be.

I particularly favour this choice of location as all the residents can easily access the A31 to commute to towards London, or south to Winchester, or of course to get into Alton itself. I note the new pedestrian and cycleway proposed across the bridge over the A31; this will form a valuable route for Alton residents to go into town centre for shops and train etc, while providing a safe route out for families to walk south of the town and south of the A31.

I hope the footpath 020/1/1 passing though the site can be made pleasant and safe to use, and not too narrow a green "corridor". More attention to this footpath's exact route and to make new A31 crossing points (e.g. dropped kerbs, road markings, visible to motorists approaching the roundabout) over the newly expanded A31 roundabout needs to be considered also- the current crossings at the roundabout are very dangerous, and the path is rarely used. A link to the pavement on Montecchio way on the north east side of the A31, would also be useful. This all needs to be rectified to make the footpath 1 a popular route that de facto is used and gives people true benefit.

I also note the quite apparently sympathetic retention of green infrastructure around the edges of the site, to protect the rural scene along the Hangers Way (paths 020/26/1, 020/70/1, 259/31/1, 259/31/2,259/32/3, 259/33/1, 020/3/1 and 002/703/1) and other paths in the region to the south, including the SDNP boundary only 1500 m away.

I won't comment in detail on any of the other Alton based allocated sites, particularly as the Alton Neighbourhood plan is still being finalised, but again the logic of building close to the biggest town in in the District to keep things sustainable, is one I agree with. Far better that residents have a short walk or cycle to

town, than a ten-mile return journey as from Four Marks, to get to a reasonable supermarket etc. But that does not overcome the fact that Alton does not have enough stores (e.g. clothing) to avoid the need to go to Basingstoke, Winchester or Farnham.

I also would like to point out that Neatham Manor Farm is likely one of the LAST sustainable locations for large scale development left in northern East Hampshire. For example, any further development on the south side of the A31 at Alton would not have that vital A31 link that Neatham Manor Farm does; Chawton Park Farm has already been rejected by EHDC as being unsustainable and too far from Alton centre. No sites in FM/SM can be considered sustainable in comparison. So, in 2040 the next local Plan might require a different housing strategy.

-

7. Comments on SPB movements in Four Marks

Referring to the Interim Settlement Boundary review:

Four Marks 16, Land south of 131 Winchester Road: This small site is designated as SINC due to the presence of Dormice. There is also a small area of protected woodland under separate ownership and a large badger sett. There have been several planning applications for this site and it finally Int to appeal, but refused by the inspector who also made a site visit. Why is this land now being INCLUDED in the SPB? It needs to remain as is to protect the wildlife. The inclusion of this area within the Settlement Policy Boundary is unacceptable due to the status of the perimeter hedgerow of a SINC. There are several TPO's in this area. Even if the border of the area was retained, there would still be unacceptable damage to wildlife and biodiversity through the disruption of the perimeter. The change to the existing SPB is contrary to the new Chapter 05: *Safeguarding our Natural and Built Environment: Policy NBE2: Biodiversity, geodiversity and nature conservation* and therefore must not be implemented.

The direct access onto the A31 would be too narrow to allow safe passage and so alternative access would need to be cut through the SINC in one direction or another.

Medstead 9: Properties along Five Ash Road: I object strongly to EDHC placing an SPB down Five Ash Road - I believe this is unjustified and is a precursor for a future large site on the fields behind Five Ash road.

8. Other specific comments on draft policies

Where a policy number is not listed, I am generally in support of the respective policy. Policies are only listed where I have a specific comment, as follows.

S1.3

I agree that the spatial strategy Fig 3.1 Key Diagram showing where development is to be located accords with the stated Settlement Hierarchy and allows for a greater development in larger more sustainable areas

S2.2

In general, I am in favour of the revised Settlement Hierarchy methodology which is now on a more considered and fairer basis which has taken into account the representations in particular from the residents and representative bodies of Four Marks and South Medstead, the previous methodology having sought to elevate the settlement from tier 3 to tier 2. I note that a new element has been introduced moving settlements near to the tier thresholds up or down based on population, I do not understand the logic of this, surely if a settlement has finite infrastructure, having a larger population is a disadvantage and should not result in a more to a higher tier (see section 3 above).

S2.3

I note that it is proposed that many smaller (Tier 4 and Tier 5) settlements are to have a Settlement Boundary (SPB), although this is not the case at present. Will the creation of these new SPB's lead to potentially unsustainable development within the new boundary?

I am in favour of SPB's in the larger areas allowing suitable sustainable development within these boundaries and precluding encroachment on the surrounding countryside, provided the development within the SPB meets the criteria stated.

S2.4

I am fully in agreement with the concept that development outside the SPB of settlements listed is considered Countryside and will be restricted to that which is appropriate in a rural area as set out in Policy NBE1.

NBE10

Seems quite subjective.

I note that Four Marks is the most northerly of the Hampshire 'Hangers', and its western edge of the Four Marks/ 'South Medstead' Settlement adjacent to the A31 has extensive views to the west including Cheesefoot Head, and similarly the view from those sites to Four Marks.

When consulted by EHDC on its *10 Large Site Consultation*, CPRE noted that the escarpment between Ropley and Four Marks was a "valued" landscape of significance and should be protected. At the top of this escarpment is Barn Lane, Four Marks and the proposed *FMS4 Land South of Winchester Road*. If this development is approved, I seek that Policy NBE 10 is rigorously applied to the development.

Policy DGC1: Infrastructure

I support the Policy DGC1; the requirement for infrastructure to be provided at time of need, using secured funding determined at the time of adjudication of the relevant Planning Application, and 'policed' by using Grampian conditions if required. This has sadly not happened enough in the past. I hope this new policy can be better enforced.

I agree that linkages to existing or new public transport services must be in place, but note that outside of the Tier 1 and 2 settlements, these services are often almost non-existent. I remind EHDC that its Settlement Hierarchy paper determines that access to such transport should be within 400m of the furthest dwelling from the site access- a clear definition of a "sustainable" site location.

10 SUPPORTING THE LOCAL ECONOMY

I am very concerned that the Plan does too little to support employment in the District. High levels of transport emissions are due to the amount of commuting undertaken in private cars because of the lack of employment opportunities in the District. 44% of those in employment commute to work outside the District. Winchester was clearly shown as one of the major destinations for East Hants residents commuting to work and this is unlikely to have changed since 2011. As such, I can expect a significant number of residents in the new homes that have already been built, and will be built as a result of this Local Plan, to impact further on A31 bottlenecks in Four Marks and South Medstead. As an obvious bottleneck in Four Marks, the Plan needs to avoid putting further stress on overloaded junctions to A31 (Telegraph Lane and Lymington Bottom). I believe that the main junctions onto the A31 are at or near their practical capacity (0.85 RFC) already, and great care must be taken to ensure developments allocated to the settlements not impact this.

11 DEVELOPMENT MANAGEMENT POLICIES

In many of the "DM" policies, the wording is more aspirational than prescriptive and thus open to interpretation by (costly) appeal or other processes. Some of the back-up text does have some details that ought to be inside the policy itself. It is not clear if the supporting paragraphs are part of the policy itself (i.e., legislative) or just to justify and explain the use of it (not legislative). It is noted that most of the DM policies do not affect Four Marks or Medstead to a great extent. It appears that the policies are 'protective'.

There are many references to Appendix 3 on "Marketing". *I presume this is a typo and should be changed to Appendix D.*

Policy DM12: Dark Night Skies

DM12: this is a policy which will have a marked effect once implemented.

The policy DM12.1 implies **all** of EHDC (non-SDNP and SDNP) is a "dark sky" zone and this is confirmed in paragraph 11.84. This is defining all of EHDC to be a dark sky zone. This might make urban areas less ill-lit and safe enough at night and may in certain areas affect crime. Police, etc., might have a strong opinion on this. If there is to be some kind of exclusion zone in urban areas where "dark sky" provision is waived, then a corresponding map/ boundary definition is needed. Also, there is no mention of a tighter dark sky exclusion zone near to the edges of the SDNP where dark skies are more rigidly enforced. However, if the intent of DM12 is indeed to make ALL of EH a true dark sky zone, this would not be needed. More clarity is needed.

Policy DM17: Backland development

DM17: The SPB is there to protect from backland developments that fall outside it. However, come the new Local Plan all that is changed. In Four Marks, for example, 3 of the four allocated sites are anyhow currently in the planning application process as “speculative” Applications outside the SPB, and are awaiting decision, yet they are directly backland development outside the CURRENT SPB, which would be rejected under DM17 or its predecessor policy. NOW, come the new Plan, these very sites will be included in the new SPB, etc., and are allocated sites in the DLP, with a clear presumption of “semi-automatic” Approval when they are entered for Planning Permission. It thus seems almost pointless to have a policy DM17, since it is just ignored (moved) when a next new Draft Local Plan is drawn up. However I recognize DM17 can thereafter protect or regulate backland development within the agreed new SPB, which generally is not a major issue to character.

In effect, a new draft Local Plan is as dangerous to local character as allowing backland development in the first place.

Conclusion

I am in general support of the draft Plan, with the following reservations:

1. I question the housing supply numbers- too many houses are planned.
2. I question the Settlement Hierarchy results.
3. I am concerned that surface water flooding is simply not discussed in the Plan, whereas this is a severe problem in some local areas, such as Four Marks.
4. Site selection process needs to be more openly revealed. I question the inclusion of the small Blackberry Lane site in Four Marks (FMS2).

Overall, in respect to Four Marks and South Medstead, I believe we have reached the limits of sustainable development in terms of distances to local services, flooding issues caused by massive house building on the clay plateau, incremental traffic reaching to the level of A31 junction traffic capacity, poor social cohesion and loss of sense of place. To prevent further degradation of the villages, I believe strongly that the sites allocated in Four Marks/South Medstead should be carefully re-evaluated.

Kind regards,

██████████

Objections to EHDC Local Plan

Mon 04/03/2024 12:09

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 Sirs,

I have read through the EHDC Local Plan Consultation. I strongly object to the plan and what has been proposed.

The EHDC's draft Local Plan is full of inconsistencies. It contains many fine words and aspirational statements, but then puts forward a set of plans which clearly do not match the words, conflict with stated policies and are probably undeliverable. It is inconsistent with the *National Planning Policy Framework* (NPPF) and does not achieve the correct balance between development, environmental protection and public interest.

To elevate Alton and Binsted in particular, to be the only Tier 1 development in EHDC seems to be done without foundation or logic. The proposed allocation of approx. 1700 houses is when other areas of EHDC are allocated far fewer houses does not make sense and defies logic. If this proceeds, the change in population size is disproportionate and will have a deleterious effect on the nature and character of the area. There is no proven demand for such a large increase in the number of houses. There is no large planned development of commercial or industrial sites that would employ many of the potential residents. Alton is only moderately served by public transport and so the development will require residents to use private cars to reach their places of employment.

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. 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.). A significant advantage of

brownfield sites is that there is normally 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 developer 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. The Parish Council surveyed and consulted with residents in the summer of 2023 – in other words very recently to develop a Parish Priorities Statement and this seems to have been completely ignored by EHDC.

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 remember that the same site has already been 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 mandatory 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.

The poor performance and execution of Hampshire Highways in sorting out the traffic and pedestrian access at the junction of Montecchio Way and Mill Lane by the new retail park does not give any hope or confidence that any plans – which have not been

disclosed can be implemented. In that case, there is a still unfinished and unsurfaced pedestrian footpath, blocked by contractors fencing, but when finally finished, the pedestrians will be “dumped” at a place and expected to cross a busy road via a traffic island. For only a small amount more money, a proper pedestrian crossing could easily have been incorporated at the nearby traffic lights along the London Road.

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. EHDC has no powers in this area and can be expected to wash its hands of any responsibility. It is well known that recruitment and retention of GPs and qualified support teams 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. This development would only make those problems worse.

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.)

Instead of proposing the site beside/behind the Alton STW ALT-3 be used for more commercial or industrial use, it should be earmarked and reserved for an increase in capacity of the STW, which will doubtless be needed with all the other developments proposed in Alton and to address the current overflows and discharges of untreated 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.

Not all parents living in this rural village have the resources to run a car to transport children to and from school.

The Plan to develop Neatham Down ALT8 is clearly inappropriate, the site is unsuitable and the plan must be withdrawn.

[Redacted signature]

Alton Neighbourhood Plan for 1700 houses

Sun 03/03/2024 16:12

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.

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. In Holybourne in particular the land is subject to flooding and access to roads very restricted. With more houses at busy times in particular it will be gridlocked. It is, at present, difficult for emergency services to get through. The proposed houses for Neatham Down will further add to this congestion into Alton.

> 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. It is bordering the National Park and light pollution will threaten the SouthDowns Black Sky Reserve

> 6. Currently traffic is frequently grid locked in and around Alton and another 4000 - 5000 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 and be subjected to such overdevelopment.

>

> Regards

> [REDACTED]

>

> Sent from my iPad

Sent from my iPad

Proposed building plan on Neatham Down and Holybourne fields.

[REDACTED]

Sun 03/03/2024 19:13

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.

Dear Sirs,

We write to object to proposals to build on the green fields of Neatham Down and Holybourne. Not only will this destroy the countryside, animals and fish are in danger of the flooding of the chalk streams of the Wey, it will also cause concern for our health practices which are already struggling with the amount of people on their lists.

Please protect the vulnerable, and keep to historical pledges.

Yours faithfully

[REDACTED]

Sent from my iPad

[REDACTED] - I agree with 667more houses but please NO MORE

[REDACTED]

Fri 01/03/2024 17:10

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.

EHDC Draft Local Plan 2021 - 2040

Fri 08/03/2024 16:07

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.

1700 houses allocated to Alton

667 houses allocated to Whitehill & Bordon (19.4%) out of 3440 total

1073 houses allocated elsewhere in the district

In defence of Whitehill & Bordon Town's 19.4% new houses allocation in the EHDC Draft Local Plan, it is my belief Alton, a traditional market town to be a more suitable place to build the greater amount of housing than Whitehill & Bordon. On a positive note, I support EHDC decision that 1700 dwellings should be built in Alton, based on their much higher level of facilities and infrastructure, furthermore Alton's Household Waste & Recycling Centre is NOT under consultation for closure, as Bordon's is.

I also applaud the EHDC's 19.4% allocation of new housing for Whitehill & Bordon, secondly, the abandonment of EHDC plans for housing off Gibbs Lane, close to Kingsley Common with its internationally protected SAC; also the protection of green space opposite Bordon Inclosure (Knaves Mire).

Of General Concern:

- Any increase in housing will stretch vital facilities and infrastructure MUST match growth.
- The Health Hub proposal for Whitehill & Bordon is not yet 100% confirmed. There MUST be adequate medical provision if the Health Hub does not get built (eg. from the locally-preferred existing Chase Hospital). We need an EHDC Local Plan acknowledgement of such.
- A requirement supporting public transport is crucial for our community, particularly as we have no railway station.
- Whilst it is understood that the new Whitehill & Bordon Town Centre development is happening in its location because it was where MOD land became available, it MUST however, NOT be at the expense of the original Town Centre, which is very important to the immediately located residents.
- I support the regeneration of the Forest Centre offering and ensuring shops remain open in that part of Bordon.
- The huge amount of information I am expected to read to format a meaningful response to the local plan consultation!

Of Specific Concern

1. Higher Density Houses in New Town Centre

- *Parking* - Most families have 2 cars (+ if grown-up children live at home), abetted by poor transport facilities will give rise to further street/pavement parking

- *Visual Impact* of increased building height. Will flats surpass current 4-storey flats? The planned Health Hub is planned to be 5 storeys!
- *Pollution* - more cars (currently - prior to all-electric vehicles!) will increase and emissions will be an issue for children, the elderly, those with asthma or breathing difficulties

2. **Neglected for decades Forest Shopping Center - to be replaced by mixed use, mostly flats & housing**

- May be run down, but still important for local businesses and local residents... and parking is FREE!

3. **120 New Homes - Stanford Grange Farm** will mean significantly more traffic along Chalet Hill and Hollybrooke Drive, but especially Hollywater and Walldown Roads to Stanford, Passfield and possibly Lindford, which are RURAL lanes with no footpaths.

- Traffic increase will be a risk to the wildlife that abounds, (SINC) from 120 new homes
- Hollywater site of DMV (Deserted Medieval Village) that new housing will affect
- I understand Stanford Grange Farm is in the Headley Parish, yet has been included in the EHDC Local Plan and that it is outside the Settlement Policy Boundary for Whitehill & Bordon & Headley and governed by EHDC policies for the Countryside and is part of the green surroundings
- It worries me that the beautiful Headley Mill existing since the 1086 Domesday Book will be negatively impacted
- Did Lindford NOT want to be subsumed in Whitehill & Bordon Town?

4. **Nature Conservation Woodland (SINC) behind Louisberg (Artillery Drive)**

- Bulldozing part of a Woodland - Site of Nature Conservation (SINC) behind Louisberg, Artillery Drive for **more housing**, difficult to understand why the green edges of the town are being "eaten" at; I thought increasing housing **IN** the new Town Centre was to avoid this?

5. **Forest Tech - Woodland BEHIND the Future Skills Centre - New Business Park**

- Ingress into the woodland is unnecessary in my opinion; the woodland contains many mature oak trees and home to many protected species of wildlife, and represents MORE loss of woodland and MORE incursion into the natural green edge that surrounds Whitehill & Bordon. Land **adjacent** to FSC seems perfectly suitable, not to mention the 20-year set-aside land at **Viking Park**, behind Woodlarks; both sites lay apparently 'abandoned'.

6. **Loss of Woodland Around BOSC**

- There was local opposition to plans to build additional housing to existing granted Outline Permission for **low-density** housing as part of BOSC Village, as it would mean the loss of further predominantly NATIVE woodland and is also full of wildlife particularly as this area contains 4000 year old historic burial mounds, amongst other items of ancient interest.
- There is now a higher density requirement housing than was originally intended. If EHDC is asking us to have more housing in the Town Centre, surely there is no need to have such a high density at BOSC?
- THE MORE HOUSES - THE LESS TREES & HISTORIC LANDSCAPE. Not so much a "Village" as outright suburbia with the associated loss of wildlife.

From a concerned Whitehill Resident

████████████████████

[REDACTED] - Fw: EHDC's Draft Local Plan (Reg 18 Consultation) Neatham Down and Holt Pound

Mon 04/03/2024 15:42

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.

From: [REDACTED]**Sent:** Monday, March 4, 2024 3:37 PM**To:** [REDACTED]**Subject:** Fw: EHDC's Draft Local Plan (Reg 18 Consultation) Neatham Down and Holt Pound

From: [REDACTED]**Sent:** Monday, March 4, 2024 3:32 PM**To:** [REDACTED]**Subject:** Fw: EHDC's Draft Local Plan (Reg 18 Consultation) Neatham Down and Holt Pound

From: [REDACTED]**Sent:** Monday, March 4, 2024 3:29 PM**To:** localplan@easthants.gov.uk <localplan@easthants.gov.uk>**Subject:** EHDC's Draft Local Plan (Reg 18 Consultation) Neatham Down and Holt Pound**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

([h=ps://binstedparishcouncil.org.uk/wp-content/uploads/2023/11/Binsted-Parish-PrioriLes-](https://binstedparishcouncil.org.uk/wp-content/uploads/2023/11/Binsted-Parish-PrioriLes-)

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

[REDACTED]

OBJECTION! to EHDC Neatham Down (Site ALT-8) proposal

[REDACTED]
Fri 01/03/2024 14:35

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.

Dear Madam/Sir

I am writing to express my strong OPPOSITION to the proposed development of 1000 houses on Neatham Down (Site AL-8).

There is a wrong balance between development, environmental protection and public interest.

This development would have a very significant, destructive, irrevocable negative impact on the nature and biodiversity of the local area, including the River Wey and the chalk aquifer. Building on productive farmland is against the government's 'Brownfield First' policy. It would put huge pressure on the already stretched local infrastructure including roads, public services, drainage and sewerage. The area already suffers badly from flooding and this would only increase the problem. Alton already suffers from untreated sewerage being discharged regularly.

I urge that you withdraw this proposal. It is a beautiful landscape, and designated as a 'Valued Landscape'; this should therefore mean that large scale development is not allowed. The site developer wants to develop 1250 houses, and yet the site was already assessed and rejected for a smaller development of 650 houses.

This is currently a beautiful landscape with wonderful, diverse wildlife (including 'Red List' bird species such as sky larks), we need to protect it now and ensure that the current settlements along the A31 do not creep into the countryside or fuse into one long settlement.

I urge you to protect our countryside and reject this plan.

[REDACTED]
Local resident

Local Plan Consultation

[Redacted]

Sun 03/03/2024 19:59

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.

Dear Sirs

I would like the local plan to protect the strategic gap between Wivelrod and Jennie Green Lane Medstead. This ancient chalk lane provides a quiet place to ride a horse or a bike, or go for a ramble with a dog. It has wonderful views across the countryside. It should be protected for current and future generations of not only Medstead inhabitants, but those of the surrounding areas as well.

Your faithfully

[Redacted]
[Redacted]
[Redacted]

[Sent from Yahoo Mail for iPhone](#)

EHDC proposed plan 'Reg 18' Consultation

[Redacted]

Thu 29/02/2024 18:27

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/madam

I would like to strongly object to 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:

Roads: Although access is via A31 it would undoubtedly have a detrimental effect on local roads which are all narrow country lanes and are already suffering due to ALL the local road closures. The pot holes and verges are currently in a terrible state and never see to receive any maintenance.

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

Healthcare: There would appear to be NO evidence to suggest that additional services in this 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 sincerely

[Redacted signature]

Sent from my iPhone

EHDC Proposed Local Plan ("Reg 18" Consultation

[REDACTED]

Thu 29/02/2024 21:26

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.

Dear EHDC

I would like to lodge a strong objection to proposed plans that I have just been made aware of regarding the building of 1250 homes on the edge of the South Downs National Park. It's 240 acres of stunning countryside with rich biodiversity and much wildlife not far from the source of The River Wey.

600 houses were turned down in 2019 as unworkable in such an area of natural beauty. The idea that this preposterous plan has returned BUT double in size is a nightmare.

Excessive homes are proposed in this area - with many currently unsold! These large developments in our Parish of Binsted would destroy 111 ha greenfield land comprising 4% of the parish.

These plans would irrevocably change the rural nature of the local area forever.

This land is amongst the most expensive in the country for a reason - it's beauty. Do not let mankind destroy it.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

Neatham Down (Site ALT-8)

[REDACTED]

Sat 02/03/2024 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.

Dear Sir/Madam

I would like to 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 sincerely

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

ALT8 Local plan comments page closed too soon!

[REDACTED]

Mon 04/03/2024 08:05

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 EHDC team

The ALT8 Land at Neatham Manor Farm, Alton page inviting comments on the proposal is not allowing any further engagement. This is supposed to close at the end of 4th March, ie tonight, not this morning.

Please re-open it ASAP so people can have their say up until the end of the day.

Thank you.

[REDACTED]

Alton planning

[REDACTED]

Sat 02/03/2024 16:14

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.

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. No spaces at doctors, dentist , schools open space and more traffic

This 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 and Wind Mill Hill as a strategic development site.

The Neatham Down site and Windmill hill will not be a sustainable development. Neatham Mill 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.

Alton town Council stand up to EHDC like other Councils have and keep Alton a lovely place to live as it is now .

We can't sustain any more housing we have done our fair share !

From

[REDACTED]

Agreement with Alton Town Council's objections to the Draft Local Plan

[Redacted]

Fri 08/03/2024 15:34

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

Please register that I support Alton Town Council's objections to the Draft Local Plan.

Best wishes

[Redacted]

[REDACTED] - My Objection to the EHDC's Draft Local Plan ('Reg 18' Consultation)

[REDACTED]
Tue 05/03/2024 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.

Dear Sir/Madam

We would like to place our objection on the record to the proposed EHDC's Draft Local Plan ('Reg 18' Consultation).

As residents of Binstead Parish, we were alarmed to learn that the plan recommends three development sites in our parish alone, impacting 111 hectares of greenfield land, with our understanding that this will result in a 22% overbuild compared to our required allocation. This seems excessive, particularly with all the disruption we have already endured over the past years with the Bordon development.

The development flies against the recommendations of the government's Brownfield First policy by building on productive farmland - we can't eat houses or car parks and with the rise of the Eat Local movement it seems nonsensical to be building in these areas.

Infrastructure is already a worry and these proposals do nothing to allay these concerns. We already see the issues arising from our road and transport infrastructure, issues with disrupting flood plains by building on them, the paucity of health care provision and increasing waits for even basic GP appointments, the promise of facilities not being fulfilled. We are a rural parish and big greenfield site developments are not appropriate.

The Neatham Down proposal is arguably the most worrying. This beautiful landscape with rolling hills and open fields is home to a wide selection of wildlife including bats, hares, herds of deer, and several bird species where there is conservation concern including skylarks, kites, buzzards. This area is designated a 'Valued Landscape' and large-scale development is typically not allowed.

We believe that there could be plans for up to 1,250 houses at Neatham Down - on a site that has already been assessed as unsuitable for half as many houses. Given it's location there will inevitably be high car-dependence from potential residents as Alton High Street is some 2km away and the other side of the A31. This is likely to cause knock-on increases in traffic in our parish, Alton, at key junctions and on the A31, as well as the significant impact during construction. We understand no transport impact/capacity work has been undertaken so far, in fact no sign that any outline commitments for infrastructure provision at Neatham have as yet been made. so have to wonder why this proposed development has even got this far?

Yours sincerely

South Lane Meadow, Clanfield.



Sun 03/03/2024 18:42

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.

We have lived in Clanfield for forty years and have seen the village grow enormously in that time. It is clear to us that the infrastructure is not in place to support even further development. For example : The one and only doctors surgery, schools and roads. On this basis, we strongly object to the proposed building on South Lane. Tony and Nicola Adams.

Sent from my iPhone

Response to draft local plan

[REDACTED]

Mon 26/02/2024 17:06

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.

I wish to support the objections of Alton Town Council to the draft local plan.
It seems unfair that Alton is taking such a large share of the new housing.

[REDACTED]

Local Plan

[Redacted]

Wed 14/02/2024 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.

Dear Sirs

I have a copy of the local plan and visited The Maltings in Alton recently.

I have the following comments.

Expanding Chawton Park Surgery (ALT2), why can't you build a new Surgery in Central Alton, it needs a car to get there for most people. A new central surgery would be a much greener solution.

Petersfield: why no new developments projected here? South Downs National Park. This is ludicrous. Such a stitch up for the rest of East Hampshire.

ALT8 Neatham Manor Farm: 1000 homes. Yet more of our beautiful countryside bulldozed for houses.

These are my thoughts.

Yours faithfully

[Redacted signature]

Some observations:

Policy NBE11 – Gaps between settlements (page 124)

I strongly object to the proposed boundaries of the defined gap between Alton and Beech shown in the Policies Maps.

Additionally, there has been no mention about the fact that this location is the source of the river Wye and therefor contamination likely due to further habitation could have significant impact further downstream. This point came up in the NP development, but it seems to have been omitted in the final draft..

Policy NBE12 – Green and blue infrastructure (pages 126/127)

Policy NBE12 should permit development along the New Odiham road see map below:



This is an area ideally suited for development. It has excellent highways access. It's low-quality farming land its low lying, no flood risk, Just do not get why planning has an issue with that, the officer I spoke said it was too hilly, but it is pretty flat in the area highlighted. The area would readily support 1000 roadside houses and cause no issues whatsoever?

Beech Settlement Policy Boundary

As to the SPB I personally see no harm in adding sites 1,2,and 3 to the SPB area drawn below. We need more homes these areas would not add anything detrimental to the village. Go back 20 years and planning decisions were made as if these areas with one or two exceptions (often because owners were 'disliked') were within the SPB.



I would also consider increasing area 1 above, as indicated below on the condition that any housing therein would be used solely for young families or for specifically Beech residents wishing to downsize, this would be similar to the plan proposed in Bentworth near the Bentworth Church.



In fact, it would be a good idea to make all villages in EHDC allocate some of the Available sites in their area for development solely for young families or for specifically Beech residents wishing to downsize.

Kindest Regards

██████████
██

(No subject)

[REDACTED]

Mon 26/02/2024 13:48

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

Just to let you know I SUPPORT Alton Town councils objections to the local plan

[REDACTED]

Alton/Local Plan

[REDACTED]

Tue 27/02/2024 16:53

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.

Sir/Madam,

Alton getting an astonishingly unfair share of the new housing that the Government requires for the area.

I fully support Alton Town Council's objections to the emerging Local Plan and I would be grateful if you would register this objection in your consultation.

Best wishes,

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

COMMENT ON THE LOCAL PLAN - ALTON AND HOLYBOURNE

[Redacted]

Fri 23/02/2024 14:36

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.

Good afternoon,

I have read the local plan which focuses on Alton and Holybourne. I also attended the displays and discussions in Alton. Here are a few comments:

1. During one of the displays in Alton I was somewhat dismayed to see that one of the options - now discarded - was building on the surrounding fields below Windmill Hill and adjacent to the A31 bypass. The precedent seems to have been set at the building that is currently taking place by the roundabout and rail bridge. I was relieved that that option was not adopted but I fear that in the future this may surface again eroding green field sites and adding yet more pressure onto Alton.
2. Alton seems to be the largest town within North East Hampshire and is taking yet another large proportion of house building. It seems rather convenient that Petersfield - a similar sized town - seems to have escaped vast building plans owing to its membership of the South Downs National Park. I would be interested to know how many houses are planned to be built in Petersfield and whether or not it is meeting its share of the national house building policy?
3. During my last visit to the Assembly rooms to view the earlier plans and listen to a brief, I asked a question about the need for more infrastructure? It seems that there is no compulsion to improve and increase this to match the increased population. It would be good to know if there are any real plans to increase and improve infrastructure to Alton such as medical practices, schools etc?

Best wishes,

[Redacted signature block]

[Alton Organ Society](#)
[Alton Concert Band](#)

EHDC local plan

[REDACTED]

Wed 28/02/2024 18:00

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 wish to support Alton Town Councils objections to the EDHC local plan.

Regards,

[REDACTED]

Support for Alton Town Council's objections to Draft Local Plan

[Redacted]

Fri 08/03/2024 14:56

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 Sirs

I support and agree with Alton Town Council's objections to the Draft Local Plan.

I believe the current housing allocation for Alton is disproportionately high compared with other areas within our district. This allocation creates an undue burden on our community.

Yours faithfully

[Redacted signature block]

EHDC local plan consultation February 2024

Tue 06/02/2024 15:53

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 recently attended one of the drop-in events for the draft Local Plan. I think the display boards and information provided are excellent and I applaud much of what is contained in the draft document. However, I do have one complaint. I have attempted to provide comments online as requested by you and have found the process difficult and cumbersome to use. It has obviously been designed by someone with planning/local plan expertise without anticipating the difficulties likely to be encountered by the layman, even one reasonably intelligent and well-educated. By requiring responses to a number of specific sections/paragraphs of each part of the document, you ensure that the respondent has to spend some considerable time re-checking to which section etc. you are referring before responding. I managed four tiles before giving up in despair.

I appreciate that you can do nothing about this now but please do bear this in mind for future similar activities. The process as it stands is not democratic since only the digitally savvy person with plenty of time on his/her/their hands can use it.

Kind regards

Alton site allocation

Wed 28/02/2024 08:54

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.

Dear EHDC councillors and planning team

I am emailing because I find the way in which you require responses to the draft Local Plan extremely difficult to use. I have already put in a comment about this.

In short, my response to the draft Local Plan is that the distribution of new housing requirements between the four settlements is unfair and prejudicial towards Alton. I can see no reason why Alton stands alone in Tier 1, other than perhaps a political one. Despite this, ATC's steering group have spent many hours attempting to allocate sites in order to meet the Local Plan requirement whilst meeting the expressed wishes of Alton residents and it simply cannot be done. In particular, the allocation of 1000 new houses to a greenfield site at Neatham Down is not sustainable. Leaving aside the tragic loss of greenfield space, this will create a car-dependent development which will have a severe impact on traffic congestion in and around Alton whilst contributing towards pollution.

I believe EHDC should distribute the housing requirement more fairly between the four settlements and should insist upon Councils exhausting all brownfield options before considering greenfield sites at all. I understand that the former are more costly and difficult to develop but the logical extension to that argument is to continue building on greenfield sites, expanding the boundaries of Alton into the countryside and creating an urban sprawl whilst leaving previously developed/under-used sites to be a blight on the neighbourhood. The more brownfield sites are developed, the better developers will get at finding cost-efficient ways at doing so.

The current Local Plan site allocation is unacceptable and does not receive my support.

Regards

[Redacted signature]

Propose increase in houses allocation under EHDC Local Plan

Wed 06/03/2024 10:04

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/Madam,

I've heard there's a proposal to build more than the 667 houses in the Bordon area under the Local Plan, through a reduction to housing allocated to be constructed in Alton (1700) under the Local Plan.

This is complete and utter madness!

Therefore, I'm registering my objection to this proposal; I wholeheartedly reject this potential reallocation of more housing to Bordon by reducing the allocation of housing for Alton.

Simply put, we, in Bordon, don't have the infrastructure which other large towns in East Hampshire already have to accommodate any extra houses than the 667 proposed in Bordon.

There's something very concerning that the the towns and villages within East Hampshire which are outside of the SDNP represents only some 47% of this area, whilst the towns and villages within the SDNP covers some 53% of three area. So, your Local Plan (largely drawn up by a Conservative lead group of EHDC councillors which included the loaded infrastructure town of Petersfield within the SDNP probably to restrict any future housing expansion) sets to allocate the larger number of new houses in the smallest area within East Hampshire.

Put in greater detail, it is clear that the new combined town of Bordon and Whitehill is already exponentially struggling to cope with the level of housing being constructed under the current regeneration. We are being suffocated by the development and upheaval we are forced to go through. I fail to see how we are supposed to have had our town enhanced by the regeneration so far - we had a leisure centre prior to the new leisure centre, we had an abundance of open space to traverse before the Hogmoor Enclosure was redeveloped. We had a town centre, but DIO via WBRC were convinced to set up a new one and cannot attract the right mix of businesses and retailers we as an increased and increasing population need.

We are forced to jump hurdles to get to a town where we might use a banking service - because the degree of new houses cannot be covered by the poor SSEN infrastructure. We are bulldozed into taking massive and extensive diversions to even get out of our town. Why do we need to get out of our town? Simply, because we DON'T have the infrastructure to cope with the population and housing that is constantly increasing in Bordon.

And just how can our existing sewerage system cope with the degree of housing proposed under the regeneration and local plan? We are already under capacity for sewerage in Bordon with many Lorrie's arriving at the sewerage plant in Lindford to take away the excess.

We are perhaps only a small way through the 2400 houses proposed to be built in Bordon and Whitehill. Whilst the Whitehill and Bordon Regeneration Company have designs on a new town

centre for Bordon, it is clear to date that they are unable to attract the retail outlets required by the residents already living here. There is still no certainty that we will get the small supermarket we were told we would be getting as it appears that Morrisons have now pulled out of opening a store in the town. We are flailing under the provision of even more food outlets and takeaways - the only retailers being attracted to Bordon and Whitehill. And this is completely unacceptable. Despite being envisioned as a Green and Healthy Town we are being weighed down by takeaways and food outlets to the extent that, even before the regeneration started, we already had the greatest number of eateries in East Hampshire. Now we have even more food outlets and takeaways - and this means our residents are faced with even greater propensity for unhealthy lives.

As we do not have sufficient retailers in situ, and can neither encourage retailers to open new the diverse array of businesses we need in Bordon, we clearly do not have the retail infrastructure to support any more than the proposed 667 houses under the Local Plan.

We have no financial institutions - Banks or Building Societies - in our town. They refuse to open a facility in our town.

We do not have a reliable or sufficient public transport infrastructure, meaning we have any increased reliance on private vehicles which does not marry with being designed and termed a Green and Healthy Town.

We have extremely poor bus service provision which do not even link us directly to train stations or towns such as Petersfield or Haslemere. We were rejected by HCC, which had the government funding and therefore both the ability and option to improve our bus service links between Bordon and Farnham. Instead, HCC elected to invest this funding into another bus service from Alton to Farnham - despite having an already sufficient bus service between Alton and Farnham PLUS a regular train service calling at Alton, Bentley and Farnham and therefore directly linking into London. The lack of sufficient, viable public transport in, around, and out of Bordon means many of our residents are forced into minimum wage jobs locally and therefore these residents are contained within an ever increasing level of poverty and social and economic deprivation.

We have but one senior school - which is currently smaller than the previous Mill Chase Academy and which is now requiring further extension in an effort to meet the local demand. To reach any schools outside of Bordon, the children of senior school age will need transport - public transport is not available, so parents will have to pay for private transport to schools outside of the area - Eggars and Amery Hill in Alton, Bohunt in Liphook, The Petersfield School in Petersfield, Weydon in Farnham. Whilst this may be an affordable cost for one child, it is largely unaffordable for most parents with more than one child.

It is said that at Oakmoor School in Bordon, they are struggling to recruit enough teachers to the school, so lessons are being conducted by under qualified staff. This means children's education suffers greatly and, these children are being set up to fail. Why are they struggling to recruit staff to this brand new state of the art purposely designed and built to the finest standards? Probably, because we don't have a public transport service in, to or out of Bordon - no viable bus or train by which staff can get to school in time to start the day or to get home at the end of the school day. Not everyone owns a car, or can afford to run a car.

We are also a town struggling with healthcare provision. We are struggling to get an appointment to see our GPs, largely owing to the influx of new residents from the regeneration of Bordon and new households, meaning we have to book some 3-4 weeks ahead unless it is an emergency appointment on the day, but this is triaged and limited by GP appointment capacity, so there's no guarantee if we need an urgent appointment that we will get one. We have no direct public transport link to Alton

Hospital, Haslemere Hospital with its Minor Injuries Unit or Petersfield Hospital and its Urgent Treatment Centre. We have a volunteer hospital car service we can sometimes book a journey with, but it doesn't have enough volunteers to meet the demand. Hospital and Doctor appointments inevitably get missed or cancelled, so our residents health deteriorates and we become a cost to the NHS when appointments are missed. When healthcare treatment is finally gained it is more expensive because health has worsened.

In fact, we have no satisfactory Hospital in Bordon, because it's been allowed to wither- clinics stopped, community beds removed, x ray unit removed and physiotherapy unit removed. This impacts our residents health and pocket.

Despite the vision of having a modern health hub, there will be no more GPs than we currently have available as it is only one existing GP surgery planning to move into the new state of the art Health Hub facility if it gets the go ahead.

You may well be aware that there's an absolute dearth of GPs, with fewer doctors training to become GPs than needed - so the balance of probability suggests we as a growing town will not get the GPs we need to care for the health of a growing population.

Whilst there might be rooms made available for Dentists in the proposed new Health Hub, there has to be physical Dentists willing and able to set up such practices. Granted, there may be private Dentists that can be attracted to these rooms, but we are a deprived town often without the income capacity to pay for dentistry even znHS dental treatment. Our option is to put off going for dental treatment because it's unaffordable and we can't get a place on the NHS Dentists practice - so our health further declines. Putting off dental treatment or healthcare treatment because we can't get a place on the dentist's books or a GP appointment means that when we eventually seek treatment we are a greater cost to the NHS because our health has deteriorated, and therefore a greater drain on the economy and benefits system.

All the large towns surrounding Bordon - Alton, Farnham, Haslemere and Petersfield have a local fully functioning hospital to meet their community's healthcare needs. We don't have that infrastructure and are unlikely to have such in the future.

Alton has a hospital, many dental practices, a health centre, at least 3 pharmacies,, 5 large supermarkets, a medium sized supermarket, at least 5 smaller convenience stores, clothes retailers, 2 banks, 2 building societies, a train station, a frequent regular bus service which links Farnham, Alton, Petersfield, Winchester, Basingstoke,

Petersfield is the same with frequent and regular bus links to Portsmouth, Midhurst, Chichester, Alton. It has a train station which links to London, Haslemere, Portsmouth. It has at least 2 banks, building societies, a full Post Office, clothing retailers, 5 large supermarkets, several smaller convenience stores, a Hospital, community beds, an Urgent Treatment Centre, several pharmacies - at least one of which offers a 24 hours service.

Therefore, it is these towns which need to have the greater number of new houses in the Local Plan. If you're unable to put extra houses into Petersfield because it is within the SDNP, then the only other town with the land space and infrastructure to meet the houses is - ALTON.

Kind regards,

■

Sent from my iPad

[REDACTED] - Fwd: East Hampshire Draft Local Plan

Thu 29/02/2024 20:30

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

 1 attachments (1 MB)

Response to East Hampshire District Council Draft Local Plan Reg 18.pdf;

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

Dear Sir/Madam,

I am a resident of Holt Pound, Rowledge which is located in the Ward of Binsted.

I note with some concern the draft allocation of 19 homes to the north of Fullers Road in Rowledge and the proposal to move Holt Pound to a Tier 3 Settlement and have prepared the attached written representation in response.

Development of the equestrian field will be the start of the sub-urbanisation of Holt Pound with developers seeking maximum density developments on green spaces in the area.

The existing development of Fullers Road is linear in nature and this would constitute a major in-filling of green space, which will be at odds with the existing setting, form and character of Holt Pound.

The semi-rural nature of the area will be blighted, with increased traffic, light pollution, loss of green space and impact on services. All of which will be detrimental to wildlife and biodiversity, and will impact the existing amenity of the area.

While I understand the pressure on housing in the area, new developments should be focussed on brownfield and obsolete commercial property, not on green spaces in the countryside.

It is far too easy for land promoters and developers to target greenfield and countryside with nominal existing land values in the name of profit. This will only see the continued erosion of the countryside whilst leaving town centres that are ripe for mixed-use redevelopment under-invested and in long-term decline.

Yours sincerely,

[REDACTED]

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

29th February 2024

BY EMAIL

Dear Sir/Madam,

**RESPONSE TO EAST HAMPSHIRE DISTRICT COUNCIL DRAFT LOCAL PLAN 2021 – 2040
(REGULATION 18)**

1. I write to respond to the consultation of the East Hampshire District Council ('EHDC') draft Local Plan 2021-2024 (Regulation 18) ('the Draft Plan').
2. Specifically I write to comment on the Land north of Fullers Road, Holt Pound ('the Site') and the proposed amendment to the Existing Settlement Policy Boundary. The Site is subject to a draft Site Allocation HOP1 – Land north of Fullers Road, Holt Pound ('the Draft Site Allocation') (Appendix 1), which forms part of the spatial strategy from Chapter 3 of the Draft Plan which sets out the amounts and types of development for the Local Plan Area.
3. I have an interest in the Draft Site Allocation, as I live in a property on the north side of Fullers Road and the garden of my home abuts the Site.

The Site and Surrounds

4. The Site is identified by EHDC as agricultural greenfield land, having been used for grazing fields for the purposes of the Kiln Equestrian Centre, a family run riding business located to the north of the Site. The Site is outside of the Existing Settlement Policy Boundary (as identified in the adopted Local Plan (Part 2): Housing and Employment Allocations (April 2016). Mature trees and hedgerows line both the Site and the single track access road from Fullers Road. There is a further access track and public right of way to Wrecclesham on the north of the Site which leads westwards to the A325.
5. There are no other specific policy designations currently associated with the Site under the adopted Local Plan. There are no built heritage assets on the Site and part of the Site to the east is at a high risk from river flooding (Flood Zone 3) from the Bourne Stream, according to the Government's online flood mapping webpage.

6. Importantly, the Site is located less than 500 metres away from the South Downs National Park ('SDNP'), Holt Pound Inclosure and Willows Green/ Glenbervie Inclosure Sites of Importance for Nature Conservation located to the west and south respectively.
7. The SDNP is one of Britain's newest national parks, designated a National Park in 2010 and referred to as 'the Gateway to England'. According to the National Parks UK it "has over 1,000 nature conservation areas, it is teeming with internationally important wildlife, including some of the rarest bird, mammal and insect life found anywhere in Europe". It also provides a home for "ecosystem services" such as access and recreation, food, timber and pure clean water". Notably National Parks UK also states that this is the most populated National Park with over 117,000 people and 2.2m living within 10km.
8. The settlement of Holt Pound has a rural character and the urban grain on Fullers Road is that of a linear settlement pattern characterised by mainly detached houses set within large green plots. To the north of the Site are large properties sitting within sparse isolated plots. The surrounds are tranquil and have a rural character.

Site History

9. It is understood that there is no existing planning history relevant to the proposals for the Draft Site Allocation.
10. Under the current Local Plan the Site is not allocated for housing development. In fact EHDC rejected the Site for housing having assessed it in the Land Availability Assessment December 2018 and concluding that "Residential development would have an adverse impact on the rural character of the area and is disproportionate in size to the existing settlement" (see extract in Appendix 2).
11. Since then it is understood that a local developer sought pre-application advice from EHDC to seek to develop the land for 120 (Class C2) care home units and 12,000 sq. ft of commercial floorspace but the pre-application discussions were not constructive and this scheme did not proceed to the planning submission stage. See Appendix 3 for outline of the speculative scheme.
12. EHDC have reassessed the Site and have now amended the settlement boundary and allocated it under the Draft Plan which would see 19 new homes built on the Site should the Draft Site Allocation be adopted and a future successful planning application be approved.

Response

13. The following section provides comments on why the Site is not considered suitable for development.

Principle of Development for Housing

14. It is acknowledged that the Council has historically struggled to meet their housing delivery targets and provision of a five year housing land supply with a recorded shortfall of 2,857 homes. EHDC plans to deliver 3,500 new homes on land allocated in the new Local Plan to meet wider need of the South Hampshire sub-region.
15. It is considered that new housing should not be developed on greenfield sites and instead development should be focused to brownfield land first in accordance with the spatial strategy set out in National Planning Framework Policy ('NPPF') Chapter 11 'Making effective use of land'.

16. Holt Pound is recognised by EHDC in the Draft Plan as a Tier 3 settlement (this has increased from Tier 4 under the previous plan) and a “sustainable location” despite not displaying a wide range of local services as those settlements identified under Tier 1 and Tier 2 present. In fact the existing services at Holt Pound are extremely limited. The proposed amendment to the Existing Settlement Policy Boundary and increase in Tier level of Holt Pound will see suburbanisation of a rural area on the doorstep of the SDNP and set a precedent for more development to come forward in the future, impacting on a sensitive natural landscape.
17. The location is not considered sustainable for the reasons outlined below. Whilst the Draft Plan states that there will be a presumption in favour of sustainable development within the settlement boundaries, it is considered that if the Draft Site Allocation is adopted and development proposals came forward at a future date the proposals would still have to comply with other relevant policies in the plan as a whole for the proposals to be acceptable in planning terms.
18. It is considered that any proposals coming forward on the Site will struggle to comply with the relevant national and local plan policies, particularly those local policies relating to sustainability (draft local plan policy CLIM1 ‘Tackling the Climate Emergency’), sustainable transport (draft local plan policy DGC2 ‘Sustainable Transport’) and mitigating impact on the character and setting of the SDNP (draft local plan policy NBE10 ‘Landscape’).

Impact on the Character and Setting of the Local Area

19. The development on the Site will lead to the loss of identity and character for Holt Pound village and will detrimentally impact upon the setting of the nearby SDNP. It is considered that there will be conflict with both NPPF Chapter 11 ‘Making effective use of land’ paragraph 130 and Chapter 12 ‘Achieving well-designed and beautiful places’ paragraph 135. This is due to the fact that a significant uplift in density from developing the Site will result in a built settlement form that is wholly out of character with the existing rural appearance and feel of the area and will not be sympathetic to the landscape setting.
20. This would also be in conflict with draft local plan policy NBE10 ‘Landscape’ which states that development will be supported where there will be no significant impact to the setting of the SDNP with regard to its special qualities (including dark skies), tranquillity and essential characteristics of the National Park.
21. NBE10 states that development proposals “*must conserve and wherever possible enhance the special characteristics, value, features and visual amenity of the Local Plan Area’s landscapes.*” The Draft Site Allocation could facilitate future development that would remove an existing open piece of greenfield land, reducing the sense of openness and remoteness for the existing properties on Fullers road and along the A325, not to mention impact the impact on the setting of the nearby SDNP.
22. The Landscape Capacity Study 2018 recognises the Site to be located in Local Area: 4b.2 Alton to Bentley, South of A31. The study assesses the capacity for whether the landscape can accept change.
23. The Study notes that “*The Local Area is in the setting of the SDNP as there is some limited intervisibility and potential for affecting perceptual character.*” The assessment concludes that the visual sensitivity is ‘Medium’, the landscape sensitivity is ‘Medium/ High’, the overall landscape sensitivity is ‘High’ and the landscape value is ‘Medium.’ As a result the land capacity is concluded to be ‘Low’.

24. Whilst the recommendation says that the area around Holt Pound is less sensitive and development could be accommodated, subject to protection of the adjacent SDNP and settings of footpaths, it is considered that the Site, located close to the edge of the SDNP is not acceptable as there will clearly be some level of impact upon the setting of the area and local biodiversity and wildlife which will be detrimental.
25. Furthermore, the existing linear settlement pattern would change, as development of the Site would represent a significant infilling contributing to the erosion of the character, quality and rural feel of the area. The area is already changing and becoming more built up through recent development such as the Wickets (Bewley Homes) development on the corner of Fullers Road and the A325. Further infilling will continue to change the character of the area should this be allowed. The perceptual character will be markedly changed. The study recommends that the area should generally remain undeveloped and allowing the Site to be built upon will create further pressure on EHDC from developers as the area's character begins to change from rural to suburban.
26. Light spill from new development would also create a nuisance for existing residents and would also potentially impact on local wildlife such as bats and conflict with draft local plan policy DM21 'Dark Night Skies'.

Residential Amenity

27. EHDC have stated in the Draft Site Allocation, that landscape concerns could be addressed through keeping northern and eastern areas free of development. However that could create an unwanted sense of enclosure upon existing residential properties along the A325 and Fullers Road, would likely compromise residential amenity and would result in a design that was not sympathetic to adjoining buildings. This would be in conflict with draft local plan policy DES2 'Responding to Local Character' and draft local plan policy DM11 'Amenity' which requires new development to avoid adverse impact on the amenity of nearby buildings in respect of privacy, outlook, overshadowing, overbearing, noise etc.
28. It is also not unreasonable to assume that if the Draft Site Allocation was adopted and should a planning application be successful on the Site, then the northern and eastern areas of land could be built upon in the future once the developers have secured planning permission for the first phase of 19 homes. This is concerning.
29. EHDC acknowledge that the proximity of dwellings adjoining the site to the south and west means that there are potential for adverse impacts on the amenity of these existing households and the A325. The main concerns are regarding the potential for additional vehicular movements and noise, pollution and safety that would accompany this, increased light spill from new homes and temporary nuisance during the construction phase of development.
30. EHDC also recommend that the access track to Wrecclesham Hill would not be suitable as a principal route for motor vehicles. It is noted this land is not included in the Draft Site Allocation and furthermore, this would create detrimental amenity impacts for the properties located to the north west of the Site on the A325.

Access and Transport

31. EHDC maintain that the Site is relatively well-located for accessing local facilities and services in Rowledge and Wrecclesham and that the Site scores above average in the Local Planning Authority's Accessibility Study 2023. The services and shops are very limited in Rowledge and Wrecclesham, so residents normally travel further afield for goods and services.

32. The reality is that in this rural area where settlements and services are spread and the population is largely affluent, the majority of individuals use private car by means of transport. EHDC acknowledges this reliance on private car use in the supporting text of Policy DGC2 'Sustainable Transport'.
33. The supporting text goes on to state that because of this reliance on cars, East Hampshire has higher than national rates of CO2 emissions and thus is challenged by high greenhouse gas emissions. It is not surprising therefore that EHDC declared a climate emergency in July 2019. Furthermore, the Draft Plan states that development will be focused in areas where the *"greatest opportunities occur for residents to "live locally", reducing the need to travel by the private car and instead engage in greater amounts of shorter journeys by walking and cycling"*.
34. For the most part individuals do not rely upon the existing narrow pavement walkways (which are not lit by streetlamps at night on Fullers Road) or the bus services on the A325 which offer limited services: the number 17 and 18 bus on average provides an hourly service from early morning onwards. Shops and services in Rowledge are limited and individuals are unlikely to walk 28 minutes from the Site or wait an hour to get a bus to Wrecclesham. In addition there is no dedicated cycle infrastructure and the busy A235, unlit Fuller's Road and heavy traffic are likely to be major deterrents to cycling. The nearest train stations are located at Farnham and Bentley which are far from within walking distance. The location of the Site is not supportive of local living or reducing a reliance on private car journeys.
35. Unless a future development was car free, it is clear that this development will not be a sustainable addition to the Local Plan Area. Regardless of whether a Travel Plan is produced and secured by condition to encourage future residents to use sustainable transport, changing people's perception of travel and habits is incredibly difficult and the reality will be that more people will be driving in the area contributing to the existing problem of carbon emissions, and worsening the climate crises. This would be contrary to NPPF Chapter 14 'Meeting the challenge of climate change, flooding and coastal change' which states that the planning system should contribute to radical reductions in greenhouse gas emissions. Sustainability is however not the only concern.
36. It is pertinent to highlight the existing traffic issues in the area. The car traffic along Fuller's Road is already busy and acts as a through route for traffic travelling westwards to access the major A325, road. My family have witnessed firsthand a near traffic accident in January 2024 whereby they observed a van travelling southwards down the A325 and having to swerve onto the opposite side of the road to avoid colliding with the side of a car trying to make a right turn exit from the T Junction at Fullers Road. Therefore I have strong concerns that additional traffic will only worsen the situation and lead to a serious accident. There are also many families in this area and increasing the pressure on traffic will make roads even more unsafe for children.
37. The single track access road will not to be suitable to support a residential development of 19 new homes and the increased vehicle traffic associated with a new development on the Site will create a negative impact on the existing highway. The addition of a secondary vehicle access to Wrecclesham Hill would also be highly inappropriate given the difficulties with the turning on the T Junction onto the A325 as set out above.
38. It is considered that a future development would be in conflict with paragraph 115 of the National Planning Policy Framework which states that development should be refused on highways grounds where there would be unacceptable impact on highway safety or residual cumulative impacts on the road network would be severe. Increased traffic on this road will be unacceptable for highway safety and cumulative impacts.

Green Infrastructure and Biodiversity

39. The retention of trees and wild hedgerows is vital to the character of the area and it may be necessary to widen the vehicular access road to the Site which would potentially lead to the loss of existing trees and hedgerows. This would be unacceptable and not be compliant with NPPF paragraph 180 d) which seeks enhancement of the natural environment through minimising impacts on biodiversity. Neither would this support efforts to reduce the climate crisis.
40. There is a great concern that given the proximity to the SDNP and the potential for recreational impacts on the Wealden Heaths European SPA & SAC sites, that development on the Site will have significant impact upon biodiversity. As previously stated, the SDNP is already highly populated. Residential development so near to the SDNP will create additional stress on this area and it's wildlife and ecosystems. This would be contrary to planning for climate change as stipulated in the NPPF.

Sustainability

41. The construction of new homes will produce more carbon into the atmosphere through the construction process and increased vehicular movement. It is considered that additional homes in Tier 1 and Tier 2 settlements which have a wider range of facilities and are more walkable are more suited for development to avoid further detrimental impact on climate change and to accord with draft local plan policy CLIM1 'Tackling the climate emergency' and NPPF. If EHDC want to seriously tackle climate change then they should be supporting the local living principle. A development on the Site would clearly not support sustainable living, as per the commentary under the transport section already set out in this letter.

Flooding

42. The ground beneath the topsoil in this area consists of shrinkable clay which has poor drainage qualities. Development on the Site would reduce the area of permeable ground through introduction of hardstanding. This is of particular concern given that during heavy rainfall, the local water company are legally permitted to discharge untreated sewage into the Bourne Stream and following this the River Wey. This severely compromises the quality of the river water and new building in the area will only increase these flows of waste waters and add further drainage pressure to the area. Some of the rear gardens to the properties on Fullers Road also suffer surface water flooding during heavy rainfall which is exacerbated by the north-south sloping of the Site, and reducing the area of permeability in the adjoining field could impact on the drainage in these properties.
43. Allowing further development would be contrary to NPPF Chapter 14 and would not be taking full account of flood risks and would be ignoring the vulnerabilities of existing settlements.

Summary

44. I trust that the representation will be considered as part of the consultation and I would appreciate confirmation of this submission. If you have any queries in relation to this submission, in the first instance please contact me.

Yours faithfully,

██████████

Appendix 1

HOP1 – Land north of Fullers Road, Holt Pound

LAA Reference	BIN-005
Site Size (Ha)	3.8 ha
Existing Use	Agricultural
Proposed Future Use	Housing
Proposed Number of Homes	19



Site Description

The site lies to the north and east of residential areas in Holt Pound. A loose-knit collection of larger buildings, including some in equestrian use, are located to the north of the site. The eastern boundary follows a watercourse, whilst a public right of way runs along the northern boundary, connecting Fullers Road to Wrecclesham Hill.

The site is irregularly shaped and largely comprises greenfield pasture, although it is bisected in the east by an access track that connects the site to Fullers Road and Wrecclesham Hill. The land is relatively flat, but slopes gently, rising from the south-east to the north-west. There are mature trees and hedgerows on the site boundaries and along the course of the access track. Housing in the site's environs is predominantly of detached houses that are set back from the road on relatively large (but narrow) rectilinear plots. Residential properties immediately to the north of the site are larger, isolated dwellings.

HOP1 – Land north of Fullers Road, Holt Pound

List of constraints & opportunities

- **Biodiversity:** recreational impacts on the Wealden Heaths European SPA & SAC sites would need to be appropriately mitigated.
- **Flood risks:** small parts of the site are susceptible to surface water flooding. These flood risk areas are in southern and eastern parts of the site, notably associated with the adjoining watercourse.
- **Landscape:** there is potential for adverse landscape and visual impacts including on the setting and context for the South Downs National Park.
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, helping it to integrate with the wider landscape.
- **Access:** connection to the local road network could be achieved via the existing access track to Fullers Road. The access track and public right of way to Wrecclesham Hill is unlikely to be suitable as a principal access route for motor vehicles.
- **Access:** potential to connect the site to the public right of way, improving permeability for walking and cycling modes and enabling and active and healthy lifestyles.
- **Residential amenity:** due to the proximity of adjoining dwellings to the south and west, there is the potential for adverse impacts on the amenity of existing housing on Fullers Road and the A325.
- **Built heritage:** no designated constraints to development.

Summary of Reasons for Inclusion

The site is relatively well-located for accessing local facilities and services in Rowledge and Wrecclesham. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (flood risks, green infrastructure) could be avoided or mitigated by appropriate design and layout. Landscape concerns could be addressed through keeping northern and eastern areas free of development, whilst providing a built form that is in-keeping with residential development along Fullers Road and the A325. It would be important to avoid the perception of sub-urbanisation. Mature trees and hedgerows could be maintained and augmented to achieve a net gain in biodiversity. The potential impacts due to recreational disturbance on the Wealden Heaths Phase I SPA could be mitigated without the on-site provision of suitable alternative natural greenspace, which would be impractical to deliver. The dimensions of the site facilitate an east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage. However, developer contributions (e.g. by a s.106 contribution) may be required towards education infrastructure within the Waverley Borough Council area, if identified through on-going 'duty to co-operate' discussions.
- **Health:** Developer contributions (e.g. by a s.106 contribution) may be required towards improvements at Rowlands Castle Surgery, to provide additional capacity. However, developer contributions may instead be required towards health infrastructure within the Waverley Borough Council area, if identified through on-going 'duty to co-operate' discussions.

HOP1 – Land north of Fullers Road, Holt Pound

- **Access:** Improvements to the private access track to Fullers Road, including its widening, would be necessary to support development. New pedestrian and cycling infrastructure would also be required, including a suitable connection to the public right of way on the northern boundary.
- **On-site drainage:** the site is likely to provide opportunities for bespoke infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

Appendix 2

Site Information	
Site Reference	LAA/BIN-005
Site Name	Land north of Fullers Road, Rowledge
Site Address	Land north of Fullers Road, Holt Pound, Rowledge
Parish	Binsted
Related settlement	Holt Pound
Site Area (ha)	3.8
How the site was identified	Call for Sites Submission
Current Land Use	Agricultural and equestrian
Promoted for	Residential (C3)
Planning Status	N/A

Map of site



Environmental and Heritage constraints e.g. SPA, Flooding, Listed Buildings, Conservation Areas	<ul style="list-style-type: none"> • Small parts of the site are susceptible to surface water flooding. • The site is located within the 5km Special Protection Area buffer zone. • The Willows Green/Glenbervie Inclosures are a Site of Importance for Nature Conservation (SINC) nearby to the southeast of the site. • A Public Right of Way runs along the northern boundary of the site. 				
Current Policy Designation Constraints e.g. countryside	<ul style="list-style-type: none"> • The access to the site lies within the current settlement boundary of Holt Pound and the remainder of the site adjoins the settlement boundary. 				
Site Constraints e.g. - Access - Utilities - Topography - Landscape - Design - Biodiversity	<ul style="list-style-type: none"> • The possibility of an archaeological constraint emerging is low. • Predominantly flat site. • Predominantly linear pattern of development along Fullers Road and A325. • Narrow access between properties on Fullers Road. 				
Planning History	N/A				
Is the site suitable? Can the identified constraints be overcome?	<ul style="list-style-type: none"> • The design of any new development will need to incorporate mitigation relating to surface water flooding. • Mitigation would be required towards the SPA. • The design of any development would need to minimise impacts on the nearby SINC. • The Public Right of Way should be retained or diverted. <p>Whilst considerable work has been undertaken to address constraints, and many issues can be overcome or addressed, such as suitable access, the site is within the countryside, would form a disproportionate addition to the settlement and alter the pattern of development away from linear. Further work is ongoing to enable suitable provision of on site SANG.</p>				
Is the site available?	Yes.				
Availability information (Uses/Deliverability)	The site is promoted for residential (C3) use and is available in 0-5 years.				
Market and Viability Factors	An Interim Local Plan Viability Assessment has been prepared to support the draft Local Plan. The initial findings of this work in relation to the testing of notional sites, indicates that the development of this site for residential use is likely to be viable after factoring in costs associated with the draft Local Plan policies. The viability assessment of notional sites does not take account of any site-specific constraints.				
Indicative Phasing, Delivery Timescales	Completed	0-5 years	6-10 years	11-15 years	15+ years
	Number of dwellings				

Site Deliverability	Residential development would potentially have an adverse impact on the rural character of the area, and is disproportionate in size to the existing settlement. Whilst it is noted that considerable work has been undertaken, suitability of the site is also dependant on achieving suitable SANG.
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LAA Category

Undevelopable.

Appendix 3

August 2020

Extra Care Retirement Community Land north of Fullers Rd, Holt Pound

We are not sure how many local residents are aware of the proposal of a Care Retirement Community on the land north of Fullers Road in Rowledge, with access to the site between Barnacre and The Ford.



The proposal is for the development of:

- 9 no. x 1 bedroom apartments
- 85 no x 2 bedroom apartments
- 15 no. x 3 bedroom apartments
- 8 no. x 2 bedroom cottages
- 4 no. x 3 bedroom cottages

6000sq.ft/ 560sq m of communal facilities to include:

- a. Cafe/market hall
- b. Restaurant
- c. Private dining
- d. Lounge
- e. Hair salon
- f. Library
- g. Break out space
- h. Welcome desk
- i. Care and admin offices
- j. Mobility buggy store.

6000sq ft/560 sq m

- a. Spa plus treatment/physio rooms
- b. Gym
- c. Activity room
- d. Pool
- e. Cafe/juice bar & terrace

It would be most helpful to Binsted Parish Council if the residents of Rowledge could let us have their thoughts on the above proposal

Comments to:
Clerk Binsted Parish Council
clerk@binstedparishcouncil.org.uk
07483 310 631

Proposed development



Access between Barnacre and The Ford



Details of Developer can be found here:
www.falcondevelopments.co.uk/holtpond

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Dear Planning Officer,

Comments on the proposals in the Draft Local Plan.

I find it difficult to formulate my comments to this consultation within the strictures of the Consultation Comment Form so I am registering my concerns within this letter.

1. W&B7 The proposal for 126 homes on the Hollywater School playing field is wrong
 - a. It will only encourage more traffic on Hollywater Road, a country road that already has had several accidents between speeding traffic and local residents.
 - b. The roadside verges of Hollywater Road are a Site of Importance for Nature Conservation (SINC) for the rare Green Flowered Helleborine, *Epipactis phyllanthes*. The SINC and RVEI have been extended to include all the roadside verges along Hollywater Road to the north to the junction with Mill Chase Road. Any suggestion of access to the proposed development from Hollywater Road would damage the SINC/RVEI.
 - c. There is a significant flood risk on the Hollywater School playing field. In the past 40 years the flood water on the playing field has been deep enough to support swimming swans.
 - d. This proposed development is in the Parish of Headley. It will be a further encroachment of the Strategic Gap between the Parish of Whitehill and the Parish of Headley and cannot be supported.

2. W&B6 the proposed development of the Industrial site at [former Broxhead House, now Lion Court

The Draft Local Plan states

Built heritage: no designated constraints to development

It is true that there are no designated constraints to development in terms of Built Heritage

However, the past development of the site had sought to retain and incorporate elements of Broxhead House. This was built in 1877 by the 5th Baron Foley. and the date was placed under the Foley Coat of Arms facing the entrance drive.

In addition there is a plaque on the wall commemorating the Golden Jubilee of Queen Victoria in 1887, one of the few in East Hampshire

Re: Proposed Planning

Thu 07/03/2024 18:02

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.

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 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.

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 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