

**diggers**

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**From:** [REDACTED]  
**Sent:** 17 August 2015 10:12  
**To:** [REDACTED]  
**Subject:** Fwd: Planning application 15/02676/ENSC

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**Subject:** Planning application 15/02676/ENSC  
**Date:** Mon, 17 Aug 2015 10:09:04 +0100  
**From:** nevil wilson <[wilsonrn@waitrose.com](mailto:wilsonrn@waitrose.com)>  
**Reply-To:** [wilsonrn@waitrose.com](mailto:wilsonrn@waitrose.com)  
**To:** [planning.comments@basingstoke.gov.uk](mailto:planning.comments@basingstoke.gov.uk)

Dear Mr Conlon,

**Environmental Impact Assessment**

I am writing on behalf of CPRE (Campaign to Protect Rural England) both to object to the above planning application and to request that there should be an Environmental Impact Assessment (EIA).

CPRE's mission is to protect the countryside from inappropriate development for the benefit of all users. This application to develop an industrial park, including a station car park, in open country designated as an AONB is entirely inappropriate. It would cover 13,000 sq. metres of farmland in the North Wessex Downs AONB.

Paragraphs 115 and 116 of the NPPF state that planning permission should be refused in an AONB except in exceptional and testing circumstances. Such circumstances cannot be said to apply in this case because another industrial site is available within Whitchurch's settlement boundary and allocated as such in the current Local Plan.

Furthermore, to develop north of the railway line would breach a boundary to Whitchurch and quite possibly lead to more planning applications on land to the north, on land in the same ownership as the site now under consideration.

As to the need for an EIA, the NPPF states that in an AONB the strategic and local impact of a planning application should be independently assessed and reviewed within the EIA process. This is because "great weight should be given to conserving landscape and scenic beauty".

Agents acting for the developer have put forward specific reasons why there is no need for an EIA. We comment on some of these points as follows:

**1. Landscape**

The site is on land rising from the south to the north and buildings on it would be visible from Whitchurch. No amount of tree screening could hide them. The landscape would undoubtedly suffer.

**2 Visual effect**

There would be security and other lighting for the site which would be visible from Whitchurch. This would light up the otherwise dark sky over the site. CPRE is particularly keen on the maintenance of dark skies.

**3. Ecology**

\_\_The removal of trees and hedgerows would inevitably affect the habitats of fauna and the statement that "appropriate mitigation would be provided" is meaningless. It is claimed that the proposed development is likely to result in a net gain in ecology and biodiversity but there is no explanation as to how this is to be achieved. Clearly it cannot be.

For all the above reasons it is imperative that an independently assessed EIA be prepared. NPPF demands it for good reasons, as does common sense.

Yours sincerely,

C.N.Wilson  
Secretary, CPRE North Hants Branch