

Thank you for this opportunity to speak - and to the planning officers for such a comprehensive report.

The Parish Council is pleased to see that issues in our objection have been taken into account.

There are other significant objectors too: your own Landscape and Design officers, Petersfield Town Council, the Highway Authority, CPRE Hampshire and Friends of the South Downs.

None of these experts feel that this development should be allowed in this location.

Like us, they all identify significant Local Plan Policies that the proposals conflict with - and no-one can see any reason for allowing an exception to any of these important policies.

We have particular concerns about the safety of traffic generated by a hotel and using the slip roads onto the A3. Traffic is already set to increase dramatically with the eco site. Even without this development there are increasing numbers of accidents here and the Parish Council fears that fatalities will occur.

We also question the 'need' for this hotel and are concerned about adverse effects on the local economy. There is much reliance on words in the local plan suggesting a need for accommodation in the Petersfield area at weekends and on weekdays in the summer. But things have changed since that report was produced 10 years ago, and this site is not in a sustainable location: outside of any settlement boundary and requiring virtually all visitors to travel by car.

As well as dozens of new eco-lodges, both Buriton's premises have increased their letting rooms in recent years and rely on overnight stays and meals. Adverse effects on the Nest Hotel and the Five Bells could leave the village without any pubs. Both are registered as Assets of Community Value and so Policy SD23(f) should carry great weight.

There will be significant adverse effects on landscape character, countryside and nature and we are pleased to see the report stresses these.

We are also concerned about Dark Night Skies. Buriton provides 2 of the 10 Discovery Sites in the National Park - places from where the Milky Way can be seen - and this proposal would inevitably introduce glow into the darkness. The report suggests this could be addressed at a later stage, but we'd stress that this is particularly important in this pinch-point part of the International Reserve.

Unlike normal planning applications in Buriton, this one pays no regard to the Village Design Statement which is one of your SPD Supplementary Planning Documents and commended in your own Design Guide.

The Parish Council understands that changes to the planning system will banish all SPDs and we, like many other communities in the Park, urge you to find ways of retaining and incorporating our local design guidance whilst revising your Local Plan.

Thank you.