

Appendix 1

East Hampshire District Local Plan: Joint Core Strategy Schedule of Main Modifications

Modification No.	Policy or paragraph	Deleted text is shown as struck through and additional text is <u>underlined</u> Page and paragraph numbers relate to the Pre Submission Draft Plan February 2012
MM1		Amend all references to 2026 to <u>2028</u> .
MM2	Page 7: Natural and Built Environment, bullet point 4	Amend text: There is a need to conserve <u>and enhance</u> the historic and cultural heritage for future generations as it is an essential part of what makes the District a distinct place.
MM3	3.1	Amend sub paragraphs: Sub para 2; amend first sentence: Just beyond the National Park plans for an Eco-town at Whitehill & Bordon including 4,000 new homes (<u>2,725 in the plan period</u>) and <u>an aspirational target of 5,500 new jobs (3,700 in the plan period)</u> will be in place. Remainder unchanged Sub para 3; In the north, Alton's market town role will be strengthened with more housing, <u>employment, retailing</u> and improved facilities. Sub para 5; amend second sentence: The district's rich biodiversity, <u>historic environment</u> and diverse countryside and landscape will be conserved and enhanced.
MM4	Page 12 Objective 4	Amend text: To plan for sufficient land to be available for 5,720 <u>10,060</u> homes (<u>including 2,725 at Whitehill & Bordon</u>) to be built in the District in the period 2006 2011 - 2028 (<u>4,400 in the SDNP and north of the SDNP, and 1,320 in the Southern Parishes</u>). Within the National Park development should be focused on local needs. Up to 4,000 additional housing will be built at Whitehill & Bordon subject to environmental constraints;
MM5	Page 14 Objective 18	Amend text: To conserve and enhance the District's attractive built and historic environment, including heritage sites, conservation areas, listed buildings, <u>archaeological sites</u> and important open areas <u>and the settings of these assets;</u>
MM6	3.15	Amend text: Central to the <u>Local Plan: Joint Core Strategy</u> is the need to provide protection <u>and enhancement</u> to the built and natural environment, in particular the internationally and nationally protected wildlife habitats <u>and nationally important heritage sites</u> , and to ensure that the beauty, wildlife and cultural heritage of the South Downs National Park are conserved and enhanced.

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MM7	3.22	<p>Amend text:</p> <p>New development will be high quality <u>design</u>, and imaginative in design and will also whilst complement conserving and enhancing the historic environment., which will be protected to retain the <u>The conservation and enhancement of the historic environment will help ensure that the character and distinctiveness of the towns and villages is retained, the contribution of the historic environment to quality of life maintained and the economic benefits of attractive places realised.</u> The design and layout of new development will have a positive impact upon the character of the area creating a distinctive identity or sense of place while that <u>respecting</u> and <u>enhancing</u> local character. This will help to create attractive places that are valued by local people.</p>
MM8	New policy after para. 4.1	<p><u>PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</u></p> <p><u>When considering development proposals the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It They will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council and National Park Authority will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> • <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u> • <u>Specific policies in that Framework indicate that development should be restricted.</u> <p>Add new footnote at end of second bullet:</p> <p><u>For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119 of NPPF) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage</u></p>

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MM9	Policy CP1 Paragraph 4.22	Amend paragraph 5 as follows New development will make the best use of previously developed land and buildings within existing built-up areas and additional land for development will be released in accordance with a sequential approach identified in the Settlement Hierarchy. Delete paragraph 4.22
MM10	Policy CP1	Amend paragraph 6 as follows text: Provision is made for a minimum increase of 5,720 <u>10,060</u> new dwellings in the period 2006-2011-2028 , and in addition up to 2,725 <u>4,000</u> of these new dwellings as are <u>are</u> part of the development of a new Eco-town at Whitehill & Bordon over the Plan period with the remainder for up to 4,000 in total to be planned beyond the Plan period. <u>The detailed distribution of housing numbers is set out in Policies CP8 and CSWB4.</u>
MM11	Policy CP1	Amend paragraph 7 as follows: Provision is made for up to 25.9ha <u>about 23.2ha</u> of additional employment land which includes 18.4ha <u>about 9.5 ha</u> (gross) as part of the development of a new Eco-town at Whitehill & Bordon which will provide approximately 5,500 <u>3,700</u> new jobs <u>within the Plan period.</u>
MM12	5.3	Amend text: A key part of the Council's strategy for economic development is the regeneration of Whitehill & Bordon, following the loss of 21,500 jobs (including about 580 jobs as at September 2013) and spending power when the military vacate the town. The aim is to build a new sustainable mixed economy, <u>with the aspiration to by providing some 5,500 new jobs through the provision of new industrial and business premises and a new town centre (see Chapter 9 for details).</u> The potential for developing an education and learning centre campus <u>campus</u> at Whitehill & Bordon is also identified as a catalyst for achieving the employment step change planned for the Eco-town. <u>The Council will seek to ensure that the provision of economic development elsewhere in the District does not detract from the viability of economic development provision in Whitehill & Bordon.</u>
MM13	5.6 second bullet point	Amend text: optimise the economic opportunities presented by the regeneration of Whitehill & Bordon and ensure that plan for economic development elsewhere in the District does not adversely impact on <u>to positively complement</u> the viability of the Whitehill & Bordon development;
MM14	New paragraph after 5.8	Insert new paragraph: <u>The economic strategy of the Local Plan blends the major focus of the economically driven regeneration of Whitehill & Bordon Eco-town with the provision of new employment land in the main centres of Alton, Petersfield and Horndean, support for small and rural enterprises, promotion of the tourism offer, particularly in association with the National Park and improvement to skills and employability. To retain the highly skilled workforce within the district higher quality jobs are needed. A learning campus in Whitehill & Bordon will improve skills to support the planned regeneration. Broadband</u>

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		<u>improvements and small business support will help develop the tourist offer and the many specialist small companies which characterise the district's economy. The policies of the Local Plan give some emphasis to the provision of land for traditional employment uses (B Class Uses). Other uses such as care facilities, hotels and retail are increasingly making a positive contribution to job creation and these will be encouraged in accordance with the other policies of the Local Plan.</u>
MM15	Footnote 17	Delete footnote 17:
MM16	Policy CP2	Amend policy as follows: The Policy for employment provision and distribution in the District is to provide <u>land for employment use new employment floorspace</u> in the main settlements in the District <u>in the period up to 2028</u> as follows: a) <u>About 11.2 ha 21.5ha 18.4ha 9.5ha</u> of land for employment use in Whitehill & Bordon (see Policy CSWB2 for details). b) <u>About 7ha At least 4ha</u> of employment land in Alton, preferably including the provision of managed workspace (enterprise centre). c) <u>About Up to 23ha</u> of employment land in Petersfield, preferably including the provision of managed workspace (enterprise centre). d) <u>About Up to 2ha 4.5ha</u> of land in Horndean for industrial (B2) and business use (B1).
MM17	Paragraphs 5.11 to 5.23	Delete paragraphs 5.11 to 5.23 and replace with the following and revise numbering as necessary: <u>The Employment Floorspace Needs Study 2008 has been updated by the Employment Land Review (ELR) Update May 2013, which assesses employment land and floorspace requirements for the district up to 2028. The study concludes that there is a modest requirement for additional land, mainly for industrial use, and recommends that any new site allocations outside of Whitehill & Bordon be distributed among the most sustainable and commercially viable settlements of Alton, Petersfield and Horndean.</u> <u>In terms of office use, the ELR Update study indicated a surplus of available land over the plan period to meet identified need. However, office job growth is predicted to increase and the study highlighted various ways in which office provision in the district could be improved, such as through the upgrading or redevelopment of existing sites to provide more modern premises. Additionally, feedback from business surveys highlighted a desire for a new start-up enterprise centre in the district that could offer high quality modern premises at competitive prices. This type of facility would help to encourage and retain indigenous business growth and would ideally be located in settlements with the strongest office market demand, such as Alton or Petersfield, or as part of the regeneration of Whitehill & Bordon.</u> <u>The regeneration of Whitehill & Bordon is a key part of the Council's strategy for economic development. The aim is to build a new sustainable mixed economy, by providing some an aspirational target of <u>5,500</u> new jobs <u>through the provision</u></u>

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		<p><u>of new industrial and business premises and a new town centre (see Chapter 9 for details). Around 11.2ha of land is to be provided within the Plan Period up to 2028, with an eventual total of 14.9ha to be provided by 2036. This will form a significant proportion of the district's future employment land supply and the town has the potential to become one of East Hampshire's main employment locations.</u></p> <p><u>Feedback from recent business surveys indicates that several businesses wish to expand and others want to relocate into, or set up in, East Hampshire, especially in Alton, Petersfield and Horndean. Local businesses cited a number of advantages of the district as a business location such as good access and transport infrastructure and a high quality environment, but lack of suitable sites for expansion was seen as a barrier to growth and development.</u></p> <p><u>The ELR Update Study included an assessment of previous local plan allocated sites. Of these, only a small number remain undeveloped, including Buckmore Farm in Petersfield and the former OSU site in Liphook. Two of the sites are proposed to be de-allocated due to their unsuitable locations as per the recommendations of the 2008 study:</u></p> <ul style="list-style-type: none"> • <u>Former Lord Mayor Treloar Hospital site, Alton</u> • <u>Keyline Builders Merchant site, Rowlands Castle</u> <p><u>These sites are therefore deleted from policy IB1 and relevant Inset Maps of the East Hampshire District Local Plan: Second Review as set out in Appendix 7.</u></p> <p><u>Alton is one of East Hampshire's strongest market locations but has a limited amount of available new employment land. Most of the existing employment sites, including a previous local plan allocation at Waterbrook Estate, are fully built-out with little room for expansion. The allocation of 7ha of additional land in Alton follows the recommendation of the ELR Update Study to increase employment provision within the town. This will ensure that it maintains its important economic role and offers choice and flexibility for firms to expand.</u></p> <p><u>Petersfield is also an important employment location enhanced by its market town status and good transport links. There is limited new employment land available beyond the development of Buckmore Farm, therefore in order for the town to maintain its economic role, there is a need for new sites to be allocated. The provision of about 3 hectares of new</u></p>

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		<p><u>employment land along with the regeneration of existing employment sites will provide flexibility and choice for business while respecting the town's location within the South Downs National Park and having regard to its statutory purposes.¹ The new employment land allocations will be made in the emerging Neighbourhood Plan for Petersfield.</u></p> <p><u>In the south of the District, the ELR Update Study recognises Horndean as an area of moderate market demand with good access to the A3 and recommends it as an appropriate location to accommodate some additional employment land. The allocation of 2ha of additional land in Horndean will help towards meeting the overall demand for employment land in the district and will also meet the requirement for additional land for the PUSH area as identified in the South Hampshire Strategy.</u></p> <p>Add footnotes: <u>East Hampshire District Council Employment Land Review Update, May 2013</u> <u>South Hampshire Strategy (PUSH), October 2012</u></p>
MM18	5.26	<p>Delete text and replace with the following: <u>The ELR Update Study surveyed existing employment sites and concluded that the majority of sites appeared to be performing well. The study states that these sites should be safeguarded for employment use to continue to play an important role in accommodating East Hampshire's business activity. A good geographical spread and variety of sites offers choice to businesses depending on their needs, e.g. small size and low priced premises for start-up businesses. The study recommends encouraging improvement of existing sites where possible to achieve more efficient use of land and help meet future growth requirements of businesses.</u></p>
MM19	Policy CP3	<p>Amend policy to read: The use of employment land for alternative uses will be permitted where the site can be shown to be no longer fit for purpose <u>suitable for employment use of some form</u> and the alternative use is in conformity and consistent with other policies and strategies of the Local Plan: Joint Core Strategy. <u>Where development is proposed which would result in loss of an existing industrial or business site, a planning obligation may be negotiated with the applicant to offset the loss of employment on the site and mitigate the economic impact.</u></p>
MM20	5.27	<p>Delete text and replace with the following:: <u>At the same time, it is appropriate to allow for alternative uses on sites that are shown to be no longer suitable for employment use. This approach accords with the NPPF, which discourages the long term protection of employment sites where there is no reasonable prospect of it being used for that purpose. Where development is proposed which would</u></p>

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		<u>result in loss of an existing industrial or business site, a planning obligation may be negotiated with the applicant to offset the loss of employment on the site and mitigate the economic impact. Such provision could, for example, include contributions to facilitate the provision of an enterprise centre or managed workspace or a contribution to a local employment scheme.</u>
MM21	New policy under paragraph 5.28	Delete heading: Workforce Skills Add new policy: POLICY ... EMPLOYMENT AND WORKFORCE SKILLS Planning permission will be granted for development that: a) Improves workforce skills and employability. b) Promotes and supports skills and employment provision in existing business clusters and high growth sectors c) Secure local skills and training provision and employment on significant development, particularly with regard to construction skills and employment; d) Address barriers to employment for the unemployed people of East Hampshire.
MM22	Policy CP4	Delete final paragraph
MM23	CP5	Amend as follows: Provision will be made for a limited amount of additional retail (comparison) floorspace in the town centres of Alton and Petersfield. There is scope for up to <u>23,000</u> 30,000 square metres (gross) <u>retail floorspace</u> in a new town centre at Whitehill & Bordon out of which up to <u>16,000</u> square metres (gross) <u>could come forward in the Plan Period</u> (for more details see Policy CSWB3). Small scale retail opportunities will be allowed in the other centres.
MM24	5.48	Amend text: Alton and Petersfield have a reasonable range and quality of comparison shopping. In Alton, the study identified a need for 1,070 sq m net (1,530 sq m gross) of convenience space and 4,400 sq m net (5,850 sq m gross) comparison space by 2026. Permissions for three <u>two</u> new foodstores (Tesco, Mill Lane, 6,100 square metres <u>sqm</u> gross, May 2011; Waitrose, Station Road, 3,151 square metres <u>sqm</u> gross, April 2011; Aldi, Turk street <u>1,564 square metres gross, July 2009</u>) will more than meet this convenience shortfall. In Petersfield, the study identified a need for 960 sq m net (1,370 sq m gross) convenience space and 6,900 sq m net (9,200 sq m gross) comparison space by 2026. An extension of 2,383 square metres gross floorspace was permitted in June 2008 to the Tesco foodstore at The Causeway, Petersfield. An update Retail Study (NLP, 2012) identified a need for 1,366 sqm net of convenience floorspace and 1,608 sqm of comparison floorspace beyond existing commitments.
MM25	5.50	Delete paragraph
MM26	5.55	Amend text: The Forest Centre, Whitehill & Bordon was designated as a District centre and High Street/Chalet Hill, Whitehill & Bordon

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		as a local centre. The development of the new town centre will include High Street/Chalet Hill and will also mean that the Forest Centre will take on a lesser role in the hierarchy <u>as a local centre</u> (see Chapter 9). <u>Policies aimed at protecting town, district and local centre boundaries and primary shopping areas are saved in the East Hampshire District Local Plan: Second Review. These will be reviewed and re-defined in the Local Plan: Allocations document.</u>
MM27	Policy CP7	Amend criterion a)ii: a) ii. in the countryside only through the re-use of suitable rural buildings or as part of farm or rural business diversification, particularly where these would also benefit local communities and support the local economy; and
MM28	Policy CP8	Delete and replace with the following Provision is made for a minimum increase of 10,060 dwellings in the period 2011 to 2028 by means of 1. completion of existing permissions and allocations, 2. development within the defined settlement policy boundaries of towns and villages where it is consistent with maintaining and enhancing their character and quality of life, and then by 3. the Strategic Allocation at Whitehill & Bordon of 2,725 new dwellings over the Plan period and the remainder for up to of the 4,000 in total beyond the Plan period (see Policy CSWB4), and 4. the allocation of sites at the most sustainable settlements to provide: <u>about a minimum of 700 dwellings at Alton and Horndean and in the range 400–700 dwellings at Petersfield;</u> <u>about a minimum of 200 dwellings at Clanfield;</u> <u>about a minimum of 175 dwellings at both Liphook and Four Marks/South Medstead;</u> <u>about a minimum of 150 dwellings at both Liss and Rowlands Castle;</u> <u>about a minimum of 150 dwellings at other villages outside the National Park;</u> <u>about a minimum of 100 dwellings at other villages in the National Park.</u> <u>Sites will be identified through the Local Plan: Allocations, SDNP Local Plan or Neighbourhood Plans and settlement policy boundaries adjusted accordingly)</u> <u>Housing should be accommodated through development and redevelopment opportunities within existing settlement policy boundaries in the first instance.</u> <u>Other than</u> In addition to sites allocated to meet the housing numbers set out above, <u>and development in accordance with Policies CP12 and CP17, housing and other small scale development sites</u> outside settlement policy boundaries will only be permitted where <u>it:</u> <ul style="list-style-type: none"> • <u>meets a community need or realises local community aspirations;</u> • <u>reinforces a settlement’s role and function</u> • <u>cannot be accommodated following an assessment of capacity within the built up area; and, there are shown to be no</u>

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		<p>suitable sites available:</p> <ul style="list-style-type: none"> • <u>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...</u> • the development proposal reinforces a settlement's role and function or meets a community need or realises local community aspirations. <p>These developments should be identified through a Neighbourhood Plan or process which demonstrates clear community support.</p> <p>Within the South Downs National Park any housing provision should meet the needs of local communities in the National Park.</p>
MM29	Paragraph under CP8 and paragraphs 6.6 – 6.32	<p>Replace the paragraph under CP8 and paragraphs 6.6 to 6.32 with the following <u>Housing Requirement and Distribution</u></p> <p><u>A five year supply of land for housing needs to be provided. Planned provision must be made for a period of at least 15 years from the adoption of the Local Plan: Joint Core Strategy. Specific sites need to be identified for the first five years and, where possible, for years 6-10 and 11-15. Housing provision has therefore been made for the period to 2028.</u></p> <p><u>A Strategic Housing Market Assessment (SHMA) has been carried out as required by the NPPF (Paragraph 159). The purpose of the SHMA is to objectively assess needs for market and affordable housing in the housing market area as defined in the NPPF (Paragraph 47). The East Hampshire Strategic Housing Market Assessment and Local Housing Requirement Study 2013 provides evidence on the housing market within East Hampshire and assesses how much housing is needed to support the current and future population of the District over the Plan Period. The objectively assessed housing requirement for the District is 10,060 dwellings.</u></p> <p><u>A number of sources of housing provision will contribute to meeting the total housing requirement as set out in the table below:</u></p> <p><u>Summary of Housing figures (At April 2012):</u></p> <p><i>Insert new table</i></p> <p><u>Note: a more detailed breakdown of housing supply and a housing trajectory is set out in Appendix 3.</u> <u>The housing figures set out in the table above include completions for the period 2011/12. The figures include existing</u></p>

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		<p><u>large and small sites with planning permission, large urban potential sites identified through the SHLAA and an allowance for windfalls. Reserve sites from the adopted Local Plan in the South Hampshire part of the District have been released by the Council and have been included as part of the land supply. Where they have planning permission they are included as commitments.</u></p> <p><u>In the Central Hampshire part of the District the sites at Brislands Lane, Four Marks and Lowsley Farm, Liphook now have planning permission so can be deleted from Policy H2 and relevant inset Maps of the East Hampshire District Local Plan: Second Review as set out in Appendix 7. The remaining reserve sites in the Central Hampshire area are within the SDNP. Paragraph (Council to insert) above states that housing provision in the SDNP is restricted to that to serve its communities and not for unrestricted housing to meet general housing targets. The allocation of housing sites to meet this new strategy needs to be determined through the Local Plan: Allocations, South Downs National Park Local Plan or a Neighbourhood Plan.</u></p> <p><u>A Strategic Housing Land Availability Assessment (SHLAA) has been prepared and has informed the housing delivery in this strategy.</u></p> <p><u>Sites will be allocated in the Local Plan: Allocations and South Downs National Park Local Plan or through neighbourhood plans to meet the housing requirements set out in Policy CP8.</u></p> <p><u>The distribution of housing on new allocated sites follows in principle the approach defined in the Spatial Strategy (Policy CP1). The most sustainable settlements have been identified in the work on the settlement hierarchy.</u></p> <p><u>Development will be focused mainly on a new strategic development area at Whitehill & Bordon, which has a total capacity of 4,000 homes of which up to 2,275 homes will be delivered over the Plan period and the remainder are scheduled to be delivered by 2034/35. The Whitehill & Bordon development, whilst providing for the housing requirements and wider social and economic requirements of the town, will meet some of the housing need and demand arising from the wider area (See Policy CSWB4).</u></p> <p><u>The Council is fully committed to the successful development of Whitehill & Bordon. Any proposal which undermines this would be contrary to the Local Plan: Joint Core Strategy and could have adverse implications for the successful implementation of this sustainable brownfield development project.</u></p> <p><u>Within the South Downs National Park, housing provision will be restricted to that needed to serve its communities. The National Park Circular states that "The Government recognises that the National Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key</u></p>

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		<u>services”.</u>
MM30	Policy CP9 and paragraphs 6.33 to 6.39	Delete Policy CP9 and paragraphs 6.33 to 6.39:
MM31	CP10 c	Amend as follows: c) provide housing that meets a range of community requirements, including <u>retirement, extra care housing and other housing for the elderly,</u> and those with special or supported needs and people wishing to build their own homes; and
MM32	CP10	Amend text of final paragraph: Within the South Downs National; Park housing provision will be restricted to <u>focussed</u> on the tenure, type and mix needed to serve local communities in the Park.
MM33	Insert new policy after CP10	<u>CP10A HOUSING AND EXTRA CARE PROVISION FOR THE ELDERLY</u> <u>The Council and the National Park Authority will through the allocation of sufficient sites and/or the granting of planning permission provide for housing and extra care accommodation, including Continuing Care Retirement Communities and Retirement Villages, to meet the needs of the ageing population within the District provided that the proposed sites and development are in locations to suit the needs of the elderly.</u>
MM34	6.40	Amend text: Housing needs have been assessed through the South Hampshire East Hampshire Strategic Housing Market Assessment and Local Housing Requirements Study 2013 (SHSHMA) 2006, the Central Hampshire Strategic Housing Market Assessment (CHSHMA) 2007 (East Hampshire Summary Report), Hampshire Home Choice (affordable housing) Register and the Annual Monitoring Report.
MM35	6.42	Amend text: Both the South and Central Hampshire SHMA's found that T the largest increase in households is expected to be for <u>one or two person households, the majority of this increase arises from elderly households, single persons.</u> The SHMA found that this increase in single persons included the elderly.
MM36	6.43	Delete paragraph and replace as follows: <u>Provision should be made in new housing developments, sheltered housing and extra care housing to support older people living in their homes. With an ageing population it is particularly important to accommodate the needs of the elderly with suitably designed accommodation within an environment that provides an appropriate level of care. Traditionally older persons housing has been aimed at a particular stage in an older person's life, e.g. Care Homes and Sheltered housing. Continuing Care Retirement Communities and Retirement Villages provide housing models that can support older peoples' housing needs through a range of stages of later life. This will have a positive impact on sustainability as people become part of the place and are able to contribute to the longer term sustainability of the local</u>

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		<u>community. When the elderly move to specialised accommodation it frequently results in larger houses being released for families. The wide range of care provided in such Communities provides additional and varied employment in the District. Having regard to the demographic forecasts for the increase in the ageing population, with their particular needs, it will also be necessary to allocate sites in locations usually within or adjoining existing settlements and which are suitable to meet the needs of the elderly in the Local Plan: Allocations, South Downs National Park Local Plan or a Neighbourhood Plan.</u>
MM37	6.44	Amend as follows Both the South and Central Hampshire SHMA's acknowledged <u>recognises</u> that you cannot just presume that smaller households need smaller houses, because there is not a clear link between household size and the demand for house type and size. New housing provision should also include accommodation that will encourage elderly people to downsize.
MM38	6.46	Delete the first sentence of the paragraph
MM39	Policy CP11,	Amend last paragraph as follows: The affordable housing provision will be secured by a planning obligation/legal agreement or Community Infrastructure Levy.
MM40	6.50	Amend as follows A robust affordable housing policy is required in order to ensure the development of balanced and integrated communities and to deliver good quality, affordable housing for local people for present and future generations. Both the Central and South Hampshire SHMA indicate there are <u>identifies a</u> high levels of affordable housing need.
MM41	6.52	Delete the paragraph
MM42	6.53	Add the following to the start of the paragraph <u>The Viability Study has suggested that 40% of affordable housing can be justified on the basis of economic viability in the District. Remainder unchanged</u>
MM43	Footnote	Amend as follows: <u>Viability Study, June 2010</u>
MM44	6.56	Amend as follows: If development is successfully focused within existing urban areas it will mean that sites are generally small which will make the delivery of affordable housing more difficult. This, together with the fact that fewer new large greenfield allocated sites are required. The identified high levels of need for affordable housing makes it imperative, therefore, that smaller sites provide for affordable housing where viable. This approach was supported by the findings of the South and Central SHMAs and the viability studies. The threshold at which affordable housing should be provided on site is therefore set at 5 dwellings or above and a contribution will be required below that.
MM45	6.62	Amend text as follows The people expressing a need to live in the settlement will need to show that they:

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		<ul style="list-style-type: none"> a. are unable to afford open market housing which is for rent or sale within the settlement; b. are closely connected or have previously been closely connected to the settlement through work or residence; c. have immediate family (parents, grandparents, <u>adult</u> children or siblings) who live in the settlement; or d. Delete and replace with: <u>need to move a particular settlement where failure to met that need would cause hardship to themselves or to others;</u> or e. <u>have a real need to live in the settlement to support or be supported by a member of family ordinarily resident in the settlement.</u>
MM46	Policy CP12	<p>Insert new policy text after criterion g: <u>In order to meet identified affordable housing needs the Local Planning Authorities may allocate sites specifically for affordable housing at those settlements with a settlement policy boundary that have a specific local need.</u> <u>For those settlements with a settlement policy boundary, an element of market housing (which should be normally be low cost market housing, such as starter homes) may be permitted, but will make up no more than 30% of the total dwellings on the site. The intention on such sites is to maximise the percentage of affordable housing provided.</u></p>
MM47	CP12	<p>Amend final paragraph as follows: For sites adjacent to other settlements On such sites, the development will be required to provide 100% affordable housing, unless exceptional circumstances can be proven.</p>
MM48	6.65	<p>Delete paragraph and replace with the following <u>Rural exception policies, which provide 100% affordable housing, are well established and such a policy has been applied in previous Local Plans. Policy CP12 enables further housing to come forward where a proven affordable housing need is identified in settlements with a settlement policy boundary. The policy allows for a proportion of market housing to be included for those settlements with a settlement policy boundary to assist in bringing these sites forward. At the smaller settlements without a settlement policy boundary Policy CP12 provides for exceptions to normal policy in order to bring forward affordable housing where a need is proven. It is unlikely that allowing some market housing on sites brought forward through this exception element of this Policy would facilitate the provision of significant additional affordable housing to meet local needs. However, there may be circumstances where an element of market housing could bring forward a site which would otherwise not be possible, for example where there are unusually high development costs. In such cases independent third party valuation expertise will be requested at the developer's expense in order to justify such an exception.</u> <u>A different approach may also be required if the necessary level of affordable housing is to be provided for local people, particularly in the smaller settlements, where opportunities for housing development are very limited. In order to help meet local affordable housing need, it is considered that it may be appropriate to allocate sites for affordable housing.</u></p>

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		<u>The same criteria will apply as for those settlements with a settlement policy boundary.</u>
MM49	6.66	Add the following to the end of the paragraph: <u>Allocated affordable housing sites will be designated through the Local Plan: Allocations, South Downs National Park Local Plan or Neighbourhood Plans.</u>
MM50	6.67	Delete and replace with the following: <u>The people expressing a need to live in the settlement will need to show that they:</u> <ol style="list-style-type: none"> a. <u>are unable to afford open market housing which is for rent or sale within the settlement;</u> b. <u>are closely connected or have previously been closely connected to the settlement through work or residence;</u> c. <u>have immediate family (parents, adult, children or siblings) who live in the settlement;</u> d. <u>need to move a particular settlement where failure to met that need would cause hardship to themselves or to others; or</u> e. <u>have a real need to live in the settlement to support or be supported by a member of family ordinarily resident in the settlement</u>
MM51	Insert new paragraph after 6.68	<u>The Circular for National Parks indicates that National Parks should maintain a focus on affordable housing and to work with local authorities and other agencies to ensure that the needs of local communities are met and the affordable housing remains so in the longer term. Within the South Downs National Park therefore, the low cost market housing element should only be permitted to meet the proven need of the local communities in the National Park. It may be necessary to ensure, through a legal agreement, that the low cost market housing remains so in perpetuity.</u>
MM52	CP13	Delete the policy and replace with the following: Planning permission for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will be granted if the site: <ol style="list-style-type: none"> a) they are necessary in order to meet the requirements of an appropriate assessment of need; meets a need as identified by the local planning authority's accommodation assessment; b) they are is located conveniently for access to schools, medical services and other community facilities; c) has adequate provision can be made for access, parking, turning and servicing; d) the site is capable of accommodating the number of caravans/mobile homes proposed; e) the site can be adequately screened or landscaped to blend the site into its surroundings; f) the site is capable of being provided with essential services; and does not put undue pressure on local infrastructure and services; and g) in addition for transit sites, they are is accessible to the main transport routes through the District. Provision will be made within the East Hampshire Local Plan Allocations document and the South Downs National Park Local Plan for permanent and transit pitches for Gypsy and Travellers and plots for Travelling Showpeople.

Modification No.	Policy or paragraph	Deleted text is shown as struck through and additional text is <u>underlined</u> Page and paragraph numbers relate to the Pre Submission Draft Plan February 2012
		<p>In allocating sites within that part of East Hampshire District outside the South Downs National Park, the District Council will:</p> <p><u>(a) seek to provide additional accommodation capacity as recommended by the Travellers Accommodation Assessment for Hampshire 2013:</u></p> <ol style="list-style-type: none"> i. <u>22 permanent pitches for Gypsies and Travellers within the Plan period, and located within that part of East Hampshire District north of the National Park;</u> ii. <u>2 pitches on sites providing temporary short-term accommodation for Travellers in transit, within or outside East Hampshire District and as early as possible within the Plan period;</u> iii. <u>At least 6 plots for Travelling Showpeople on sites within or outside East Hampshire District and as early as possible within the Plan period.</u> <p><u>(b) use the criteria used to determine proposals for planning permission, together with other relevant issues including the decision-taking matters set out in Government policy, to determine whether a site is suitable and available.</u></p> <p><u>In allocating sites within the South Downs National Park, the Park Authority will:</u></p> <p><u>(a) seek to provide additional accommodation capacity as recommended by the Travellers Accommodation Assessment for Hampshire 2013 and in line with other assessment evidence for West and East Sussex:</u></p> <p><u>(b) use the criteria used to determine proposals for planning permission, together with other relevant issues including the decision-taking matters set out in Government policy, to determine whether a site is suitable and available.</u></p>
MM53	6.70	<p>Add the following to the end of the paragraph: <u>Evidence to inform the preparation of the Local Plan: Joint Core Strategy has been provided by the independent Travellers Accommodation Assessment for Hampshire 2013.</u></p>
MM54	New paragraph after 6.70	<p>Insert the following after paragraph 6.70 <u>The local planning authorities will continue to work collaboratively with neighbouring local planning authorities to understand the accommodation needs over the lifespan of the development plan and maintain an evidence base to plan positively and manage development</u></p>
MM55	6.71	Delete paragraph 6.71-
MM56	6.72	<p>Amend the first sentence as follows: A criteria-based policy is also required to ensure that <u>in the determination of planning applications</u>, the provision of gypsy, traveller and travelling show people accommodation is located in a sustainable manner.</p>

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MM57	6.73	Delete paragraph 6.73:																																										
MM58	6.74	Delete paragraph 6.74																																										
MM59	Policy CP14 & paragraph 6.81	Amend the last paragraph as follows: Proposals for new and improved community facilities, public services, leisure and cultural uses that result in improvements to meeting the needs of the district will be supported. Such facilities will be required to be easily accessible to all sectors of the community and, in rural areas where public transport may be poor, support will be given to innovative schemes that seek to improve local delivery of services. These <u>The provision or improvement of facilities and services, required as a result of new development,</u> will be secured through developer contributions either through S106 or the Community Infrastructure Levy (CIL) mechanisms. Add the following to the end of paragraph 6.81: <u>Where the proposal relates to a facility within the Whitehill and Bordon Strategic Allocation, the advice of the Council should be sought as to the level of evidence required to demonstrate that the social infrastructure is no longer required or viable, and/or there is no easily accessible alternative use that would provide a beneficial facility to the local community.</u>																																										
MM60	CP14	Add the following table to Policy CP14 add definition of community facilities in Glossary. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3" style="text-align: center;">Table CP14 –Examples of Facilities and Services</th> </tr> <tr> <th style="text-align: center;">Community Facilities</th> <th style="text-align: center;">Public Services</th> <th style="text-align: center;">Leisure and Cultural Uses</th> </tr> </thead> <tbody> <tr> <td>Community Buildings</td> <td>Education Establishments</td> <td>Museums</td> </tr> <tr> <td>Meeting Halls</td> <td>Training Centres</td> <td>Galleries</td> </tr> <tr> <td>Pavilions</td> <td>Health Care Facilities</td> <td>Public Houses</td> </tr> <tr> <td>Changing Rooms</td> <td>Citizens Advice Bureaux</td> <td>Night Clubs</td> </tr> <tr> <td>Youth Clubs</td> <td>Job Centres</td> <td>Sport and Leisure Facilities</td> </tr> <tr> <td>Social Clubs</td> <td>GP Surgeries</td> <td></td> </tr> <tr> <td>Public Toilets</td> <td>Dentists</td> <td></td> </tr> <tr> <td>Places of worship</td> <td>Clinics</td> <td></td> </tr> <tr> <td>Crèches</td> <td>Libraries</td> <td></td> </tr> <tr> <td>Day Nurseries</td> <td>Local Government Offices</td> <td></td> </tr> <tr> <td>Post Offices</td> <td>Emergency Services</td> <td></td> </tr> <tr> <td></td> <td>Theatres</td> <td></td> </tr> </tbody> </table>	Table CP14 –Examples of Facilities and Services			Community Facilities	Public Services	Leisure and Cultural Uses	Community Buildings	Education Establishments	Museums	Meeting Halls	Training Centres	Galleries	Pavilions	Health Care Facilities	Public Houses	Changing Rooms	Citizens Advice Bureaux	Night Clubs	Youth Clubs	Job Centres	Sport and Leisure Facilities	Social Clubs	GP Surgeries		Public Toilets	Dentists		Places of worship	Clinics		Crèches	Libraries		Day Nurseries	Local Government Offices		Post Offices	Emergency Services			Theatres	
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MM61	CP15	Amend criterion as follows a) there is a surplus of provision according to the local open space and built facilities standards; and-or b) alternative facilities of equal or better quality <u>and quantity</u> can be provided in an equally accessible location.																																										
MM62	CP16	Amend: criteria (a) as follows a) new sites(<u>with the exception of those to be provided within the Whitehill & Bordon Strategic Allocation</u>) will be																																										

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		allocated either through in the Local Plan: Allocations plan or neighbourhood plans; Allocations development plan document;
MM63	7.1	Amend the last sentence as follows: The protection and enhancement of the District's countryside, landscape and biodiversity, along with high quality design and the <u>protection and enhancement</u> of its cultural heritage are all key essential issues which need to be met.
MM64	7.2	Amend as follows: The main challenges for the District in terms of the natural <u>and built</u> environment are: <ul style="list-style-type: none"> • to conserve, protect and enhance the natural beauty and wildlife of the South Downs National Park and the internationally and national protected wildlife sites and • to protect and enhance: <ul style="list-style-type: none"> ▪ the character and beauty of the countryside ▪ the diversity <u>and qualities</u> of its landscape, heritage and wildlife ▪ the wealth of its natural resources
MM65	CP17	Amend as follows: The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, countryside recreation and small scale tourism or other rural enterprises (see Policy CP4). Within the South Downs National Park the pursuit of National Park purposes will be paramount.
MM66	7.5	Amend as follows: At the same time, the countryside is under great pressure to meet a range of demands. Farming has a key influence on the landscape. Farm diversification <u>and the reasonable expansion of existing rural businesses</u> needs to be supported to help sustain agricultural enterprise and to maximise opportunities to strengthen the rural economy (see also Policy CP4).
MM67	CP19	Amend criterion a & c as follows a) address the particular requirements that apply to the following hierarchy of <u>maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations</u> (see Map 2). c) Replace the last word of the section 'Study' with 'work'.
MM68	Para. 7.20	Amend as follows The Council has produced a Green Infrastructure Study (2011) and a <u>Green Infrastructure Strategy (2011 - 2028)</u> for the <u>District</u> . which is the initial step towards setting out the agenda for green infrastructure for the District and surrounding area. This study concentrates on opportunities for green infrastructure within the settlements of East Hampshire.

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		Remainder unchanged
MM69	Para. 7.23	Amend: as follows: The <u>Local Plan</u> : Joint Core Strategy includes sufficient safeguards for the 'Natura 2000' sites. A full Appropriate Assessment in accordance with the Habitats Regulations has been prepared ² . An Appropriate Assessment has also been carried out for Whitehill & Bordon ³ . The Council has also produced a Green Infrastructure Study <u>and Green Infrastructure Strategy</u> , which includes opportunities for potential new areas for natural green space.
MM70	7.24	Amend as follows Evidence collated for the <u>Local Plan</u> : <u>Joint Core Strategy's</u> Habitats Regulations Assessment has shown that the Council is able to define a policy that recommends that any new housing located within 400 metres of the Wealden Heaths Phase II SPA will be required to carry out a project-specific HRA as part of the planning application process. <u>Other housing proposals capable of affecting the SPA will be considered on a case-by-case basis as to whether a project-specific HRA is required (this should be assessed at the HRA Screening Assessment stage).</u> The requirement is likely to vary depending on the size of the site, the 'in combination' effects and its distance from the SPA. Advice on this should be sought from Natural England at the earliest opportunity.
MM71	7.25	Amend as follows: In general, the Council and the National Park Authority will endeavour to locate development more than 500m from the other internationally protected sites Special Areas of Conservation (SAC) as recommended in the <u>Local Plan</u> : Joint Core Strategy's Habitats Regulations Assessment. However, this is not an exclusion or 'no build' zone and development proposals for sites within 500m may be considered if it can be demonstrated that effects on the sites are unlikely to be significant.
MM72	7.29	Amend as follows: The gaps have not been defined for the express purpose of protecting the countryside (Policy CP17 <u>CP18</u>) or landscape (Policy CP18 <u>CP19</u>), but rather as a planning tool designed to shape the patterns of towns and villages....
MM73	7.33	Amend as follows: The precise boundaries for the gaps will be identified in the <u>Local Plan</u> : <u>Allocations & Development Management Allocations document</u> . An assessment of existing local plan gaps and other gaps proposed through consultations, resulting in one proposed new gap, has been prepared for the <u>Local Plan</u> : Joint Core Strategy. East Hampshire District Council's Green Infrastructure Study <u>and Green Infrastructure Strategy</u> also supports the concept of gaps which help provide necessary green spaces between towns and villages.
MM74	CP22	Amend criteria (c) as follows:

² Habitats Regulations Assessment, Scott Wilson 2012

³ Habitats Regulations Assessment for Whitehill Bordon, UE Associates 2011

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		<p>c) for major areas of development, provides adequate <u>land or</u> funding for waste management infrastructure</p> <p>Add the following to the end of the policy: <u>Note: The policy approach to sustainable construction is currently under review by the Government and all or some elements of this policy may be superseded by the changes. In this eventuality development proposals would be assessed in accordance with the latest Government policy.</u></p> <p>Add the following to the end of Footnote 4 'Allowable Solution' applies to water, energy and waste. Add a new footnote at the end of CP22 after footnote 4: ⁵<u>Waste management infrastructure includes all physical aspects of the waste hierarchy, ranging from adequate refuse storage space within the curtilage of individual dwellings for non recyclable, recyclable and composting waste to the provision of construction material recycling and material recycling centres in major developments</u></p>
MM75	CP22	Change 500m ³ to 500m ² in the table
MM76	CP24 b)	<p>Amend criteria b as follows:</p> <p>it has an adequate means of water supply (even in a drought), sufficient foul and surface water drainage and adequate sewage treatment capacity. Development must be phased to take into account the timing of any water and/or sewerage <u>wastewater</u> infrastructure required which must be in place prior to the occupation of development. A study carried out by the <u>The developer which must show that whether</u> additional provision or improvement of <u>local</u> infrastructure is required must provide <u>and demonstrate that adequate funding is available</u> for that infrastructure in advance of development taking place;</p>
MM77	CP24	<p>Insert the following before the last paragraph:</p> <p><u>Proposals by service providers for the delivery of wastewater services to meet the needs generated by new development and by existing communities will be encouraged and/or permitted, subject to other relevant policies.</u></p>
MM78	Map 3	Amend map 3 – Havant Thicket Reservoir Site and include in Appendix at end of document (reference)
MM79	7.52	<p>Amend as follows:</p> <p>The Code for Sustainable Homes has minimum requirements for water efficiency for all of its six levels. The higher levels of the Code to be a requirement of Policy CP22 would automatically set higher standards for waste efficiency reflecting the fact that the south east is a region of serious water stress. In addition, the status of water resources within the District is classified within the Environment Agency's Catchment Abstraction Management Strategies (CAMS). The relevant CAMS for East Hampshire District are the East Hampshire CAMS and the Wey CAMS. They identify that the catchments are either "over-abstracted" or "over-licensed". This means that abstraction licences will not be increased and all future development will need to be within the current resources. The Environment Agency has recently updated their Catchment Abstraction Management Strategies (CAMS) and they are now called Abstraction Licensing Strategies (ALS). The relevant ALS for East Hampshire District are the East Hampshire Abstraction Licensing Strategy (March 2013) and</p>

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		the Wey Catchment Abstraction Licensing Strategy (December 2012). The findings are the same that abstraction licences will not be increased and all future development will need to be within the current resources. Remainder unchanged
MM80	CP25	Amend second paragraph as follows: Developments that may cause pollution, and developments sensitive to pollution, will only be permitted if they are appropriately separated and designed to reduce <u>remove</u> the risk of unacceptable impacts. Engineering or administrative controls may be required to provide sufficient protection to focus on reducing pollution at source.
MM81	CP26	Amend as follows: Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives <u>and priorities</u> presented in the District's Green Infrastructure Study <u>and Strategy</u> , the South Hampshire Green Infrastructure Strategy <u>and its Implementation Framework</u> and the avoidance and mitigation measures set out in the Local Plan: Joint Core Strategy's Habitats Regulations Assessment. Account will also need to be taken of other relevant Local Plan: Joint Core Strategy policies such as landscape, biodiversity, flood risk and design. New green infrastructure must be provided either through on-site provision or financial contributions. The size of contribution will be linked to the scale of the development and the resulting new green infrastructure must be located as close as possible to the development it is intended to serve.
MM82	7.68	Amend text as follows: The Partnership for Urban South Hampshire (PUSH) has developed a Strategy for Green Infrastructure (June 2010) and an Implementation Framework (October 2012). Given the importance of green infrastructure now and in the future the Council and National Park Authority feel it is appropriate to include a policy in the <u>Local Plan: Joint Core Strategy</u> . As an initial step the Council has produced a Green Infrastructure Study in 2011. This is now complemented by the District's Green Infrastructure Strategy (2011 – 2028). <u>as a step towards setting out the agenda for green infrastructure for the District and the surrounding area.</u>
MM83	Policy CP27	Delete criteria f) and replace with: <u>f) make provision for waste and recycling bin storage and collection within the site.</u> Amend criteria h & i as follows: h) take account of local town and village design statements, emerging neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals; i) be accessible to all and designed to minimise opportunities for <u>crime and</u> anti-social and criminal behaviour without diminishing the high quality of the overall appearance;
MM84	Policy CP29	Amend criteria e and f as follows: e) improve access to rail stations at Rowlands Castle, Petersfield, Liss, Liphook, Alton and Bentley Station by sustainable modes of transport and, where appropriate, provide additional car <u>and cycle</u> parking at rail stations;

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		f) provide adequate, convenient and safe <u>secure</u> vehicle and cycle parking in accordance with adopted standards Add new criteria k: <u>k) include measures, to be funded by the developer, that address the impact of the new development so as to ensure the continued safe and efficient operation of the strategic and local road networks</u> Amend the fourth paragraph as follows: Major new transport <u>A high quality transport system</u> will be required as part of the growth proposed in Whitehill & Bordon. Proposals for new development in the town must improve transport links from the surrounding settlements to the town, and within the town, providing opportunities to reduce reliance on the private car and encourage other modes.
MM85	8.26	Amend as follows: Working in partnership with Hampshire County Council, the District Council aims to use the transport contributions it collects on schemes under Policy CP30 to help mitigate the likely effects of increased levels of trip generation within East Hampshire by addressing accessibility, road safety, air quality and traffic congestion.
MM86	9.10	Amend as follows: Between late 2009 and July 2011 <u>June 2013</u> a series of studies have been initiated. All the studies are available on the www.whitehillbordon.com website. These studies form an evidence base which supports the masterplan findings and were which will be used to further refine <u>revise the development framework masterplan. In particular a series of improvements have been suggested which will go to consultation in the autumn of 2011. Public consultation was carried out in the autumn 2010 and 2011. The revised Whitehill & Bordon Framework Masterplan (May 2012) has been adopted by the Council.</u>
MM87	9.13 & 9.14	Delete paragraph 9.13 and replace with the following: <u>The Whitehill & Bordon Strategic Allocation covers about 340 ha within which land is identified for up to 4000 dwellings and associated infrastructure as illustratively shown on the Proposals Map and defined in the Strategic Allocation Policies CSWB1 Strategic Allocation, CSWB3 The New Town Centre, CSWB9 Biodiversity and CSWB11 New Roads and Traffic Management on the A325. These four policies relate specifically to the Strategic Allocation area as identified on Map 4.</u> Add the following paragraphs: <u>Map 5: Strategic Allocation Proposals Map demonstrates how the Eco-town Vision could be delivered within the allocated land. The Plan broadly illustrates the spatial distribution of the principal land uses of the Strategic Allocation as tested in the masterplan and evidence base studies. It is intended to be a flexible framework and would not prevent modifying site specific land use if further evidence comes forward or when the next stages of the Local Plan are prepared.</u> Delete paragraph 9.14 and replace with the following: <u>The Hampshire Minerals and Waste Plan is expected to be adopted by the Hampshire Authorities by October 2013. The plan includes Policy 15: (Safeguarding – mineral resources) which includes a reference to Whitehill & Bordon in terms of mineral safeguarding due to the known mineral resources located in the area identified for development. The Plan does</u>

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		not allocate Whitehill & Bordon for mineral extraction but safeguards the mineral resources from sterilisation in line with the National Planning Policy. Policy 15 supports the prior extraction of mineral resources as part of the delivery of Whitehill & Bordon but only where it does not impede the development and phasing.
MM88	9.20	Add new bullet point: <u>There are several distinctive civic and military buildings or features of interest within the town with potential to be retained or reused. They are not statutorily protected. They provide an opportunity to draw on the contribution made by the historic environment to the sense of place and local character of the settlement.</u>
MM89	9.24	Amend the second bullet point as follows: A new on-site foul water treatment works is likely to be required to serve development options above about 4,500 <u>1000</u> dwellings;
MM90	9.25	Amend fourth bullet point as follows: The nearest railway stations are at Liphook, Haslemere, <u>Farnham</u> and Liss to the south-east/south and Alton and Bentley to the north-west, both providing access to London Waterloo. The feasibility of rail links to London via Bentley and to the London to Portsmouth line is being <u>was</u> investigated <u>and would need to be kept under review.</u>
MM91	Policy CSWB1	Amend the third paragraph as follows Proposals for new development <u>within the strategic allocation</u> must: Amend criteria a, b, c, d e & h as follows: a) Include sustainable development principles and sustainable construction methods ; b) Provide up to 2,725 <u>4,000</u> new homes <u>over the Plan period and phased delivery of up to 4,000 new homes,</u> employment provision (<u>about</u> 5,500 new jobs), a new town centre (with around up to 30,000 <u>23,000</u> sqm of retail floor space. <u>This development will be provided at a balanced rate to ensure that housing and employment are available together to reduce the instances of in and out commuting;</u> c) Provide supporting social and physical infrastructure , including a range of convenience and comparison shopping, health, community and leisure facilities centred around a new town centre and new neighbourhoods, together with <u>appropriate education</u> provision for pre-school, primary, and secondary <u>and adult</u> education <u>required as a result of the development to attract families and business to the area;</u> allow people to work from home, to reduce leakage of expenditure and to reduce levels of out-commuting d) Be carried out in a comprehensive manner in line with the Infrastructure and Delivery Plan (see Appendix 2) that sets out how the rate of development will be linked to the funding and provision of the necessary social and physical infrastructure to ensure that the respective phases of the development; <u>and ensure that</u> do not come forward until the

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		<p>necessary infrastructure, <u>required as a result of development</u> has been secured <u>and delivered in parallel with the new developments</u>;</p> <p>e) Improve transport links from the surrounding settlements to the town, and within the town, providing opportunities to reduce reliance on the private car and encourage other modes, <u>Including any necessary mitigation measures required as a result of development, to be funded by the developer, to ensure the continued safe and efficient operation of the strategic and local road networks</u></p> <p>h) Take account of the outer boundary <u>Eco-town Policy Zone</u> (see Map 4) which shows the area within which Eco-town standards will be applied and where Eco-town support funds may be available for retrofitting of existing housing stock and for infrastructure improvements.</p> <p>Add new bullet point under e):</p> <p><u>Include any necessary mitigation measures, to be funded by the developer, to ensure the continued safe and efficient operation of the strategic and local road networks;</u></p>
MM92	Maps 4	Amend Maps 4 and 5 as shown in Appendix 3 to the Further Proposed Modifications Schedule (Examination Document CD4/35)
MM93	9.30	<p>Amend the penultimate sentence as follows:</p> <p>The 4,000 dwellings are in addition to those provided through existing completions, existing commitments on large sites and a large and small urban potential (see Appendix 3).</p>
MM94	9.31	<p>Amend as follows:</p> <p>The focus of the new community will be the new town centre which will provide a range of employment opportunities, community, health, retail, and leisure and sports facilities, civic space and housing. <u>The Forest Centre is proposed as a Mixed Use Neighbourhood Centre. The development of the new town centre will mean that the Forest Centre will take on a lesser role as a 'local centre' in the retail hierarchy (Policy CP6).</u> Local centres will provide local facilities and help to provide a focus for a network of distinct neighbourhoods.</p>
MM95	9.32	<p>Amend as follows:</p> <p><u>Appropriate education provision required as a result of</u> The new development will meet all the required pre-school, primary, and secondary and adult educational needs on-site. <u>This could provide extra curricular activities, family learning, specialist services, skills training and sports facilities that will be available for community use out-of-hours. A number of</u></p>

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		interested organisations are examining the potential of tertiary education in the town including further and higher education and a skills centre. Such facilities would help the town to invest in the development of the skills of residents and the local workforce and act as a driver for businesses and people to live, work and invest in the area. A range of health care facilities will also be provided.
MM96	9.35	Delete paragraph 9.35
MM97	9.36	Amend as follows: The Core Strategy is accompanied by an Infrastructure and Delivery Plan for Whitehill & Bordon Eco-town will <u>which sets out the main items of social and physical infrastructure, and identifies who will be expected to deliver it and by when. An interim statement and infrastructure schedule for the district wide IDP has been prepared. It will be kept under review and require updating as further evidence comes forward to ensure that the Local Plan is viable and deliverable.</u>
MM98	9.37	Amend as follows: Contributions will be required from the developers to mitigate the impacts of the development including the increases in population. The nature and level of any contributions will be determined through the SPD which will test the viability and approaches to infrastructure in more detail.
MM99	9.39	Amend as follows: In order to demonstrate that the scheme is both viable and deliverable, a high level viability assessment has been undertaken. This has tested a number of scenarios and has concluded there are not likely to be any 'showstoppers' in respect of meeting the level of infrastructure required. On the basis of the assumptions adopted, the development appraisal of the baseline scenario shows that the current masterplan proposals have the potential to be viable, generating a positive NPV or residual land value in line with what a reasonable land owner might expect to see at this stage in the planning programme. The Viability Assessment tested a number of scenarios and demonstrates that the scale of development and infrastructure required will require public sector investment support to improve the viability of the proposals and secure commercial interest. This is not unusual for the scale of the strategic allocation in the economic and financial climate in which the Local Plan: Joint Core Strategy is being brought forward. The Viability Assessment will be kept under review and any consequential amendments to Whitehill & Bordon IDP, supporting documents will be accommodated within the flexibility offered by the Local Plan: JCS policies.
MM100	9.40	Delete paragraph 9.40.
MM101	Policy CSWB2	Amend paragraph under bullet point d): Land is <u>allocated broadly identified</u> at three sites for employment use <u>as illustratively shown on the Proposals Map .They should provide a capacity for minimum of 769,000 square metres of employment floorspace on a total area of 12.3 ha</u>

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		<p>(gross) of employment land, out of which about 9.5ha (gross) will be delivered in the Plan Period.</p> <p>The sites are at:</p> <ul style="list-style-type: none"> • Louisburg Barracks (northern half) <u>(7.94ha gross)</u> • Viking Park <u>(4.09ha gross)</u> • Quebec Barracks (a small portion to meet the onsite housing provision) <u>(0.25ha (gross))</u> <p>Development will also be permitted on a variety of sites and premises within the town. Small/medium sized business premises for high tech, innovative companies will be provided in town centre locations and residential areas. Such uses will also be encouraged to clustered <u>be encouraged to clustered</u> together in an eco-business park for green technologies. Investment will be encouraged by those businesses which share the vision.</p>
MM102	9.44	Amend first sentence as follows: The Whitehill & Bordon Eco-town, Economic Development and Employment Strategy <u>and Inward Investment Strategy</u> sets out a framework for the town's future economic growth.
MM103	9.47	Amend first two sentences: <u>An aspirational target of About 5,500 jobs will be created as identified in the draft Masterplan requiring the creation/allocation of a total of around 113,000 84,000 sqm of floorspace (including the town centre). This aspirational target of 5,500 jobs will provide one job per new home and will replace the jobs lost through the closure of the garrison</u>
MM104	Policy CSWB3	Amend first and third paragraphs: Land is allocated <u>broadly identified</u> for a new town centre as <u>illustratively</u> shown on the Proposals Map. It will comprise a major retailer which will be located at its heart together with other large units to attract more quality retailers. There is scope for 30,000 <u>16,000</u> sq m of (gross) retail floorspace out of which 20,000 sqm will be for comparison and 10,000 for convenience retail in a new town centre at Whitehill & Bordon (in the Plan period). Amend criteria e as follows: e) provides footpaths and cycleways that link the town centre to with housing and commercial areas in the rest of the town, on both sides of the A325 that are proportionate to the scale of the proposals.
MM105	9.50	Amend as follows: The perceived profile of the town needs to be raised to attract quality retailers. <u>The new town centre is designated as a 'town centre' in the retail hierarchy (Policy CP6). The development of the new town centre will mean that the Forest Centre will take on a lesser role as a 'local centre' in the retail hierarchy (Policy CP6).</u>
MM106	Policy CSWB4	Amend as follows:

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		Land is allocated for up to 4,000 dwellings as shown on the Proposals Map. The target in Whitehill & Bordon is for 35 % of all new dwellings to be provided as affordable housing <u>subject to individual site circumstances (eg. development viability, site surroundings).</u> Residential proposals must include a mix of housing types, with a proportion of family homes (3, 4 and 5 bedrooms) and executive homes that will help to correct the town's current housing imbalance.
MM107	9.51	Add the following to the beginning of the paragraph: <u>Land is broadly identified for up to 4,000 dwellings (excluding Class C2 development) as illustratively shown on the Proposal Map.</u>
MM108	9.58	Insert new paragraph after 9.58 <u>With a long term build programme and public sector land ownership, Whitehill & Bordon provides an opportunity to deliver self-build, custom build homes or use of an alternative housing delivery model e.g. community land trusts. Such approaches alongside the conventional housing delivery models will be encouraged within the Whitehill & Bordon Strategy Allocation.</u>
MM109	Policy CSWB5	Amend the first paragraph and criteria b as follows: In addition to the criteria set out in Policies CP27 and CP28 new development must <u>should</u> : b) take account of the site specific be in accordance with the character area design codes, design guidance, the <u>or</u> neighbourhood quality charter and the proposed any future <u>Town Design Statement</u> ;
MM110	Policy CSWB6	Delete the first sentence and replace with the following: All new development will contribute to the aim of achieving carbon neutrality for the Eco town by 2036. Proposals should, <u>where technically or financially viable, demonstrate best practice, innovation and higher levels than those outlined in policy CP22 whilst at the same time being in accordance with wider national government policy on sustainable construction.</u> Amend third paragraph as follows In addition, development proposals must (unless proven to be financially or technically unviable) Amend criteria e as follows: e) Life Cycle (Whole Life) Carbon and Costings ; and Delete the final paragraph
MM111	9.59	Add the following to the beginning of the paragraph: <u>All new development will contribute to the aim of achieving carbon neutrality for the Eco-town by 2036.</u>
MM112	9.60	Amend first sentence as follows: Proposals that can <u>should, where technically or financially viable, demonstrate best practice, and set aspirational,</u> innovative innovation and higher levels than those outlined in policy CP22 <u>whilst at the same time being in accordance with wider national government policy on sustainable construction.</u>
MM113	9.60	Add new paragraph after 9.60:

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		The level of detail required in the Life Cycle (Whole Life) Carbon and Costing would vary with the nature of the application with a high level assessment required at the outline planning stages. The purpose should be to ensure that the future long term maintenance costs are considered at planning and design stages. It would ensure that low carbon standards and technology used could be sustained long term.
MM114	Policy CSWB8	Amend first paragraph as follows: <u>All development will be required to contribute to the overall Eco-town target of achieving water neutrality (no net increase in water abstraction or carbon emissions as a result of the Eco-town).</u>
MM115	Policy CSWB9	Amend fourth, fifth and sixth paragraphs as follows: No part of the Whitehill & Bordon housing development will be permitted within 400 metres of the Wealden Heaths Phase II SPA unless it can be demonstrated that adequate measures have been put in place to avoid or (as a secondary solution) adequately mitigate impacts such that there will be no adverse effect on the ecological integrity of the SPA. Proposed employment development at Louisburg Barracks, which falls within the 400 metre zone, would be permitted if adequate measures have been put in place to avoid or mitigate any potential adverse impacts on the SPA. Such measures must be agreed with Natural England and the planning authority. Where <u>avoidance and mitigation</u> , as required in the Habitats Regulations Assessment, takes the form of provision of a Suitable Alternative Natural Greenspace (SANG), a minimum requirement of 8 hectares of land should be provided per 1,000 new occupants (after discounting to account for <u>the existing ecological value of sites and for current access and capacity within reasonable access of the new dwellings</u>). Provision is made in the masterplan for approximately 129 <u>127</u> hectares of SANGs and 30 hectares of SANG network. Integrated Access Management provision should be <u>delivered</u> offered throughout the local European designated sites and other greenspaces, such as SANGs <u>over a period of time as determined by Natural England and the planning authority, but not less than 80 years.</u> This should include an approach that allows the delivery of self-sustaining management and monitoring regimes.
MM116	9.72	Amend as follows: The Whitehill & Bordon HRA has been prepared in accordance with European and national planning legislation. Along with an accompanying Land Management report <u>and SANG Design and Delivery plan</u> it provides sufficient avoidance and mitigation measures which <u>have been</u> can be incorporated and adopted into the revision of the draft masterplan to address the <u>potential</u> adverse <u>impacts</u> effects on the designated sites without undermining the delivery of growth in the town.
MM117	Policy CSWB10	Amend second and third paragraphs as follows: Land is allocated <u>broadly</u> identified for greenspace as <u>illustratively</u> shown on the Proposals Map. Development will need to maintain <u>and</u> manage the network of new and existing green infrastructure <u>and where appropriate, the enhancement of existing green infrastructure and seek to accord as set out in</u> with the Whitehill & Bordon

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		Green Infrastructure Strategy and Habitats Regulations Assessment. The implementation of green infrastructure must, where appropriate, be in advance of development <u>occupation which is in line with the phased delivery of the Strategic Allocation.</u>
MM118	9.76	Amend last sentence as follows: <u>The Core SANGS namely</u> Hogmoor Inclosure, Bordon Inclosure and Standford Grange Farm will also be part of the local Green Grid and wider green infrastructure network.
MM119	9.80	Amend as follows: The Inner Relief Road will be designed as a 'Street' and will incorporate ' <i>Manual for Streets</i> ' design principles to ensure that whilst allowing for vehicular movement, the street positively provides for other highway users, providing a safe and attractive street environment. <u>The routing of the inner relief road shown in Proposals Map 5 remains indicative at this time and will be subject to further ongoing work.</u>
MM120	9.83	Delete paragraph 9.83:
MM121	9.85	Add the following to the start of the paragraph: <u>To develop further the emerging Transport Strategy, a Walking and Cycling Strategy has been prepared.</u>
MM122	Policy CSWB13	Delete criteria c)
MM123	9.93	Amend the penultimate sentence as follows: This would include long term monitoring of the main roads that fall within 20m <u>200m</u> of the Wealden Heaths SPA.
MM124	Policy CSWB17	Amend as follows: Development proposals will provide car parking in accordance with the Car Parking Strategy for Whitehill & Bordon. The strategy will <u>balances</u> the need for car parking with the need to promote sustainable transport.
MM125	Policy CP30	Amend as follows: Where the provision or improvement of infrastructure or other works or facilities is necessary, either on or off-site , to meet community or environmental needs associated with new development or to mitigate the impact of development on the environment, <u>such works or facilities should be provided either on or off-site, or the payment of financial contributions will be required through planning obligations and/or the Community Infrastructure Levy (CIL) to ensure that all such development makes an appropriate and reasonable contribution to the costs of provision.</u> The provision of infrastructure will be linked directly to the phasing of development on land throughout the district to ensure that appropriate enabling infrastructure is delivered <u>planned infrastructure is delivered in a timely fashion.</u> This infrastructure will be co-ordinated and delivered in partnership with developers, public agencies, such as Hampshire County Council, and other authorities. Infrastructure requirements in order to meet the growth proposals contained in this Local Plan: Joint Core Strategy are listed in Appendix 2.
MM126	Chapter 10	Amend Title of Chapter 10 as follows:

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	title and para 10.3	Chapter 10 Transport and Access Infrastructure, Implementation and Monitoring Delete the last sentence of paragraph 10.3
MM127	Appendices	Delete Infrastructure Delivery Plan appendix
MM128	Appendices	Amend and replace Housing Land Supply tables
MM129	Appendices	Amend and replace Employment Land Supply table
MM130	Appendices	Amend headings to Appendix 5 by adding the following: This Appendix is a dynamic document that will be annually reviewed, updated and developed to provide SMART indicators for effective plan monitoring.
MM131	Appendices	Amend Appendix 5 to include SMART indicators, key specific monitoring trigger points as set out in the Council's document ID/29
MM132	Appendices	Delete Appendix 6 Place Shaping
MM133	Appendices	Amend title of Appendix 7 as follows: Amendments to East Hampshire District Local Plan: Second Review <u>Saved Policies and Proposals Maps</u> Delete the following from Appendix 7 Map 7. Deletion of Land at Inwood Road Reserve Housing Site allocation from Policy H2. Inset Map 31 – Liss Map 8. Deletion of Land at Larcombe Road Reserve Housing Site allocation from Policy H2. Inset Map 32 – Petersfield Map 9. Deletion of Land at Penns Field Reserve Housing Site allocation from Policy H2. Inset Map 32 – Petersfield Map 10. Deletion of South East of the Causeway Reserve Housing Site allocation from Policy H2. Inset Map 32 – Petersfield Map 11. Deletion of Causeway Farm Reserve Housing Site allocation from Policy H2. Causeway Farm Community Centre allocation from Policy CF1, Causeway Farm Primary School allocation from Policy PS1 and Causeway Farm Open Space allocation from Policy R4. Inset Map 32 – Petersfield
MM134	Map 5	Amend the Title of Proposals Map 5 to "Whitehill & Bordon Strategic Allocation - Broad identification of the location of uses and illustrative site areas' and annotated as "The Proposals broadly identifies the location of uses, whilst land use areas are illustrative and should not be measured from this plan".