



## FOUR MARKS PARISH COUNCIL

Parish Office  
Four Marks Sports Pavilion  
Uplands Lane  
Four Marks  
Hampshire  
GU34 5AF

**Christopher Peters**  
**Principal Planning Officer**

21<sup>st</sup> May 2026

**Outline Planning Permission - EHDC-26-0340-OUT**  
**LAND WEST OF MILLFIELD Alton Lane, Four Marks, Alton, Hampshire**

Dear Case Officer,

**The Four Marks Parish Council objects in the strongest terms to this application.**

The proposal is considered premature, poorly evidenced, and incompatible with both the local context and the cumulative development pressures affecting this part of Four Marks. The Council's position is that no further development should be approved in this location until a comprehensive masterplan and an area-wide transport strategy have been prepared and adopted.

### **1. Prematurity and Absence of a Coordinated Masterplan**

The application has been submitted in isolation and fails to demonstrate how it relates to, or integrates with, the adjacent site already granted outline permission for 100 dwellings. The lack of a composite or coordinated layout results in:

- isolated cul-de-sac development
- no provision for permeability or future connectivity
- no assessment of cumulative transport, drainage or ecological impacts
- no strategic approach to movement, landscape or open space

Given the scale of growth already committed in this part of the village, a master planned approach is essential to ensure coherent place-making and to avoid piecemeal, unsustainable development.

### **2. Inadequate and Unsafe Access Arrangements**

As an outline application, the proposal must justify the suitability of its access. It does not. The proposed access onto Alton Lane is considered **fundamentally unsuitable** for the following reasons:

- Alton Lane is a narrow rural lane with no footways, no lighting and no capacity for reconfiguration.
- The lane accommodates significant agricultural and commercial traffic, including large articulated vehicles serving the garden centre directly opposite the proposed access.
- The verges are soft, lack drainage, and include areas designated as RVEI's due to the presence of the violet helleborine orchid.
- The access point and adjacent PROW are known to flood regularly during winter months, becoming hazardous due to mud and runoff from the lane and the garden centre car park.

The applicant's assertion that the site is at "very low risk" of surface water flooding is contradicted by extensive local evidence. The infiltration testing was undertaken in October, the driest period of the year, and does not reflect typical ground conditions.

### 3. Unsustainable Travel and Lack of Realistic Modal Shift

The proposal relies heavily on walking and cycling to demonstrate sustainability. This is not credible.

- The nearest shop is a 13–20-minute walk away, depending on route and weather conditions.
- The primary school is over a mile away along an unlit 60mph rural lane with no pavements and frequent winter flooding.
- The PROW network is often impassable in wet conditions.
- The routes are unsuitable for wheelchair users, parents with buggies, older residents or those with mobility impairments.

Given these constraints, the site is **inherently car-dependent**, and the development would exacerbate this pattern of movement.

### 4. Cumulative Transport Impacts and Lack of Modelling

The adjacent 100-home outline permission was granted without any modelling of the Telegraph Lane / A31 junction. This application would add further pressure to that junction, yet no cumulative assessment has been provided.

The two sites could be planned together and be connected by roads as well as paths; however, this would result in all traffic from up to 145 dwellings being channelled onto Alton Lane. This scenario has not been assessed and would be unacceptable.

Without:

- junction modelling
- cumulative impact assessment
- a coherent transport strategy

The application cannot be considered compliant with national or local transport policy.

## 5. Landscape, Ecology and Settlement Boundary

The site lies outside the settlement boundary and forms part of the rural setting of the village. The proposed cul-de-sac form is out of keeping with the established linear pattern of development along Alton Lane.

The ecological sensitivity of the verges and adjacent land — including the presence of the violet helleborine orchid — has not been adequately addressed.

### Conclusion

In its current form, the application is premature, unsustainable and insufficiently evidenced. It fails to demonstrate safe access, realistic sustainable travel options, or an understanding of cumulative impacts. It also fails to integrate with the adjacent approved development or to contribute to coherent place-making.

**The Four Marks Parish Council therefore recommends refusal. No further permissions should be granted until a comprehensive masterplan and an area-wide transport strategy have been prepared for this part of Four Marks**

Yours sincerely,

*Howard Briggs*

Howard Briggs  
Chairperson  
Four Marks Parish Council